

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

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

Mary Decker, Secretary
(845) 569-7400 Fax 569-0096

ARCHITECTURAL REVIEW COMMISSION meeting of July 8, 2008.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, July 8, 2008** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Mary Crabb, Chair**
 Charles Passarotti
 Brigidanne Flynn
 Paula Stevens
 Peter King (late 7:55pm)
 Michelle Basch
 John C. Ledwith IV

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 2007-20

41 Dubois Street

To use exterior base paint; Benjamin Moore- Whipple Blue HC-253; Exterior trim: Monterey White HC-27 and Chestertown Buff HC-9.

Applicant: Coppola Associates

Owner: Hogar

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

AJ Coppola appeared before the board.

Mr. Coppola explained the project to the board. Back here tonight to finalize the colors for exterior and trim. Exterior base will be Benjamin Moore- Whipple Blue HC-253; trim; Monterey White and Chestertown Buff HC-9 as accent.

A motion to approve the application was made by Charles Passarotti and seconded by Brigidanne Flynn.

The motion was approved 6-0.

AR 2007-25

43 Dubois Street-

To use exterior base paint; Benjamin Moore- Monroe Bisque HC-26; Exterior trim: Garrison Red HC-88 and Whitetail Brown HC-69 as accent.

Applicant: Coppola Associates

Owner: Hogar

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

AJ Coppola appeared before the board.

Mr. Coppola explained the project to the board. Back here tonight to finalize the colors for exterior and trim. Exterior base will be Benjamin Moore- Monroe Bisque HC-26; trim: Garrison Red and Whitetail Brown HC-69 as accent.

A motion to approve the application was made by Charles Passarotti and seconded by Michelle Basch.

The motion was approved with a vote of 6-0.

AR 2008-22

336 Liberty Street

To install a black aluminum ornamental fence with gate, 24 feet long and 4 feet high along the front of the property.

Applicant: Mayerlin Estrada

No-one appeared.

This application was tabled until applicant re-applies.

NEW BUSINESS

AR 2008-58

314 Grand Street

To replace in kind porch columns, flooring and soffitt; Remove paint from window boxes, replacing in kind wooden trim, painting to match existing color; Point masonry where needed; repair stone and brick stairs.

Applicant: John C. Ledwith IV (approves and recuses)

Mr. Ledwith appears before the board.

Mr. Ledwith explains the project to the board. He would like to maintain the original yellow color but add accent Benjamin Moore- Wilm hc-34? G Bar Green Hc-122. He wants to restore outside light and retain ? glass. He will return with exact colors for window boxes and trim.

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

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

AR 2008-64

290 Liberty Street

To do in kind replacement/repair of masonry, wood windows & trim; iron railing.

Applicant: NCAC

George Tuckel, Project manager, Beatrice Stern- Architect and Kurt Dillon from Dillon & Stern appeared before the board.

Mr. Tuckel explained to the board that they were going to do in kind repair of masonry with wood windows and trim; iron railing for stairs.

A motion to approve application was made by John Ledwith and seconded by Michelle Basch.

The motion was approved 6-0.

AR 2008-65

260 Liberty Street

To do in kind replacement/repair of exterior building to include wood siding, wood trim, wood entry stair, canopy, masonry at basement;

2- All windows in front, 1st & 2nd Floors are existing. We are proposing double hung windows for opening at basement;

3- Currently tar paper covering sheathing on Gable Roof facing the street proposing new standing seam metal roof. For budget reasons proposing Architectural grade asphalt shingles;

4- New Handicapped ramp for access to basement apartment;

5- Exterior colors to be chosen at meeting from Benjamin Moore.

Applicant: NCAC

George Tuckel, Project manager, Beatrice Stern- Architect and Kurt Dillon from Dillon & Stern appeared before the board.

George Tuckel explained to the Board the following repairs to be done; Front windows, 1st & 2nd Floors that are existing will remain the same, proposed double hung wood windows in basement. Bay window is existing; Porch overhang important to replace in kind; standing seam metal roof or Arch shingles depending on budget; Handicapped ramp will be steel not wood similar detail to porch stairs also depending upon budget; Fire escape to be removed not necessary for code, it was added but not on the original building. Exteriors colors will be chosen at a later date.

A motion to approve application was made by Charles Passarotti and seconded by Paula Stevens.

Peter King arrived during the discussion of 260 Liberty application.

The motion was approved 6-0.

AR 2008-66

254 Liberty Street

To do in kind replacement/repair exterior building elements to include wood siding; wood trim; wood windows; wood decking; columns; stair rail; Ballustrade at porch; Exteriors colors to be chosen at the meeting by Benjamin Moore.

Applicant: NCAC

George Tuckel, Project manager, Beatrice Stern- Architect and Kurt Dillon from Dillon & Stern appeared before the board.

Beatrice Stern explained the following repairs to be done; Double hung wood windows; replace columns on the front porch to match existing; replace the two light fixtures on each side of the front door; wood decking and stair railing. Two of the Commissioners did not agree with the two front doors on the front porch.

A motion to approve application was made by Charles Passarotti seconded by Paula Stevens.

The motion was approved 5-2.

PUBLIC HEARINGS

AR 2008-57

119 Liberty Street & Anne Street

To expose and restore existing storefront: reglaze with wood- framed sashes; repair cornice, brick, etc. as required; paint façade with historic colors; Exterior base- Lancaster HC-174; trim; Stuart Gold HC-10, Van Deusan Blue and Mayflower Red.

Applicant: Stephen Kohout & Michelle Basch recused & appeared.

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

Stephan Kohout and Michelle Basch appeared before the Board.

Stephan Kohout explained the project to the Board, to remove and restore or remove and recreate storefront; reglaze with wood- framed sashes; repair cornice, brick, etc. as required; paint façade with historic colors; Exterior base- Lancaster HC-174; trim; Stuart Gold HC-10, Van Deusan Blue and Mayflower Red.

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

The public hearing was completed on June 27, 2008.

A motion to approve the application was made by Charles Passarotti and seconded by Paula Stevens.

The motion was approved with a vote of 6-0.

AR 2008-59

12 Grand Street

To remove and rebuild rear porch and to scrape, prime and paint entire soffitt area; colors to Benjamin Moore- Middlebury Brown HC-68, Bleeker Beige HC-80 and Philadelphia Cream HC-30

Applicant: John C. Ledwith, IV

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

John Ledwith recused himself appeared before the board.

Mr. Ledwith explained his project to the Board as to remove and rebuild rear porch and to scrape, prime and paint entire soffitt area; colors to Benjamin Moore- Middlebury Brown HC-68, Bleeker Beige HC-80 and Philadelphia Cream HC-30.

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

The public hearing was completed on June 27, 2008.

A motion to approve the application was made by Paula Stevens and seconded by Charles Passarotti.

The motion was approved with a vote of 6-0.

AR 2008-60

160 Lander Street

The existing front masonry to be cleaned, repaired, repointed and paint removed; the brick left unpainted; existing cornice brackets, trim, windows and doors to be repaired and repainted; New paint will be BM High Gloss Black; new wood porch with wood railing and colonial style balusters will replace the existing porch; new decorative gate to be installed at the right side of the building.

Applicant: Carlos Reyes

AJ Coppola and Carlos Reyes appeared be fore the Board.

Mr. Coppola explained the changes from which was on the original agenda and no issues were raised.

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

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

The public hearing was completed on June 27, 2008.

A motion to approve the application was made by Brigidanne Flynn and seconded by Charles Passarotti.

The motion was approved with a vote of 7-0.

AR 2008-61

81 Nicoll Street

To add a dormer opposite the Hudson River Side
Applicant: Joseph Pomarico

Joseph Pomarico appeared before the Board.

Mr. Pomarico explained the addition of the dormer opposite the Hudson River side and the already framed front door was different than was on the original plan.

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

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

The public hearing was completed on June 27, 2008

A motion to approve the application was made by Charles Passarotti and seconded by Michelle Basch.

The motion was approved with a vote of 7-0.

AR 2008-63

111 Broadway

For a series of small murals to be painted in the bricked-over windows on the back side of the Safe Harbors building.

Applicant: Kevin Buckland

Mr. Buckland appeared before the Board.

Mr. Buckland explained how the series of mural would accent the side of the building giving it color and brighten it up.

The only issue the board members had was that the mural had to reflect the history and signature of the City of Newburgh. Ok'd by this stipulation.

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

The public hearing was completed on June 27, 2008.

A motion to approve the application was made by Charles Passarotti and seconded by Paula Stevens.

The motion was approved with a vote of 6-1.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Mary Decker
Secretary