

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

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Joan Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
April 9, 2013

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 9, 2013**, at 7:30 p.m. in the Activities Center at 401 Washington Street Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
Brigidanne Flynn
John Ledwith, IV
Paula Stevens
Michele Basch
Joseph Minuta
Christopher Tripoli

Also Present: **Tiffany Reis, Assistant Corporation Counsel**

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

OLD BUSINESS

AR 2013-03 **6-12 William Street & 192 Ann Street**
To replace existing windows using Pella, ProLine, double hung, white, EnduraClad wood windows.
Applicant: Ike Schwab, Prince Williams Properties, LLC.

DISCUSSION

Walter Mandell appeared to discuss this application after several appearances before the Board. The Board suggested what should be an in kind replacement. Mr. Mandell believed the trim work above the windows is not a curve and the frame itself is not but he was told that the actual window is arch glazing, not the frame. It should be a 6/1 configuration on Ann Street and a 2/2 configuration on William Street. Mr. Mandell said he understood and was willing to replace the windows as discussed.

A motion to approve this application to install vinyl clad wood windows with radius arch glazing on the top sash, a 6/1 configuration on the Ann Street side,

and a 2/2 configuration on the William Street side was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

AR 2013-10

138 North Miller Street

To replace 22 windows with Marvin Integrity, double hung; replace front and rear storm door; dismantle and replace front porch, paint using Lexington Blue color; install, prime and paint front and rear gutters and downspouts; repair, prime and paint using Lexington Blue, front and rear soffit board; install missing shingles in Jewett White on walls and corners; re-point damaged mortar on brick; encapsulate brick, prime and paint Redrock Canyon color.

Applicant: Marie Phanord

DISCUSSION

Marie Phanord and Nancy Colas appeared to discuss this application. She said the windows and doors are no longer part of the application. It was explained to her that if she does keep them on the application, she doesn't have to do it now, but does have a time limit. She chose to not include them in the application. The porch will be redone with wood and she will paint using historic colors. The colors she chose were Jewett White for the body of the building, Red Rock Canyon for the base and Lexington Blue for the trim. Any damage will be repaired. The gutters and downspout will also be replaced

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

A motion to approve this application to reconstruct the porch with wood spindles and the materials as specified on the application for the decking, columns and spindles, using colors, Jewett White for the body of the house, Red Rock Canyon for the brick base on three sides and Lexington Blue for the trim, and replace gutters and downspout was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 7-0.

PUBLIC HEARINGS

AR 2013-12

106 Washington Street

To install Andersen 400 Series white clad, white interior windows.

Applicant: Michael Wands

Owner: James Fede

DISCUSSION

James Fede, owner of the building appeared. He wants to replace the 11 windows in the front and 4 on the side of the building with a vinyl clad wood window. Brigidanne Flynn brought up the fact that the windows had arched glazing and should be a 2/2 configuration. Joseph Minuta asked what color and Mr. Fede said the windows will be white. Since the current colors of the building are beige and dark brown, Joseph Minuta suggested that to put up white windows against these colors will not compliment each other. The windows are now brown. He wants to make sure the applicant wants the white and not what is their now to match the building colors. Mr. Fede said he will paint the building in the near future, so he understands the white will not match until they paint. He will come before the ARC at that time with the colors.

A motion to approve this application to replace windows with a white, vinyl clad wood window, with arched top glazing, in a 2/2 configuration was made by Brigidanne Flynn and seconded by John Ledwith

The motion was approved 7-0.

AR 2013-13 46 East Parmenter Street
To install a fence around the house.
Applicant: Raymonde Exantus

DISCUSSION

Raymonde Exantus appeared and wants to install a fence around the house. It wasn't clear what type of fence the applicant wanted to put up, but she said she was going to buy it from Home Depot and at first said it would be plastic. Mary Crabb said she needed more detailed information. Brigidanne Flynn noted that this address is part of Habitat for Humanity's planned community and for one person to put up a fence might not be in their guidelines. The fence will be 3 feet tall to keep dogs out of her yard. The applicant decided on a white picket fence. She was told she needs to go to the building department for a permit Joseph Minuta said the fence will be right to corner and there will be no space for landscaping. He said the applicant should allow for some planting around the fence, instead of having the fence placed right up to the sidewalk. It was suggested that a hedge or something that has no maintenance be placed between the sidewalk and the fence.

