

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

Nancy Evans, Secretary

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ARCHITECTURAL REVIEW COMMISSION meeting of June 12, 2007.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, June 12, 2007** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
 Peter King
 Charles Passarotti
 Brigidanne Flynn
 Chris Hanson

Members Absent: **Barbara Lonczak**

Also present: **Michelle Kelson, Assistant Corporation Counsel**

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

OLD BUSINESS

AR 2006-87 **Original application received in December packet -
159-167 Washington Street**
To replace broken windows with new aluminum bronze
tone windows.
Applicant: Newburgh Homes, LLC, Andrew Perkal

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Anthony Coppola appeared before the board.

Mr. Coppola explained the project to the board. This project was here in March. I have been on this project about a month. These are five identical buildings on Washington Street 159-167. The owners started construction and started installing the windows. Issued a stop work. Did not realize in historic district. They came before the board in March and the board deemed that information incomplete. All multiple family. We are here tonight for three things. The windows - to install gates on the first

floor windows and the front door and a small gate to the side. Windows first – two over two – all wood with an arched top profile.

Mr. Coppola advised owners that the aluminum bronze windows that had previously been installed were not historical correct windows. They are therefore removing those windows. They will use some of those windows on the back of the building where not visible. All bronze windows will be removed and replaced with new wood windows. They have two options. Option # 1 – repair all the existing windows. Repaired, broken glass replaced. This is an historically correct option. So in this scenario the windows that have already been replaced with the bronze – those will be all wood windows. The same arched top profile as existing. Two over two all wood. Option # 2 – remove existing bronze windows and if they could afford it go with all new aluminum clad wood – same arch top profile – two over two – color to match existing (sandstone). Wants option choice depending on money available.

They want to put black grills over the first floor window openings. Two windows per building. Wrought iron design with scroll work with the lock on the inside. Also a gate in front of the existing door. That will be a straight top not arched. Gate will be two feet in front of a recessed door. They would also on the cemetery side, like to put a 6 feet high wrought iron gate and continue with a new fence on the east side of the property facing the street.

The public hearing was completed at the March meeting.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 4-1.

AR 2006-89

**Original application received in December packet –
8 Mill Street**

To paint the front of building and trim – color – Yellow Egg Shell and to replace a metal porch railing with a wood railing.

Applicant: Salvatore Cracolici

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Pete Cracolici appeared before the board.

Mr. Cracolici explained the project to the board. He is here about the color and the railing. The railing that was there was worn out, it was an interior railing, it was completely rotted away. I replaced it with a wood railing. I didn't know the paint had to be a certain color. I believe the yellow is on the historic chart. If it is a problem I can change it. The deck was existing. It was just reinforced. The lattice was replaced.

Ms. Kelson – So you replaced something that was not original. It was not

original to the construction of the house in the first place. It was not the original detail. Someone had replaced whatever was there before you purchased it.

Did not do any work on stairs. The lamppost was broken up so Mr. Cracolici replaced it.

There was no one present to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. King and seconded by Mr. Hanson.

The motion was approved with a vote of 5-0.

AR 2007-30

61 Chambers Street

To demolish an existing single family dwelling and create a parking lot in its place.

Applicant: Life Restoration Church, Michael Mc Lymore

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Charlie Brown and Joe Palmarico appeared before the board.

Mr. Brown explained to the board that they were here in April and they wanted to demolish an existing building and make it a parking lot for the church. The board requested that the building inspector do a walk through of the building to determine the structural stability of the building.

Steve Hunter, Chuck Passarotti and Charlie Brown went and looked at the building together.

Mr. Passarotti – There are two primary structural details of this building. The most significant one. The Northside wall has bowed out about 6 to 10 inches in two directions, top to bottom and front to back. The whole thing is drifting away from the frame. We could not get inside. The Southwest corner separated from the masonry.

There was no one present to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

Ms. Flynn – Do you have a plan for the parking lot?

Ms. Kelson – You will need a site plan. You may get referred back to us for the landscaping.

Mr. Passarotti – There are two things I want to add. One is that normally, I have rehabbed buildings that appear to be in a lot worse shape. This one

is the exception. The wall is not forgiving. The second thing is that the City Engineer has not had a chance to review it so whatever recommendation that we make we should make it pending a letter from McGoey, Hauser, and Edsall PC.

Ms. Kelson - Put it in your motion, upon receiving a confirming report.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-38

194 Lander Street

To rebuild damaged retaining wall using cultured stone (Aspen Dressed fieldstone) and steps and install a new wrought iron railing.

