

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

Joan

Mason, Secretary

**123 Grand Street, Newburgh, N.Y. 12550
569-0096**

(845) 569-7400 Fax

**ARCHITECTURAL REVIEW COMMISSION meeting of
December 14, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, December 14, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: Mary Crabb, Chairperson

Peter King

Brigidanne Flynn

Paula Stevens

Michele Basch, arrived at

7:40

John Ledwith, IV

Joseph Minuta

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

OLD BUSINESS

AR 2010-72

139 Third Street

To provide information for the front door.

Applicant: Deborah & Kelvin Ford

DISCUSSION

Joseph Sandridge of Coppola Associates appeared for the applicants. The existing door will remain and will be cleaned and repaired in kind. The door will be repainted with Benjamin Moore HC-30, Philadelphia Cream. The transom will be repaired in kind and repainted. The arched doorway will remain.

A motion to approve the application with the existing door, transom and arch over door being repaired, restored and painted using Benjamin Moore, HC-30, Philadelphia Cream, was made by John Ledwith and seconded by Joseph

Minuta.

The motion was approved 6-0.

AR 2010-76

175 Broadway

To provide color selections for the building.

Applicant: Newburgh Commercial Development Corp.

DISCUSSION

Vincent Cappelletti appeared to discuss the paint colors selected. The building will be painted Benjamin Moore, HC-157, Narragansett Green over the brick on the first floor. HardiPlank siding in Monterey Taupe will be installed on the upper floors and the trim will be painted white.

A motion to approve the siding color and paint colors and location was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 7-0.

NEW BUSINESS

AR 2010-79

155 Broadway

To obtain a referral to the Zoning Board of Appeals for change of occupancy from M - Mercantile to B - Business for a hair salon on the first floor only.

Applicant: Jamel Barnes

Owner: 115 Broadway, LLC

DISCUSSION

Joseph Sandridge of Coppola Associates appeared along with Jamel Barnes, who is leasing the first floor space from 115 Broadway, LLC. Mr. Barnes has been to the Planning Board workshop. A certificate of occupancy was issued in 2008. A hair salon will be on the first floor with storage in the back and basement. There will be no sign.

A motion to refer this application to the Zoning Board of Appeals was made by John Ledwith and seconded by Brigidanne Flynn.

The motion was approved 7-0.

AR 2010-84

116 Renwick Street

To obtain a referral to the Zoning Board of Appeals to create a legal three family building.

Applicant: Sonia Arias

DISCUSSION

Ms. Arias did not appear before the Commission. The Commission determined to refer the application to the Zoning Board of Appeals without the applicant's appearance.

A motion to refer this application to the Zoning Board of Appeals was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 7-0.

PUBLIC HEARINGS

AR 2010-73

185 Broadway

To replace 2 signs, one hanging and one fixed, both with red and white lettering, one sign 48 inches x 26 inches, the other 36 inches x 72 inches.

Applicant: Devender Chhabra

DISCUSSION

Dr. Chhabra appeared and submitted new dimensions and pictures indicating the location of the signs. One sign will be placed directly into the existing space on the building and will be 32 inches x 16 feet. The other will hang from existing brackets and will be 32 inches x 42. Gooseneck lighting will illuminate the signs.

Lynn Eberle, Historic Preservation Officer, noted the incorrect spelling of "laundromat" on the handout.

A motion to approve the application with the new dimensions and the addition of gooseneck lighting was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 7-0.

AR 2010-74

187-191 Broadway

To replace existing signs, all with red and white lettering, 187 will be 48 inches x 24 inches, 189 will be 48 inches x 83 inches and 48 inches x 16 inches, 191 will be 48 inches x 25 inches and 48 inches x 87 inches.

Applicant: Devender Chhabra

DISCUSSION

Dr. Chhabra appeared and submitted new dimensions and pictures indicating the location of the signs on the building. The sign for Computer Conference Center at 187 Broadway will have be 32 inches x 16 feet; the two signs for Prime Health Care will be 32 inches x 16 feet and 32 inches x 42 inches; and the sign for Soft Touch Dental & Oral Surgery at 191 Broadway will be 32 inches x 42 inches. All

will have gooseneck lighting.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve the application with the new dimensions and the addition of gooseneck lighting was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2010-80

152 Grand Street

To replace 8 windows with Sequel wood windows on the second and third floors, front elevation facing Grand Street.

Applicant: Myriam Murphy

DISCUSSION

John Kilgore, from Home Depot appeared with Myriam Murphy. The 8 windows in front will be metal clad wood in a 2/2 configuration. The side windows will not be replaced at this time. Joseph Minuta suggested that the color of the window be tied in with the color of the door. John Kilgore said they may be able to get matching windows.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application to replace the 8 front windows with metal clad wood, 2/2 configuration, in a color to match the door was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 7-0.

AR 2010-81

201 South Street

To repair existing door and rear door with Termatru steel doors, replace windows along with shutters in front with Anderson Silverline 1200 Series windows; fix back stairs with concrete, and repair fence at back of property.

Applicant: Will Cappelletti

DISCUSSION

Will Cappelletti appeared and submitted pictures of the building with the security gate down. There was no clear picture of what the building or the windows looked like. He proposed a 5 foot fence in white PVC; to power wash the brick and new steel doors. Michele Basch requested pictures of the front view of the building.

No one was present to speak for or against this application at the Public Hearing.

A motion to table the application for a picture of the exterior features of the building currently covered by the security gate to be presented to the Commission was made by Peter King and seconded by Brigidanne Flynn. The motion was approved 7-0.

AR 2010-82 113 Liberty Street

To place a hanging sign in front of building for Custom House and Mrs. Max Boutique.

Applicant: Leetha Berchielli

Owner: John Bloomgarden

DISCUSSION

Leetha Berchielli and Joyce Hill appeared. The sign will hang on an existing bracket, one hung under the other. Both will be approximately 3 feet x 12 inches. The bottom sign will be about ½ to 1 inch longer. They will be a PVC type material double sided with no illumination.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application as presented was made by John Ledwith and seconded by Michele Basch.

The motion was approved 7-0.

AR 2010-83 177 Montgomery Street

To repair or replace all worn or defective portions of the rails of the second story deck and paint rail, Benjamin Moore, Yorktown Green, HC-133, post, Benjamin Moore, New London Burgundy, HC-61 and spindle, Benjamin Moore, Monterey White, HC-27.

Applicants: Ricki Block

Mark Reifenberg

DISCUSSION

Ricki Block and Mark Reifenberg appeared to discuss this application. They will repair the second floor deck facing the river. All rails will be removed and the white spindles preserved. There will be all new trim on the base and top of the deck and the columns will be wood pine and painted. Colors will be Benjamin Moore, Yorktown Green, HC-133; post, Benjamin Moore, New London Burgundy, HC-61 and spindle, Benjamin Moore, Monterey White, HC-27.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application as presented was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 7-0.

AR 2010-85

26 Courtney Avenue

To replace roof with EDPM; install new aluminum flashing around the chimney; replace fascia if needed.

Applicant: Clara Mead

DISCUSSION

Lynn Eberle appeared for Clara Mead. The roof is leaking badly and requires replacing. It will be replaced with EDPM. The fascia will be replaced and painted to match the existing color. Anything that needs replacing will be done in kind. Brigidanne Flynn suggested a home owner's remodeling grant may be available with historic tax credits.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application as presented was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 7-0.

Minutes of the October Meeting

A motion to approve the minutes of the November 9, 2010 meeting was made by Joseph Minuta and seconded by Brigidanne Flynn.

The motion carried unanimously.

The meeting was adjourned at 8:25 p.m.

Respectfully yours,

Joan Mason