

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

John Ledwith, IV, Chairperson

Joan Mason, Secretary

**123 Grand Street, Newburgh, N.Y. 12550
569-0096**

(845) 569-7400 Fax

ARCHITECTURAL REVIEW COMMISSION

Meeting of
January 14, 2014

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, January 14, 2014**, at 7:30 p.m. in the Activity Center, 401 Washington Street, Newburgh, New York.

**Members Present: John Ledwith, IV, Chairperson
Brigidanne Flynn
Paula Stevens
Michele Basch
Christopher Tripoli**

Members Absent: Joseph Minuta

Also Present: Tiffany Reis, Assistant Corporation Counsel

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

OLD BUSINESS

AR 2013-40

104 Broadway

To attach a wall sign to the side of the building, 12 feet high, 24 feet wide.

Applicant: Douglas Barthel, Rock City Media

Owner: William Giametta

DISCUSSION

Applicant was unable to attend this meeting.

AR 2013-45

167 South William Street

To replace wooden windows with vinyl; replace existing window frames.

Applicant: Jose Majano

DISCUSSION

Applicant came only to request information. He did not bring any specifics about the windows he intends to install since he was unsure about what to purchase. He requested to be placed on the February agenda.

AR 2013-47

229 Liberty Street

To install new brown vinyl windows.

Applicant: Anna Fuentes Arredonda

DISCUSSION

Applicant was unable to attend this meeting.

NEW BUSINESS

AR 2013-51

257 Broadway

To paint front and trim of building with colors Terra

Cotta and

Mission Stone.

Applicant: Lydia Parmeter

DISCUSSION

Lydia Parmeter would like to paint the front of her building with a Terra Cotta paint color for the main part, above the stucco area and Mission Stone for the trim. The stucco will be staying. She said a small hole on the cornice would be fixed while they are up there painting. Brigidanne Flynn said she should check into a city facade program that came out this week. Ms. Parmeter said if she could get help from the city, she would like to strip the paint down to the brick. Paula Stevens said she would like to see a third color to accent the pretty details of the cornice, maybe a dark brown, chocolate color, muted green or olive. Brigidanne Flynn advised Ms. Parmeter to be careful about scraping if there is lead paint involved. Tiffany Reis told her to speak to someone at Codes because she has a violation for chipping, peeling paint and it may be that lead paint is involved. If this is the case, she needs to make sure the removal is done in the right way.

A motion to approve this application to paint the body of the building with a Terra Cotta or similar color, the trim a light tan, stone or olive color, or if possible, remove the paint down to the original brick and paint the trim with one or more of the approved colors was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2014-01

191 Dubois Street

To replace 14 second floor windows with Legends
2000 Series,

clad wood, double hung.

Applicant: David Lionheart

DISCUSSION

David Lionheart appeared to discuss this application. Fourteen windows will be replaced on the second floor with TrimLine Legend Series DR200, 1/1 configuration, vinyl clad wood in white. Brigidanne Flynn said that she counted 18 windows on the second floor. Mr. Lionheart said he counted the double windows as one, therefore, he is replacing 18 not 14.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve this application to replace 5 double windows and 8 single windows on the second floor with TrimLine Legend Series DR200, clad wood, 1/1 configuration in white was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-02

190 Washington Street

To install 6KW roof mounted solar array.

Applicant: Susan Jornov, SolarCity

Owner: Ruqaiya Choudhury

DISCUSSION

Susan Jornov appeared to discuss this application. Her company, SolarCity, will be installing a 6 KW solar array on the rooftop. The rooftop panels will be 2 feet, 7 inches at the highest point of each panel. John Ledwith asked if they would be end to end on the roof. Ms. Jornov said they sit back 3 feet from the roof line. Because they need to be angled to catch the sun, they can be seen on the top of the roof, but only from a distance. The black frame will match the black color of the roof. There will be 24 panels installed and the mountings will not be seen. When asked about maintenance, Ms. Jornov said the panels are leased and the company maintains them.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve this application to install a 60KW, roof mounted solar array as detailed on the plans submitted, was made by Brigidanne Flynn and seconded by Christopher Tripoli.

The motion was approved 5-0.

AR 2014-03 28 East Parmenter Street

To construct a single family attached home.

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse, from Habitat for Humanity, appeared to explain this application. A single family, attached home will be built. The siding used will be James Hardie ColorPlus siding in Country Lane Red. The trim will be BodyGuard, pressure treated, exterior grade wood and painted Benjamin Moore Bleeker Beige, HC 80. The cornice will be James Hardie soffit and custom made wood brackets in Benjamin Moore colors, Whitall Brown and Philadelphia Cream. The windows will be Marvin fiberglass clad wood, simulated divided lite, in a 2/1 configuration. The building roof will be black EDPM and the porch roof will be GAF architectural shingles in charcoal. ThermaTru doors with 4 panels, two lites, painted in Benjamin Moore Avon Green will be installed. Aluminum gutters and leaders will be the same color as the trim. The porch will have square balusters and the posts will be 8 inches tapered. Paula Stevens said all the attached houses on the other projects are the same colors. She would like to see the buildings with different colors so they look like individual homes. Mr. Cruz said the siding is pre-colored and since this house will be built in 5 days they would like to stick with the Hardie siding.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve this application to construct a single family attached home with the specific colors and materials, as submitted in the application, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-04 26 East Parmenter Street

To construct a single family attached home.

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse, from Habitat for Humanity, appeared to explain this application. A single family, attached home will be built. The siding used will be James Hardie ColorPlus siding in Country Lane Red. The trim will be BodyGuard, pressure treated, exterior grade wood and painted Benjamin Moore Bleeker Beige, HC

80. The cornice will be James Hardie soffit and custom made wood brackets in Benjamin Moore colors, Whitall Brown and Philadelphia Cream. The windows will be Marvin fiberglass clad wood, simulated divided lite, in a 2/1 configuration. The building roof will be black EDPM and the porch roof will be GAF architectural shingles in charcoal. ThermaTru doors with 4 panels, two lites, painted in Benjamin Moore Avon Green will be installed. Aluminum gutters and leaders will be the same color as the trim. The porch will have square balusters and the posts will be 8 inches tapered. Paula Stevens said all the attached houses on the other projects are the same colors. She would like to see the buildings with different colors so they look like individual homes. Mr. Cruz said the siding is pre-colored and since this house will be built in 5 days they would like to stick with the Hardie siding.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve this application to construct a single family attached home with the specific colors and materials, as submitted in the application, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

Minutes of the November 12, 2013 Meeting

A motion to approve the minutes of the November 12, 2013 meeting was made by Brigidanne Flynn and seconded by Christopher Tripoli.

The motion was carried 5-0.

The meeting was adjourned at 8:15 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission