

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
June 9, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, June 9, 2015 at 7:30 p.m. in City Hall Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Paula Stevens
Rich Rosencrans
Joseph Minuta
Michelle Basch
Isaac Diggs

Members Absent: None

Also Present: Timothy Kramer, Assistant Corporation Counsel

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

PUBLIC HEARINGS

AR 2015-13

143 South William Street

To perform lead based paint remediation using "Lead Based Paint Safe Work Practice" and paint all window sills and casings using Benjamin Moore Monterey White, HC-27, to repair all deteriorated soffit, fascia and cornice of the entire building then paint using Benjamin Moore Philipsburg Blue, HC-159, to install a leader pipe from the built-in gutter to sidewalk level and include a splash block, and to paint the exterior brick wall using Benjamin Moore Buxton Blue, HC-149.

Applicant/Owner: John Antinori

DISCUSSION

John Antinori, applicant/owner, appeared. He stated that he is proposing to paint the

building, repair the soffit and cornice work, and have lead based paint remediation performed through Lead Safe Orange. The house will be painted blue with white trim, the same as currently exists. He stated that he is having trouble locating historical downpipes. Members of the commission offered suggestions on where he may find them. He stated that he will use the existing if he cannot locate new downpipes.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to perform lead based paint remediation using "Lead Based Paint Safe Work Practice" and paint all window sills and casings using Benjamin Moore Monterey White, HC-27, to repair all deteriorated soffit, fascia and cornice of the entire building then paint using Benjamin Moore Philipsburg Blue, HC-159, to install a leader pipe from the built-in gutter to sidewalk level and include a splash block, and to paint the exterior brick wall using Benjamin Moore Buxton Blue, HC-149 was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 6-0.

AR 2015-14

125 Washington Street

To replace four existing exterior doors with commercial doors in the same style, size and configuration, to create four rough openings in masonry and install two new Marvin integrity windows to match a row of existing windows.

Applicant/Owner: Habitat for Humanity

DISCUSSION

Nate Litwin, construction manager for Habitat for Humanity, appeared. The work is proposed to the office building for Habitat for Humanity. He proposes to replace the four existing doors with a more commercial-type door. Currently a wood door exists which is not very durable. The new doors will be raised panel and dark bronze to match the historical feel of the building.

Mr. Litwin also proposed to add two windows on the side alley because two new offices are being added in the building. The windows will match the size and be kept in line with the existing windows. The new windows will be Marvin Integrity with simulated divided lites.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to replace one single door and three double doors in Benjamin Moore, HC-135, to create two openings for windows to match the line of existing windows, and to install two new Marvin Integrity, double hung fiberglass wood frame windows, simulated divided lites, 6/6 configuration was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 6-0.

AR 2015-15

216 Montgomery Street

To remove one dormer on the east elevation and add four new dormers on the north, south and east elevation to match the existing dormer in size and architectural style, to install windows of similar double hung style as currently exists, six over six configuration, white vinyl clad exterior with wood interior.

Applicant/Owner: Piotr Jagninski

DISCUSSION

Joe Minuta recused himself from hearing this application.

Jason Lichwick of Minuta Architecture appeared on behalf of the applicant/owner. He stated that the property has ten existing wood frame windows. A company will be hired to restore the windows who will make them double thermal pane insulated. They will be six over six. Michelle Basch noted that she observed the company at the property working on the windows already and inquired about the muntin. Mr. Lichwick stated that the plan is to change the windows with muntin between the glass.

Mr. Lichwick also stated that he is proposing to remove one dormer and add four new dormers. The south elevation contains an existing single dormer, a second dormer to match would be added. The north elevation contains an existing dormer, a second dormer to match would be added. The east elevation contains an existing dormer, which would be removed, and two new dormers added. The dormers are proposed to increase light and add to the view.

Paula Stevens stated that the proposed dormers will create a significant change to the roof line. She stated that this a contributing building that is visible in the historic district and is not very large. She has a problem with adding the dormers, it is squeezing them onto the house. She suggested considering a skylight in order to increase the light. Isaac Diggs stated that he has reservations on the south elevation because of how close it is to the chimney. Brigidanne Flynn stated that she liked Paula Stevens' suggestion of a skylight, she has seen that on other houses. Mr. Lichwick replied that

the skylight would defeat the purpose of trying to get a better view of the Hudson River. Michelle Basch stated that her issue are the dormers on the north and south elevation because that changes the aesthetics from the street. The dormers on the east elevation are difficult to see, so they are less of a concern.

A discussion was held on whether the owner would be willing to consider using a skylight. Paula Stevens stated that she would maybe consider allowing the dormers on the east elevation with some convincing. She noted dormers would constitute a significant change to a contributing building in the historic district. Isaac Diggs stated that he would like to see elevations that show the additional dormers from the west elevation. He is reluctant to allow a change to the roof line because it is contributing, including the east elevation. Michelle Basch agreed, stating that the integrity of the building must be protected, and that she could maybe be convinced to allow the east elevation.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve to table the application for the owner/applicant to look into alternate options for increased light and to provide more information on windows was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 5-0.

