

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
March 8, 2016**

The meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, March 8, 2016 at 7:30 p.m. City Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Rich Rosencrans
Paula Stevens
Jeff Wilkinson
Christopher Hanson
Michelle Basch

Also Present: Timothy Kramer, Assistant Corporation Counsel
Eliana Diaz, Land Use Board Secretary

Absent: Isaac Diggs

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

OLD BUSINESS

AR 2016-04 342 Grand Street

To install two double pane windows and ten basement size, two lite slider recess windows, with face color in adobe and trim color in cream.

Applicant/Owner: Eugene Jones & Myrtle Jones

Discussion

Eugene Jones and Myrtle Jones, applicant/owners of the property, appeared. Mrs. Jones provided the members of the board with pictures that gave a better angle view of the house where the two windows on the first floor are to be installed. It was stated that 100% vinyl windows are not allowed in the Historical District and therefore the type of windows proposed by the applicants for the first floor are not appropriate replacement, but the commission does have discretion for the replacement of the small basement windows

with vinyl windows.. A clad window in aluminum or vinyl or fiber glass with simulated divided lights is something that is acceptable and would replicate the look of the original as close as possible. It was mentioned that sash replacement could perhaps be an economical option to pursue. In order to comply with the historical guidelines the basement windows would have to be three pane and not two pane as proposed by the applicants. Mr. Wilkinson stated that a possible solution could be the installation of grills in the window which the manufacturer might be able to offer as an accessory.

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 Michelle Basch 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 the application to replace the basement windows with vinyl 3 simulated divided light separations and to replace the first floor windows with wood clad with vinyl or aluminum fiber glass six over one simulated divided lights in almond color was made by Michelle Basch and seconded by Paula Stevens.

The motion was carried unanimously.

AR 2016-05

92 Washington Street

To install 3-D “micro lighting” around perimeter of exterior window and to place signage on window.

Applicant: Marcos Mejia

Owner: Newburgh Ventures Const. LLC/ Manny Pereira

Discussion

Marcos Mejia, applicant, Candida Martinez and Manny Pereira, owner, appeared. Mr. Mejia provided a scale model of the windows which provided the board members and the public with a visual of the infinity mirror effect with the 3-D micro lights. The decals, which are to fit the frame of the 5X6 windows, were also provided. One decal is the infinity writing and the other decal is the infinity symbol, both with purple outline. Mr. Mejia expressed that he would like to place the signage on all of the seven mirrors surrounding the building. It was stated that placing signage on all of the windows would be excessive. Therefore it was agreed that only three windows on the Liberty Street side of the property would have the signage. A discussion was held regarding the infinity style windows. In accordance to the law the windows need to be clear glass in order to see through them, however that would not allow the infinity perception to be achieved. It was stated that if the signage is placed without the mirrored tint, just a lighter tint along with the lighting could be acceptable. It was stated that the window located on the Washington Street side is not to have any signage. An option to compensate the lack of signage on Washington Street can be a wood sign hanging from an iron bracket with goose neck lights on the Liberty Street side of the property.

A motion to approve the application to have signage placed on three windows only on the Liberty Street side, two flanking the entry door and an additional one at the discretion of

the business owner, the LED strip lights on all liberty street side windows, no mirror film or tinting to be allowed, and allow the applicant to have a projecting wooden sign hanging from an iron bracket with goose neck lights over the door on the Liberty side of the property was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

PUBLIC HEARINGS

AR 2016-07

120 Johnston Street

To install a total of 80 A200 Aluminum Thermal Break windows in bronze color

Applicant/ Owner: Mark Epstein

Discussion

Mark Epstein, applicant/owner and Edvin Kalezic, appeared. Mr. Epstein wants to replace the windows on all four sides of the building, a total of 80 windows. Mr. Epstein stated that the windows on the property are too far gone which is why replacing them is the best option to pursue. Mr. Wilkinson stated that perhaps some of the windows could be restored and not necessarily replaced. Mr. Kalezic stated that there is no real support in the windows and restoring them would not be the best option since the windows could fall over at any time. Mr. Kalezic stated that the windows can be replaced from the original brick to brick placed 2 ½ inches off the brick with a finish which will be part of the window and are the best option to keep water out. The windows at the top of the property will need a fixed sash with an arched finish along with historic sills. In reference to the color used it was stated that according to the guidelines darker colors are preferable. The Anderson woodwright replacement windows were recommended.

The acting chairperson opened the public hearing.

Paula Dowd, resident of 4 Grand Street offered her assistance to the applicant in finding adequate pricing and providers for the windows.

The public hearing was closed.

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

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

A motion to approve the application to replace the windows on the front of the building with a wood clad in vinyl, fiberglass or aluminum at the owners discretion, square top one over one window in anodized bronze color and to replace the round arch top windows on the two sides and the rear of the building with single hung fixed upper sash two over two simulated divided lights in a wood clad vinyl, fiberglass or aluminum in anodized bronze color was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

AR 2016-08

3 Farrell Street

To replace windows in the front and side of the house as well as in the basement

Applicant: Hechito LLC

Owner: Maria T. Dipres-Gomez

Discussion

Joseph Melo, owner of Hechito LLC, applicant, appeared. Mr. Melo stated that the owner of the property sought to replace six windows on the front side and four windows on the top portion of the property located on the front and the right side. The bottom portion of the property will have one window in the front and one in the side. A vinyl window with divided light inserts will be placed in the back side of the property. The windows will be wood in white color with exterior dividers same style as the existing. The basement can be replaced with sliding/hopper windows. There was clarification on the style of the windows located on the first and second floor of the property. The first floor windows are to be wood clad in aluminum 6 over 6 and the second floor windows are 6 over 9 cottage style. The basement are to be vinyl hoppers with 3 simulated divided light windows. It was stated that repairing the windows is preferable. However in this case considering the deteriorated state of the windows and the fact that they contain lead, repairing will diminish the resale value of the property and is also cost prohibitive.

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

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

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

A motion to approve the application to replace 4 windows on the upper floor with a white wood clad with aluminum 6 over 6 simulated divided lights and to replace two windows on the ground floor with 6 over 9 simulated divided lights cottage style windows and replace two basement windows, hopper style inward projecting vinyl, 3 simulated divided lights was made by Paula Stevens and seconded by Christopher Hanson.

The motion was carried unanimously.

DISCUSSION ITEM

AR 2016-06

159-167 Washington Street

To appeal the decision of the board to replace existing windows with Series DH100, double hung, two over two simulated divided light - wood clad aluminum windows in bronze which is to fit the radius glass.

Applicant: Stacie R. Laskin

Owner: 159-167 Washington LLC

Discussion

Hershey Weinstock, appeared. It was stated that the application submitted for 159-167 Washington Street was not denied, it was approved. Mr. Weinstock concurred with the statement, however, he was not in agreement with the portion of the approval which stipulated that the replacement windows are to fit the radius glass opening. Mr. Weinstock stated that due to the arch, the windows must have to fit the radius glass opening the price of cost would be around \$40,000. It was explained to Mr. Weinstock that if he bought the windows without the jam he would be able to cut and mold the window so that it could have the required arch and it would be less expensive. Mr. Weinstock stated that for insulation purposes the square top windows as originally proposed in the application are needed. It was stated that more details are required in order to make an assessment such as photos of the inside of the windows. Mr. Weinstock stated that arched top windows would be cost prohibitive to the project as a whole and will submit a hardship application.. He stated that the plumbing and the electric work has been done in the building, all that is now pending is the installation of the windows. Paula Stevens provided Mr. Weinstock with an evidentiary checklist from the Secretary of Interior Historic Preservation Office which the members of the ARC refer to when reviewing hardship applications.

Minutes of the February 9, 2016 Meeting

A motion to approve the minutes of the February 9, 2016 meeting was made by Paula Stevens and seconded by Rich Rosencrans.

The motion was carried 6-0.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Eliana Diaz
Secretary
Architectural Review Commission