Applicant: Jose Esquerette

Owner: Keith Hills

The applicant did not appear before the Board. This matter is tabled for applicant's appearance.

AR 2007-40

253 Broadway

To install new continuous wood crown molding - color to be white; new stucco exterior finish - color to be off-white; new vinyl clad window units with decorative trim and casing; two exterior metal doors and frame; new aluminum storefront window unit as selected by owner - color to be black; wood brackets and trim board - color to be royal blue; new signage 5/4 x 12" trim board with 1 x 2 trim @ top - color to be white with black lettering; wood pilasters with cap and base-typ at two locations.

Applicant: Roderick Barnes

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Roderick Barnes appeared before the board.

Mr. Barnes explained to the board that he was here last month and he needed a new plan in regard to the colors. I have new chosen BM Historic colors. The wood brackets and trim board will be BM Whipple Blue - HC-152. I also agreed to change the window trim from black to gold. I have changed the placement of the column in the storefront. I would like to keep the decorative trim on the windows. I think it complements the building.

There was no one present to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

Ms. Kelson - He has attempted to address all the other comments from last month

but he would like to keep the decorative trim on the windows.

Mr. King – The window trim – bracket style – In the absence of any evidence one way or the other – in a building that has been changed so much – it doesn't matter. Just my opinion.

Ms. Kelson – The applicant has made an application, made an attempt to address concerns so before we end up with a default denial let's make sure were all on the same page. If there is other things we want to do or make other suggestions let's do that before we make a motion.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. King.

The motion was approved with a vote of 5-0.

NEW BUSINESS

AR 2007-41

55 Lander Street

To tear down and re-install his front fence to make it level using the same material.

Applicant: Joe McLean

Joe McLean appeared before the board.

Mr. McLean explained his project to the board. I want to put the fence back up in the front. Wood fence 2x6 straight pickets, flat top, same color, wood, 4 feet high, painted brown.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. Passarotti.

The motion was approved with a vote of 5-0.

PUBLIC HEARINGS

AR 2007-35

Carter Street between Dubois Street and City Terrace

To change Carter Street between Dubois Street and City Terrace from a paved street to a landscaped public pedestrian plaza.

Applicant: Phillip Baldoni, Highland Associates

Owner: City of Newburgh

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Chairperson, Mary Crabb, recused herself from this application.

Peter King chaired.

Robert Ross and Phillip Baldoni appeared before the board.

Mr. Ross explained the project to the board. What we are proposing to do is to keep Carter Street closed between Dubois and City Terrace for a pedestrian plaza. It will be green space for patients and visitors to relax. I believe there will be chess tables. Anyone from the community can go there. City Council has agreed to lease the street to them for 30 years. There is one issue we planned for. This is an active water pump so we will install removable bollards so it can be accessed by city maintenance vehicles. DPW and Water Department have approved plans.

Ms. Kelson – This is an amended application. There were some technical errors both on the applicants part as well as our part in framing the actual address of the subject project so we republished the public hearing letter with an accurate reflection of where the project is taking place, who the owner is, who the applicant is. So the application is an amendment.

Mr. King – Is there a restoration bond?

Ms. Kelson – I am not aware of that.

Mr. King – So at the end of 30 years if the City wants to return then the City would assume the cost of restoration. That is not in here which makes me wonder what will happen.

- There is access for emergency vehicles.
- Design easement.
- Minor changes may change from plan.
- Concrete walks.
- Landscaping.

Ms. Kelson – They still need site plan approval. City council passed a resolution authorizing the lease as well as the conceptual access of the project. It is subject to site plan approval from the Planning Board.

Mr. King – As a matter of course. The first place that they should come and almost every planning process in historic preservation requires the earliest stage of planning that it comes to a preservation group. And now we are sort of facing what appears to be a relatively done deal. That is not the way it should be done.

Ms. Kelson – They were here last month prior to the City Council taking any official action. We didn't have a quorum for them.

Mr. King – OK. I will accept that.

Mr. Passarotti – But at the same time, that is a mute point because the deal was done if they were going to meet that Monday with the design.

Mr. Ross – Nothing happens until both the Planning Board and the Architectural Review Commission approve it. That has been our understanding since day one.

Mr. King – We have heard, on this board, the hospital has said certain things to us that they would take the hospital out of town if we didn't agree to the demolition. That was said at a public hearing, it was. So in protecting the City of Newburgh I think we ought to look and suggest as part of the motion that we look for some sort of a restoration bond.

Mr. Passarotti – I agree. I think it is wise to make a recommendation.

- Blue stone sidewalk.
- Truck access.
- Planning Board work session 6-29-2007.
- Sealer to help graffiti be removed.
- Bollards – low level lighting.
- Peaceful garden.

There was no one present to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. King and seconded by Mr. Passarotti.

The motion was approved with a vote of 4-0.

Discussion after the vote:

Mr. Ross – Point of order. What is the restoration bond in terms of.

Ms. Kelson – It is a recommendation. It is not a condition.

Mr. Ross – Whether it is accepted or turned down it doesn't come back here.

AR 2007-42

45 Grand Street

To attach a sign to the side of building. Sign will be 5x7 .40 aluminum with vinyl letters, aluminum frame will be anchored by 3/8 shield x 4 lags at 3" each. Weight will be approximately 18 lbs. Colors will be red, black, white and tan.

Applicant: Damon Finch

Owner: Newburgh Holdings LLC

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Damon Finch appeared before the board.

Mr. Finch explained his project to the board. I would like to put a sign on the side of the building facing Broadway on the south side of building. Colors will be red, black, white and tan. A flat sign. Sign has not been installed.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-43

191 Broadway

To replace an existing chain link fence with a new wrought iron fence.

Applicant Dr. Devender Chhabra

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Anthony Coppola appeared before the board.

Mr. Coppola explained the project to the board. Dr. Chhabra owns a group of buildings on Broadway and William Street. 191 is on the corner, 189, 187 and 185 are the four buildings to develop the property in the rear.

These plans show alot of things but the only thing we are presenting tonight is a new fence. Wrought iron design. From the corner of 191 following the property line back along the south side of the property and then turn into the back of 185. There will be a ten foot gate with some parking spaces to provide access to the back. Fence will be 6 ft high.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. Passarotti.

The motion was approved with a vote of 5-0.

AR 2007-44

212 Broadway

To install an aluminum sign with aluminum lettering with 3-D effect. 15 ½ feet long x 2 feet high x 1 foot 4 inches deep.

Applicant: Victor Marrero

Owner: Manny Pereira

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Victor Marrero appeared before the board.

Mr. Marrero explained his project to the board. I would like to install a sign on my Barber Shop. An aluminum sign with aluminum lettering. The sign will have a 3D effect. It will be non lighted, 15 ½ feet long x 2 feet high x 1

foot 4 inches deep. It will be fluorescent blue behind the lettering. It has cover roll down doors.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. Hanson.

The motion was approved with a vote of 5-0.

AR 2007-45

58 Henry Street

To install a stockade fence in the backyard eight feet tall and a picket fence in the front yard 3 ½ feet tall.

Applicant: Virgen Segarra

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Virgen Segarra appeared before the board.

Ms. Segarra explained her project to the board. I would like to put a picket fence in the front of the house and a stockade in the backyard. 8 feet high in backyard. 3 ½ feet high in the front yard. Wood to be stained maple color.

Mr. Passarotti - make sure you build the fence with the good side out towards the neighbor.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-46

81 Nicoll Street

To construct a two story colonial single family dwelling with garage under in rear with a cantilever balcony. Materials to be used - Timberline Ultra Architectural shingles (Pewter Gray), 8 inch round permacast column (white), custom dental (white), vinyl 6 inch trim (white), vinyl panel shutters (midnight green), custom 6x6 treated post (white), band board (white), vinyl staggered split shake (canyon blend), 7 ½ " tall window mantle cap (white), ct mono 46 d4 rc arbor blend (woodland mist).

Applicant: Joseph Pomarico

Owner: Charles Brown

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Joseph Pomarico appeared before the board.

Mr. Pomarico explained this project to the board. We are looking to invest in a piece of property with Charlie Brown. It will be a narrow lot house, about 2300-2400 square feet. The colors we will use for the siding will be CT Mono 46 – Woodland Mist; Timberline Ultra Architectural Shingles – Pewter Grey. We will be using Therma True French Door painted; a two car garage in the basement with a walkout below. Mr. Brown owns the house next door, he is allowing them a 15 foot easement for access to garage.

- Vinyl Clad Wood windows.
- Trim molding.
- Stone wall will be removed.

Mr. King – What is the grade difference between the new house front to side, street to side and the neighbors? We have this house and this house – what’s next to them?

Mr. Pomarico – The next house is actually attached to a Habitat for Humanity house.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

Mr. Passarotti – Shingles – Timberline Architectural – I have no problem with them. Windows – Vinyl Clad Wood is a better alternative. Columns in front – permacast – that’s fine. Porch and deck material – 5/4 decking – pressure treated below – stained Mahogany. Doors – Therma True steel wood door. Siding and trim – vinyl with ½” foam. Retaining wall – walkoff basement side.

Mr. Hanson – suggests a wider casement track – 6 inch.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-47

125 Johnston Street

To attach a sign to the front side of building. Sign will be 3’x3’ white background with black lettering made of coroplast.

Applicant: Jerome Ware on behalf of Soul Saving Station

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Jerome Ware and Fannie Gaskins appeared before the board.

Mr. Ware explained his project to the board. They would like to put out a

sign to let the public know they are there. The sign would go between the 2nd and 3rd floor to the left of the bump out. It will be about 2 years before it will actually be their official home. Sign will be 3 feet x 3 feet. Sheetrock nails will be used to affix it.

Ms. Flynn – Use core plastic.

Ms. Kelson – It is not for us to say. It would need to be affixed in a safe manner but if there is a particular method that might damage something on the building, you could make a suggestion.

Mr. Hanson – You could use tap n screws; masonry anchors in mortar joints not brick.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Passarotti and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-48

99-101 Dubois Street

To power wash brick exterior; re-point brick as necessary; to replace 20 feet of chain-link fence with an arborvitae hedge; to replace gate at rear corner of property; and to change paint color of fascia, corbels, front doors and rear shed to BM Philadelphia Cream HC-30 and Lafayette Green HC-135.

Applicant: Stephen Luck

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Stephen Luck appeared before he board.

Mr. Luck explained his project to the board. I am coming here today to clean up my building. In doing that I am asking to repaint fascia and corbels, front door and rear shed BM Philadelphia Cream HC-30 and Lafayette Green HC-135. I am also looking to power wash and repoint as necessary. Also the front door, I would like to paint it with the Philadelphia Cream. One last thing, there is a chain link fence on the south side of the property, I would like to remove that and plant some arborvitae there.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

Mr. King – Once you get to the point of cleaning, can I suggest you visit the library or go online and reference the National Park Service on cleaning agents for masonry. You need to tell you contractor how to do it.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2007-49

131 Broadway

To extend the "A" portion of the awning 16 feet out to the curb and to stucco the side wall of the building. The awning will be made of fabric and will be anchored with metal posts. They would like to change the color of the existing awning and the new extension to burgundy.

Applicant: Jeffrey Woody, House of Refuge

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Jeff Woody appeared before the board.

Mr. Woody explained his project to the board. We would like to put up and extend the awning "A" portion and change the colors. We would also like to stucco the sidewall.

Mr. King - This would be extended to the curb?

Mr. Passarotti - Is an easement needed to build to the curb? They may need permission from the City.

Ms. Kelson - It depends on where the property line is potentially. I have seen surveys where the property line is actually in the middle of the street. Your not impeding access of the thorough fare. At one time there was an awning that extended 17 feet out from the front of the building.

Ms. Flynn - Concerned over projection over sidewalk 16 feet. It wasn't original to the building.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. King.

The motion was approved with a vote of 4-1.

AR 2007-50

266 Grand Street

To replace wooden stairs with bluestone and or brick and bluestone, from edge of last step to the sidewalk will be finished in concrete pro-cast pavers 8 x 10, the interior of stair case landing will be finished with matching pavers and to install wrought iron railings.

Applicant: Arlette Murrain

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Arlette Murrain appeared before the board.

Ms. Murrain explained her project to the board. We would like to remove the wooden stairs and install Techo Block pre cast staircase. Mini Creta plus – free standing. We will replace it with something very similar to the structure that is there now. A railing – extend walls of steps up and create a wall extension. If you would like we could also use wrought iron or stone.

- Shell Grey – is the most like bluestone.
- We will not interfere with the city sidewalks.
- 6 steps with the landing

Mr. Passarotti – thinks stone might be too heavy to go up that high.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Mr. Passarotti and seconded by Ms. Flynn.

The motion was approved with a vote of 5-0.

AR 2007-51

51 Lander Street

To replace five steps using treated lumber – height 8”, tread 12”, width 48”; repair center stringer and loose boards on landing.

Applicant: Lynn Smith

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Lynn Smith appeared before the board.

Ms. Smith explained her project to the board. She received a violation to repair steps. We stairs were in bad shape and we replaced them with treated lumber, brown color. I replaced the steps without approval so I needed to come here.

Ms. Kelson – I’m guessing that it was a replacement in kind. They didn’t alter the pitch or number of steps. The property came in for a release of restrictive covenant and the violation had not been cleared.

There were no people to speak for or against this appeal.

The public hearing was completed on June 12, 2007.

A motion to approve the application was made by Ms. Flynn and seconded by Mr. Passarotti.

The motion was approved with a vote of 5-0.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Nancy Evans

Secretary