AR 2015-16 **29 Chambers Street**
To rehabilitate and restore the east and south facing facades.
Applicant: John Delk
Owner: Newburgh Community Land Bank

DISCUSSION

John Delk, applicant, and Yoshi Sergel and Diana Mangaser of ARCH, appeared. The applicant proposes to restore the east and south façades on this building, which was formerly a veterinary clinic then dog pound, and is currently in a state of disrepair.

The east façade storefront currently contains a layer of non-historic brick which is compromised. It is not tied to the building. When the layer of bricks were installed they covered openings. The Land Bank removed asbestos. The applicant wants to stabilize the interior and restore the façade, which includes repointing and restoring or replacing in kind the original façade. There are currently steel lintels which are proposed to be replaced with bluestone. The applicant is proposing to install two new, custom

fabricated, doors and windows will be re-created to match. The door opening was a very large stable door. A new steel door will be installed that can be opened as the storefront for the gallery. It will not be the main door. The door will show that, at some point, it was an opening. Ms. Mangaser stated that they performed a lot of historical research to find the appearance of the building so that it could be matched, but there were some aspects which they could not find. She further stated that she has been in touch with Julian Adams from the New York State Historic Preservation Office who advised not to recreate what did not exist, but to try and preserve what little historic character does exist.

Joe Minuta stated that the door is not in proportion, the big steel door puts a contemporary feel on the building. Isaac Diggs stated that he likes the proposal. Michelle Basch likes the idea that the applicant wants to bring back what he can, and mute what he cannot, rather than to try and put something on the building that they do not know existed.

A discussion was held on the elevations and the amount of layers of brick. The chimney will be removed, it is contemporary.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to rehabilitate and restore the building to take off the front facing, open up the windows to original size, change the lintels from steel to bluestone unless the applicant can find what was the original, remove the chimney, install a large steel door in the opening to be 8 feet, 6 inches by 8 feet, to re-do the small window on the southern face to fit the opening, to install hooks for ivy, to secure the wall that was adjacent to the other building, and to secure the entire front of the building was made by Michelle Basch and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2015-17

8 South Lander Street

To install a five foot tall wood panel fence with one foot by four foot boards, sealed and stained brown.

Applicant/Owner: Hudson Valley Paper Work, Inc.

DISCUSSION

Shay Sellars of SASRE Properties appeared on behalf of the applicant/owner. She is proposing to construct a perimeter fence that will be installed by Habitat for Humanity. The fence as proposed is a stockade board fence for security purposes. There will be a

construction project that will be three phases, the first phase will likely take one and a half years, maybe more. The fence will be removed after the first phase of the construction.

Paula Stevens stated that the fence will be problematic. It will create a big wall around the property and will be a big target for graffiti. She provided a photo of a fence which she feels would be more suitable and not susceptible to graffiti. Michelle Basch stated that she spoke with the owner when she went to view the property, who advised that they have had problems with cars being broken into, people using drugs on the property, and people dumping garbage.

A discussion was held on the fence proposed by the members of the commission, as well as the possibility of using a chain link fence, and the installation of a gate. The possibility of using an anodized aluminum fence for the front of the property and a different fence around the perimeter of the property. The anodized fence will provide security and will not be susceptible to graffiti, and will look nice in front of the building, while a different fence, which is not as visible from the street, will save on costs.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to install a five foot high black anodized aluminum fence at the street perimeter with an anodized gate to allow access for cars and pedestrians, to install a five foot high chain link fence at the tertiary areas which is permitted for a period of one year with possibilities of two one year extensions during the duration of construction was made by Joe Minuta and seconded by Michelle Basch.

The motion was approved 6-0.

AR 2015-18

4 Grand Street

To remove white vinyl, 1/1 windows and replace with historical windows to match original windows as close as possible in Hartford Green.

Applicant/Owner: Paula Dowd

DISCUSSION

Paula Dowd, applicant/owner appeared. She is proposing to replace the existing white vinyl windows with windows in as close to form and color to the original as possible. She attempted to obtain photographs of the original windows, including looking at postcards of Washington's Headquarters, in which the house is in the background, but

was unable to find any. She spoke to neighbors and historians who advised that 2/2 windows would be good. She is proposing aluminum clad wood exterior windows, true divided lite, which will conform to the profile.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Rich Rosencrans seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Rich Rosencrans moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to install new wood clad windows with aluminum exterior, true divide lites, with rectangular sashes with radius glass where necessary, in dark green was made by Joe Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

Minutes of the May 12, 2015 Meeting

A motion to approve the minutes of the May 12, 2015 meeting was made by Rich Rosencrans and seconded by Paula Stevens.

The motion was carried 5-0.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Timothy W. Kramer
Acting Secretary
Architectural Review Commission