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

A motion to approve this application to erect a 3 feet tall, white wood or metal picket style fence, which will terminate at the rear corner, be set back from the property line enough to allow a planting row between the sidewalk and the fence, and then shall terminate at the steps, then resume to the other side of the house on the opposite side of the steps, then terminate at the end of the house was

made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-1.

AR 2013-14 **218 Broadway**
To install a 19' x 3' lighted sign.
Applicant: Daniel Deleon
Owner: Javid Sakhaee

DISCUSSION

Applicant did not appear to discuss this application.

AR 2013-15 **181 First Street**
To repaint entire building using Benjamin Moore colors, HC-70, Van Buren Brown for the brick and stone, base and accent; HC-77, Alexandria Beige for the brick; HC-81, tan for the doors/trim; and HC-66, Garrison Red for the trim; Coronado Lead Encapsulate Primer; repair storm windows in rear; miscellaneous repairs.
Applicant: Drew Kartiganer
Owner: 173 First Street Associates

DISCUSSION

Drew Kartiganer, property manager, partner of the limited partnership and project architect, appeared to discuss this application. The building will be painted and treated for lead paint. Storm windows will be repaired. The graffiti will be cleaned up and he will only be able to plaster and paint one side of the building from about 8 feet down due to access issues. The colors he chose are Benjamin Moore historic colors, brown, beige and tan. He will also put the rear fence back up. The concrete and landscaping will be fixed.

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

A motion to approve this application to repaint entire building using Benjamin Moore colors, HC-70, Van Buren Brown for the brick and stone, base and accent, HC-77; Alexandria Beige for the brick; HC-81, tan for the doors/trim; and HC-66, Garrison Red for the trim; Coronado Lead Encapsulate Primer; repair storm windows in rear and miscellaneous repairs was made By Joseph Minuta and seconded by John Ledwith.

The motion was approved 7-0.

AR 2013-16 **170 First Street**
To repaint entire building using Benjamin Moore colors, HC-70, Van Buren Brown for the brick and stone, base and

accent, HC-77, Alexandria Beige for the brick, HC-81, tan for the doors/trim, and HC-66, Garrison Red for the trim; Coronado Lead Encapsulate Primer; renovate and remodel to include solar panels on roof, in line with roof slope; paint rear deck, windows, sills and chipped paint in kind; and enclose entry to storefront.

Applicant: Drew Kartiganer

Owner: Labrador Associates

DISCUSSION

Drew Kartiganer, property manager, partner of the limited partnership and project architect, appeared to discuss this application. He will paint the building using Benjamin Moore historic colors, brown, tan and red, along with a lead encapsulating primer. Michele Basch asked about the balcony. Mr. Kartiganer said it is going to stay and be painted. Roof solar panels will be installed and be flush with the roof. The roof hatch access near the middle will not be visible from front or side. Two windows which were broken will be replaced and the paint will match the existing colors. The brick will be re-pointed. The corner of building will be blocked out, so no one will be able to have access to that area of the building until a commercial tenant is found.

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

A motion to approve this application to repaint the entire building using Benjamin Moore colors; HC-70, Van Buren Brown for the brick and stone, base and accent, HC-77, Alexandria Beige for the brick, HC-81, tan for the doors/trim, and HC-66; Garrison Red for the trim; Coronado Lead Encapsulate Primer; renovate and remodel to include solar panels on roof, in line with roof slope; paint rear deck, windows, sills and chipped paint in kind and fill in entry to storefront was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2013-17

166 First Street

To repair stockade fence and install metal gate; install new 6' chain link fence.

Applicant: Drew Kartiganer

Owner: Labrador Associates

DISCUSSION

Drew Kartiganer, property manager, partner of the limited partnership and project architect, appeared to discuss this application. The open lot fence was knocked down. The applicant wants to put the fence back up, due to security issues, with more secure 4x6 posts. It is a stockade fence with a red accent color. A metal gate is part of the fence. It will sit back about a foot and half. New landscaping

will be planted in front of the fence. The gate is chain link and will be reused and painted brown.

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

A motion to approve this application to repair the stockade fence, reinstall the metal gate section of the existing fence and paint the fence brown was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 7-0.

Minutes of the March Meeting

A motion to approve the minutes of the March 12, 2013 meeting was made by Joseph Minuta and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission