

CITY OF NEWBURGH

ARCHITECTURAL REVIEW COMMISSION

Mary Crabb, Chairperson

Nancy Evans, Secretary

123 Grand Street, Newburgh, N.Y. 12550

(845) 569-7400 Fax 569-0096

ARCHITECTURAL REVIEW COMMISSION meeting of [February 13, 2008](#).

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Wednesday, February 13, 2008** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: Peter King, Chair
Charles Passarotti
Brigidanne Flynn
Paula Stevens

Members Absent: Mary Crabb
Michelle Basch

Also present: Michelle Kelson, Assistant Corporation Counsel

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

NEW BUSINESS

AR 2008-04 **46 Courtney Avenue**
Needs a recommendation to appear before the Zoning Board of Appeals in order to convert his dwelling from a one family into a two family.
Applicant: Evaristo Castaneda

Evaristo Castaneda appeared before the board.

Mr. Castaneda explained his project to the board. Wants to get a permit to convert his house from a one family to a two family. It has three stories.

Mr. King – You want to make some of your mortgage out of the rental?

Mr. Castaneda – Yes.

Mr. King – All work will be interior?

Mr. Castaneda – Yes.

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the Historic District was made by Ms. Flynn and seconded by Mr. Passarotti.

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

PUBLIC HEARINGS

AR 2008-05

186-188 Washington Street

To replace – in kind - existing windows with aluminum replacement windows-double hung-color bronze; to paint the Washington Street side with BM exterior paint in red, blue or white with samples to be provided at meeting; to re-attach a missing sign.

Applicant: Raymond Rivera

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

Raymond Rivera appeared before the board.

Mr. Rivera explained his project to the board. Just purchased 186-188 Washington Street. Needs windows. Supplied samples of vinyl windows. Color bronze. Presently just screens and boards. Some boards are covering windows, others open space. Wants to paint side of building either red or blue. For the front he wants to see how the brick looks when cleaned. If not in good condition would like to stain building red, blue or white. (half and half) Williams Street side paint the whole side red or blue. The side with stucco will be replaced. Color in stucco. The windows are the main thing. Need to use plastic on the inside. Existing windows are aluminum replacement.

Mr. Flynn – What about the side windows and the doors. You replaced the front door and the side windows and you have a couple of vents coming out of the front?

Mr. Rivera – Those have been there since I bought the building. Per code I needed to put in proper ventilation. Has owned building since April 2007.

Ms. Kelson – The building was owned by someone who lost it in tax foreclosure. Some of the alterations you are looking at were done by the prior owner.

Mr. Passarotti – So we would have to amend this application because it looks like there are a lot of changes. For the window replacement – what kind of window – all vinyl window?

Mr. King – There are two things. One says aluminum, the other vinyl. We should settle on one type.

Ms. Flynn – There is a replacement window that was put there as Michelle pointed out by a previous owner. So he is replacing a replacement window. He selected vinyl.

Mr. Passarotti – Are you going to paint the vinyl?

Mr. Rivera – I'm not painting. It comes in bronze.

Mr. Passarotti – I'm just worried about it wearing off.

Mr. King – And then there was a sign. Re-attach a missing sign. So you are just rehabilitating this sign. Then the treatment of the brick – the coloring?

Mr. Rivera – If you paint stucco it lasts longer than dyeing. Easier to clean graffiti. Have natural brick in front. Paint sides – Holly Berry – Behr brand.

Mr. Passarotti – Nothing with the overhead door or front entry door?

Mr. Rivera – Take down gate – overhead doors. Infill masonry opening with brick and mortar to match. Steel gray fireproof door will remain.

Ms. Flynn – It would be nice to use the sign extension pole.

The Commission feels the red is too red. They chose Behr brand Red Hawk as a replacement.

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

The public hearing was completed on February 13, 2008.

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

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

AR 2008-06

17 Overlook Place

To replace three windows with the 6500 Series double hung vinyl replacement windows.

Applicant: The Home Depot at Home

Owner: Yvonne Locklary

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

AR 2008-07

220 Dubois Street

To restore the exterior of the building using the following materials. Stairs, soffit and window trim to be painted with BM Tudor Brown HC-62. Trim enhancements to be painted with BM Richmond Bisque HC-54; cherry stain or country redwood for porch rails and door; new Trimline or Kohlteck windows – color – tan, Timberline Burnt Sienna shingles on both the roof and the porch roof.

Applicant: Habitat for Humanity

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

Deirdre Glenn and David Hinsvark appeared before the board.

