

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

---

**Mary Crabb, Chairperson**  
123 Grand Street, Newburgh, N.Y. 12550

---

**Joan Mason, Secretary**  
(845) 569-7400 Fax 569-0096

**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of  
**March 12, 2013**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Wednesday, March 12, 2013**, at 7:30 p.m. in the Activities Center at 401 Washington Street Newburgh, New York.

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

**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 2013-03**      **6-12 William Street & 192 Ann Street**  
To replace existing windows using Pella, ProLine, double hung, white, EnduraClad wood windows.  
**Applicant: Ike Schwab, Prince Williams Properties, LLC.**

**DISCUSSION**

Ike Schwab, and Bill Wagner, from Pella Windows and Doors appeared to present what their ideas concerning the replacement of the arched windows as discussed in the last meeting. They said Pella makes several windows that are arched, but the cost is higher than the budget allows. Mr. Schwab came up with an idea to use the ProLine series with filler to make it look arched. Joseph Minuta said this idea does not make this an in kind replacement. He said there are lines other than Pella out there that are less expensive. Several suggestions were given and it was decided that Mr. Schwab will see what is out there for him to replace the windows in kind. Tiffany Reis pointed out that the applicant did not

replace the windows at 193 Broadway as previously approved and was currently in violation of his approval. Mr. Schwab said he misread the decision letter and will remedy it.

A motion to table this application until the options, as discussed during the meeting were researched, was made by John Ledwith and seconded by Michele Basch.

The motion was approved 7-0.

## **PUBLIC HEARINGS**

**AR 2013-07**

**197 First Street**

To replace windows with MI vinyl, double hung windows in white and install white fiberglass entry door.

**Applicant: Alexander Petty**

### **DISCUSSION**

Joe Pomerico, and Jim Haywood, Property Manager, appeared to discuss this application for Mr. Petty. They were going to put in 1 grill windows and fill the arch on top. Bridgidanne Flynn said the second floor windows, 2/2, arched top, are original to the building. After hearing what the Board preferred from the previous applicant, they will put in custom made Pella clad, 2/2 configuration, arched windows and instead of replacing the door, they will restore it if possible.

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

A motion to approve this application as written with the following conditions: restoration of the existing front door; clad wood, 2/2, arched top windows of a radius to fit existing window opening, in line and to conform to the arch of the masonry, and the mansard roof windows aligned with the same radial arch was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 7-0.

**AR 2013-08**

**74-78 Broadway**

To replace three wall signs and one pole sign on building and customer parking sign in parking lot.

**Applicant: Elizabeth Manning, Lewis Sign Co., LLC**

**Owner: 74 Broadway, LLC**

### **DISCUSSION**

Elizabeth Manning, from Lewis Sign Company presented design drawings and measurements of the signs. The signs will be replaced with the similar colors and purpose. The three signs in front are internally illuminated and will have GE

white LED lighting. The signs will not be bigger than the existing ones and will meet square footage regulations, as they went through the Building Department and they were in compliance.

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

A motion to approve this application for the installation of Key Bank signs, with the individual channel letters on the masonry wall to be in keeping with the rendering of design No. B11-3465, dated, 5/30/12 and 10/3/12; the 7' x 3' 6" sign, illuminated or not, at owners discretion; the over door sign, 4' ½" x 4' 10 ½"; Key Bank Customer Parking sign, 7' x 2' ½", be in keeping with the rendering of design No. B11-3469, dated, 5/30/12 and 10/3/12, was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 7-0.

**AR 2013-09**

**10 Farrington Street**

To install wrought iron railings; new cement sidewalk; scrap the building to natural stone or paint with Buttermilk color; repair and paint trim Wine Berry.

**Applicant: Patrick Navas**

**DISCUSSION**

Applicant did not appear at this meeting, no action was taken.

**AR 2013-10**

**138 North Miller Street**

To replace 22 windows with double hung, Marvin Integrity windows; replace front and rear storm door; dismantle and replace front porch, paint using Lexington Blue color; install, prime, and paint front and rear gutters and downspouts; repair, prime, and paint using Lexington Blue, front and rear soffit board; install missing shingles in Jewett White on walls and corners; re-point damaged mortar on brick; encapsulate brick, prime and paint Redrock Canyon color.

**Applicant: Marie Phanord**

**DISCUSSION**

Nancy Colas appeared for her mother, the applicant. She was not sure what kind of windows her mother was putting in. She also did not have any material or design information for the porch replacement. Michele Basch suggested she come back with more specific examples of the windows, noting what the preference is. It was agreed that she also needed specs of the porch, materials and what it will look like. Without this information, a decision could not be made, so the application was tabled until she could get the information needed.

A motion to table this application was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 7-0.

**AR 2013-11**

**90 Grand Street**

To repair asphalt parking lot and sidewalks as needed; new concrete pad and apron for dumpster; repair and paint windows on the ground floor and front façade of the townhouse; replace landscaping in rear garden; replace windows on floors 2-8; repair exterior doors and paint with zinc primer and latex semi gloss; repair brick mortar; paint cornice on townhouse; patch concrete string course; replace exterior sign and canvas awning cloth.

**Applicant: Michael Whitehead**

**Owner: Robert Picerene**

**DISCUSSION**

Andy Cavaluzzi, Dan Sanders, and Michael Whitehead appeared to discuss this application. This is senior housing with 65 units. The windows were replaced prior to buying the building. The first phase of reconstruction was 15 years ago and they were called back to do some restoration. Most of the work will be in kind repair or replacement. The first floor windows will be painted and repaired in kind. The rest of the windows will be replaced in kind with composite wood, brick molding and historic sills. The awning will be replaced in the same color and font and signage will also be replaced in kind. Some parts of the building need repair and patch work; around the windows will be repaired and some brick will be re-pointed. The sidewalk and parking lot will be replaced where there is damage and the dumpster pad will have a concrete apron. There will landscaping in the private courtyard area. The doors will be painted Hunter Green.

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

A motion to approve this application as written and presented in the packet to repair asphalt parking lot and sidewalks as needed, new concrete pad and apron for dumpster, repair and paint windows on the ground floor and front façade, replace landscaping in rear garden, replace windows on floors 2-8 in kind, repair exterior doors and paint with zinc primer and latex semi gloss in Hunter Green, repair brick mortar, paint cornice, patch concrete, and replace exterior sign and canvas awning cloth in kind was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 7-0.

## **Minutes of the February Meeting**

A motion to approve the minutes of the February 12, 2012 meeting was made by Michele Basch and seconded by Paula Stevens.

The motion carried unanimously.

### **DISCUSSION**

#### 1. Courtney Kain to discuss plans for the Tyrone Crabb Park.

Courtney Kain discussed the Tyrone Crabb Park to be on Grand and South Streets, backed up to Horizons School. The bulk of the design work was done in 2008, but due to budget concerns and archeological finds, it was placed on the shelf until now. The design will be in neutral colors, with a shape of a ship for older and younger children, and the play surface will represent the Hudson River. There will be grading and drainage, stamped concrete, sitting walls, open grass, flower bed and a small stage. The fence will be compatible with the fencing that is around the Old Town Cemetery and will be aluminum powder coated. The lighting will be consistent with what is already in the area, Central Hudson Historic Lighting. There will be benches like the ones in Downing Park. The groundbreaking for this project will be later this month.

#### 2. Board Member Training

What type of training options are available was discussed, but training is not an ARC mandatory requirement.

The meeting was adjourned at 8:30 p.m.

Respectfully yours,

Joan Mason  
Secretary  
Architectural Review Commission