

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Brigidanne Flynn, Acting Chairperson**

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**MINUTES  
ARCHITECTURAL REVIEW COMMISSION  
Meeting of  
March 10, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, March 10, 2015 at 7:30 p.m. in City Hall Council Chambers, 83 Broadway

**Members Present:** Brigidanne Flynn, Acting Chairperson  
Paula Stevens  
Rich Rosencrans  
Joseph Minuta

**Members Absent:** Michelle Basch

**Also Present:** Timothy Kramer, Assistant Corporation Counsel

The meeting was called to order at 7:35 p.m. after a quorum was confirmed.

**PUBLIC HEARINGS**

**AR 2015-03**

**261 Liberty Street**

To perform lead based paint remediation of the exterior brick, wood siding and trim and apply Benjamin Moore, Carrington Beige, HC-93 to the window sills and window casings, porch entry door casing, porch newel post and crown moldings, apply Benjamin Moore, Marina Gray to the concrete window sills on the first floor, right and left sides, and apply Benjamin Moore, Van Buren Brown, HC-70 to the porch stair riser and to the window casings, right and left sides, all on the front side of the building; apply Benjamin Moore, Carrington Beige, HC-93 to the belt (baseboard molding) board, window casings and sills, and corner board (moldings) on the Farrington Street side of the building; to perform minor repair of substrates consisting of two coats of exterior latex paint to match the existing paint color, over the lead encapsulant, as manufactured by Benjamin Moore or approved equal; to remove the existing

brown porch/deck paint using Lead Safe Work Practice techniques and apply Benjamin Moore Exterior Deck or Porch Paint, Van Buren Brown, HC-70, or approved equal, over an exterior primer coat; to replace five front side windows and seven Farrington Street side windows with "in-kind" wood replacement windows as manufactured by MW Windows, Jen-Wen or an approved equal; and to install a permanent spruce dog-ear wood fence picket panel solid wall, six foot high, between the applicant's building and the neighboring building, without attaching to the neighboring building.  
**Applicant/Owner: Sierra Properties**

### **DISCUSSION**

Daniel Gilbert, a general partner of Sierra Properties, appeared at the meeting to discuss the application. The work proposed is through the Lead Safe Orange Program. Mr. Gilbert presented the proposed work. The painting will be using the same historical colors as those that currently exist. The windows will be replaced because the existing windows are old and contain lead, he wants to provide for better insulation and make the windows safe. There is a fence between the building and the neighboring building to block access from Liberty Street to the alleyway between the buildings.

Paula Stevens stated that the windows are currently 2/2 configuration, but the application shows 6/6 configuration. Joseph Minuta stated that the windows must have a minimum U value of 0.35 pursuant to code, and that, based upon what the ARC learned from SHPO, the profiles and brick molds should closely match the existing windows in depth and size. Brigidanne Flynn stated that the windows are true divided lites as per the Lead Safe Orange specs provided with the application.

The paint colors are not changing and are neutral.

Joseph Minuta stated that the fence as proposed is not historically appropriate because it is wood. The fence should be metal, wrought iron or a similar material. A discussion was then held regarding the alleyway and the fence. The alleyway is only two and one half feet wide, so there is not enough room for workers to paint the wall facing the alleyway, which cannot be seen from the street. Lead Safe Orange requires a barricade so that painting of that wall is not required. Joseph Minuta suggested the applicant can get a used piece of wrought iron fence, paint it, and use that as the fencing, because the size is so small.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Rich Rosencrans seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Joseph Minuta moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve this application to perform painting as set forth in the application; to replace windows in kind with the specified window presented in the application, which must meet the building code U value of 0.35, be true divided lite, 2/2 configuration, and the profiles and brick molds must closely match the existing windows in depth and size; and to install fencing to block the alleyway between the applicant's building and neighboring building with the option of either wrought iron fence painted to match the existing fence, or casework panel matching the existing architectural features, was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 4-0.

**AR 2015-04**

**27 Clark Street**

To replace the front exterior windows with white vinyl windows; to replace the front door with a solid six panel door, glass transom to remain; and to replace the rear door with a six panel door.

**Applicant/Owner: Brian Apollonio**

**DISCUSSION**

Brian Apollonio and Vincent Simmons appeared at the meeting to discuss the application. They purchased a distressed property which they want to restore. The proposed work consists of window replacement and door replacement.

The applicant stated that the proposed windows are full vinyl, 2/2 configuration. A discussion was held regarding the windows. The applicant stated that the windows are not salvageable. There were people squatting in the premises, and all of the window frames are busted, including those in the rear, so that the rear windows cannot be moved to the front. The board agreed that the photographs submitted with the application show that the windows are not salvageable. Joseph Minuta advised that vinyl clad windows are appropriate, that they must be true divided lite or simulated divided lite, and the profiles and brick molds should closely match the existing windows. The applicant was provided with window manufacturers that the he can look into.

The applicant stated that there is a front doorway, then a foyer, then a second doorway, to the front entrance of the building. The commission stated that the six panel door is not historically appropriate for the outer door, but can be used for the inner door. A two panel door is historically appropriate for the exterior door. The commission provided the applicant with the name of a business which has a wide selection of doors.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Rich Rosencrans moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Rich Rosencrans moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve this application to replace the windows in kind to meet the historic guidelines for depth, profile, shape and shadow, to meet the energy code requirements, with the brick molding depth to match the existing windows, windows to be 2/2 configuration, fiberglass, vinyl or aluminum clad windows with true divided lite; and to install in the front exterior entrance a historically accurate double wood door with glass, existing transom to remain; and to install a rear six panel door, was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 4-0.

### **Minutes of the February 10, 2015 meeting**

A motion to approve the minutes of the February 10, 2015 meeting was made by Paula Stevens and seconded by Rich Rosencrancis.

The motion was carried 3-0. Joseph Minuta abstained

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Timothy W. Kramer  
Acting Secretary  
Architectural Review Commission