Ms. Glenn explained the project to the board. Building was donated. Has been boarded up for many years. Straightforward rehab. It is in very good shape.

Mr. Hinsvark – Passed out brochure for new windows (Kohlteck) rather than Trimline. Better value. Not any cheaper. Comes in a lot of colors. Can be customized. Not planning on putting grills on windows. The majority of houses in that neighborhood have no grills. Repoint brick and repair lintels. Epoxy based filler.

Mr. Passarotti – One problem with epoxy based fillers is that they don't breathe and the paste doesn't breathe and tends to be a collection point for moisture. A breathable mortar like a non mortar mix that breaths like stone dust.

Ms. Flynn – What about the basement door and bluestone? That will stay and you will right it and fix it?

Ms. Glenn- Yes.

Ms. Passarotti – These windows. Are they vinyl clad wood or all vinyl?

Mr. Hinsvark – They are vinyl clad wood.

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

The public hearing was completed on February 13, 2008.

Ms. Flynn – I would like to make the recommendation to use two over two like the house next door.

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

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

AR 2008-08

208-210 Dubois Street

To construct two single family, attached two story homes with the following materials. Hardie Plank siding – color – Khaki, a cement lapping plank; windows – Trimline or Kholteck – tan – raised panel; trim paint – sandstone paint to match adjacent house water tables, sandstone soffit and fascia sandstone window trim sandstone, paint water table board sandstone to match the string course of houses along the street; raised panel entry – cherry stain – wood front doors; brick skirt front only; cherry penofin stained treads; tan rails and spindles; Timberline Burnt Sienna shingles.

Applicant: Habitat for Humanity

Owner: City of Newburgh

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

Deirdre Glenn and David Hinsvark appeared before the board.

Ms. Kelson – They need a recommendation to Zoning and Planning.

Mr. King – Let's start with Zoning and Planning.

Ms. Glenn explained the project to the board. This is a loft on a double lot. Two stories – side by side. Bays, panels, recessed doorway – panels, hardy plank.

Mr. Hinsvark – For the colors we are going with BM Sandstone. Kohlteck windows in Tan.

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

The public hearing was completed on February 13, 2008.

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the Historic District was made by Ms. Flynn and seconded by Ms. Stevens.

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

Mr. Passarotti – Concerned about cornice. There is very little detail on it. Wood with details – bracketing would be nicer.

Mr. King – On the lower aspect of drawings – what abuts this lot?

Ms. Glenn – An empty lot.

Mr. King – There are build able lots on both sides. No room for more window space.

Mr. Hinsvark – As a carpenter, bracketing would be easier but since it was historical. I understand you have questions but what do I do here. Our architect isn't here.

Mr. Passarotti – You are a long way off from building that. Not the building but the cornice.

Mr. Hinsvark – This is part of the builder's list.

Mr. Passarotti – Do you have any objection – we don't have to pick a design tonight. Can we approve it all except for the cornice?

Ms. Glenn – Or we can pick something else out.

Ms. Kelson – You can talk to the architect and come back next month. You're going to have to come back for East Parmenter anyway. You have gotten the approval to go to Zoning and Planning. That's already done. So if you want to consult the architect on the cornice and come back to vote on the approval we

can do that. We haven't prevented you from moving forward with the sub division and the variances.

A motion to table the application was made by Mr. Passarotti and seconded by Ms. Stevens.

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

AR 2008-09

179 Dubois Street

To expand one of the sides of the deteriorating hose tower in order to make it a usable space as an entry and staircase.

Applicant: Mei Wang, Rodrick Vaughn and Toi Hoang

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

Drew Kartiganer, Mei Wang and Rodrick Vaughn appeared before the board.

Mr. Vaughn made a small presentation.

Mr. King – Basically what we need to know is what you want to do with the structure.

Mr. Vaughn – We want to expand the hose tower in the back.

Mr. King – This is to gain access for four units.

Mr. Kartiganer explained the project to the board. They need to have a fire stair for access to the four units upstairs. What is being proposed is the existing hose tower in the back is in deteriorating condition on the top. Want to take a stair tower and attach it to the hose tower. Keep front and street exterior. Putting it as far away from either street as they can. Maintain interior spaces. All the way to the roof. Three story structure. The stair tower will be shorter than the hose tower but taller than the roof. From an architectural point of view – different materials from what is there now will be used. Minimal impact. Conceptual approval. Will come back when they have more details.

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

The public hearing was completed on February 13, 2008.

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

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,
Nancy Evans
Secretary