

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

John Ledwith, IV, Chairperson

Joan

Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
July 10, 2013

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Wednesday, July 10, 2013**, at 7:30 p.m. in the Hall of Fame Building, 401 Washington Street Newburgh, New York.

Members Present: **John Ledwith, IV, Chairperson**
Brigidanne Flynn
Michele Basch
Paula Stevens
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 2013-20

4 Lilly Street

To install 13 new Window World, Series 4000, double hung, double paned, white windows; with contoured grips and half screens.

Applicant: Richard & Elizabeth Gadbois

DISCUSSION

The applicants provided the information about the windows they chose to use as replacements. The windows are aluminum clad wood, Legend Series, double hung, DR 200 replacement windows. They will be white with divides, and only one window on the bottom floor now has the 6/9 configuration. The rest of the bottom are 6/6 and the top floor has 6/6.

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

A motion to approve this application to replace 13 windows with Legend Series DR200, aluminum clad wood in white, simulated divided light, with 1 window in a 6/9 configuration and the other 12 windows in a 6/6 configuration, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

AR 2013-27

176 Grand Street

To replace windows with same size and color.

Applicant: Joshua Weinerman

Owner: Joseph Small, Small World Properties

DISCUSSION

Josh Weinerman appeared to discuss this application. The windows are already in and they are Thermastar vinyl windows by Pella. Brigidanne Flynn said the windows do not conform to historic guidelines and they look as if they were made to fit the windows with a large size infill. Also, the basement windows are not comparable to what was there before. She suggested to look at the inside of the window as it may be square with arched glazing. Michele Basch suggested a clad window, either wooden core or a wooden composite core.

A motion to table this application, until the preferred windows are researched as discussed in the meeting, was made by Michele Basch and seconded by Brigidanne Flynn.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2013-30

18-22 Johnes Street

To stucco front of block building and paint with Behr premium

paint, MS-24, River Stone.

Applicant: Alfred Favata

DISCUSSION

Pat Favata discussed what she and her husband want to do to the building. The façade is now stone and they want to stucco and paint it using Behr paint color, River Stone.

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

A motion to approve this application to stucco the front of the building and paint using Behr MS-24, River Stone, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2013-31

2 Liberty Street

To demolish building.

Applicant: Realco Properties, Jerry Schuder,

Mgr.

DISCUSSION

Joe Chorbo, representing Realco Properties, appeared to discuss this application. The building is falling down. He wants to dismantle the building and in the near future, rebuild it, replicating the original look. Brigidanne Flynn asked if the property will be fenced. The lot will be leveled and fenced. He also wanted to use the vacant property for the benefit of the community, until a new building is constructed. He suggested a playground, but Michele Basch suggested it might be better used as a community garden. He was asked if anything in the building might be salvageable. He didn't think so, but said if there was anything, he would donate it. He also said the bluestone sidewalk will remain if possible.

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

A motion to approve this application to take down the building with the provisions that the building be documented with photos and those photos be provided to the City Historian, any salvageable items be given to an organization such as Habitat for Humanity, the bluestone sidewalk be kept in place, if possible and the lot be cleared, leveled and fenced, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

AR 2013-32

Railroad Bridge, Water and Front, 3rd and 4th Streets

To construct a retaining wall in line with existing East and West walls, along the elevated right of way; backfill with flowable fill concrete, permanently closing the existing closed pedestrian passageway under the right of way; replace existing bridge deck.

Applicant: CSX Transportation, Inc., William Parry, Manager, Environmental Remediation

DISCUSSION

Robert Rohower, Mike Davidson and Marie Dowd appeared for the applicant, to discuss this application. There are no current safety issues with the bridge, but it does need maintenance to remain safe. The pedestrian underpass is currently not utilized. They would like to put up a full concrete retaining wall on both sides to close up the existing walkway. The retaining wall will match the existing structure for structural soundness. Some of the city's sidewalk will be affected, and any salvageable bluestone will be donated rather than destroyed. Paula Stevens suggested a stone veneer to match the existing wall, instead of concrete. Mr. Rohower thinks it will be difficult because the existing wall is flat. Michele Basch suggested that maybe some artists could be asked to decorate the wall.

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

A motion to approve this application to enclose the railroad section bridge, QR 56.92 as discussed, salvaging any bluestone, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

AR 2013-33 Railroad Bridge, Water and Front Streets, North of 4th Street

To construct a concrete archway the width of the existing masonry abutments, modifying the walkway below to 16 feet with a 12 feet wide walkway; the existing retaining wall will be extended to tie into the new archway; replace existing stairway on west side of bridge with 2 sets on the west side, then to a single set on the east side; new concrete sidewalk on east side; and install electric lighting under bridge

Applicant: CSX Transportation, Inc., William Parry, Manager, Environmental Remediation

DISCUSSION

Robert Rohower, Mike Davidson and Marie Dowd appeared for the applicant to discuss this application. The span will be replaced, removing the entire metal structure and replaced with a 16 feet wide concrete arch with lighting. There will be several sets of stairs, with handrails, 2 sets on the west side and 1 set on the east. Brigidanne Flynn asked about ADA regulations and if there will be an access handicap ramp. Ms. Dowd said as of right now there is handicap access

farther down, so for now, there is no change. But, they might revisit it in the future, if needed. The concrete will meet the current sidewalk for safety and they will try to preserve and connect to the existing sidewalk. They will try to keep as much landscaping as possible. Michele Basch suggested pressed concrete looks good and might be something to look in to match the brick. Ms. Dowd said the quality of concrete will be top notch.

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

A motion to approve this application as written was made by Michele Basch and seconded by Brigidanne Flynn.

The motion was approved 5-0.

Minutes of the May and June Meetings

A motion to approve the minutes of the May 14, 2013 meeting was made by Paula Stevens and seconded by Michele Basch.

The motion carried unanimously.

A motion to approve the minutes of the June 11, 2013 meeting was made by Paula Stevens and seconded by Michele Basch.

The motion carried unanimously.

The meeting was adjourned at 8:25 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission