

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

Joan

Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
May 14, 2013

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Wednesday, May 14, 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 2013-09

10 Farrington Street

To install wrought iron railings; new cement sidewalk; scrape building to natural stone or paint with Buttermilk color; repair and paint trim Wine Berry.

Applicant: Patrick Navas

DISCUSSION

Patrick Navas appeared late to discuss this application. The applicant came with two proposals for the building. The first was to scrape the building and bring it back to its natural stone. His second proposal was to paint the building with a buttermilk color. He was advised prior to the meeting what items he was expected to bring. After the Commission asked him a few questions, he did not

know exactly which of his ideas was definite. He was asked if he had any samples of paint colors with him and he did not. It was suggested that this application be tabled until Mr. Navas could come in with the appropriate materials.

A motion to table this application until examples of the appropriate materials that are going to be used was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 7-0.

AR 2013-14

218 Broadway

To install a 19' x 3' lighted sign.

Applicant: Daniel Deleon

Owner: Javid Sakhaee

DISCUSSION

Daniel Deleon appeared. He already installed a sign two months ago when he opened his business. He said he was unaware he had to appear before the Commission. The sign is a vinyl sign with small pipe lights. Paula Stevens said if had he come before the Board, he would have been told that vinyl lighted signs are not the appropriate type for the historical district. Michele Basch likes to see aesthetic continuity in the historic district and asked if it's feasible to put in a new sign, if approved. Tiffany Reis said that would set a precedent. She advised that the sign is already up, so a vote to approve or deny the application.

Several people spoke at the Public Hearing. Alicia Vaughn asked if this information was on the City of Newburgh website. Alberto Comacho said that vinyl signs are all over the Broadway area. Mary Crabb advised him that this Board is not an enforcing agency. Violations are the job of the Codes Compliance Officer.

A motion to disapprove this application as written was made by Joseph Minuta and seconded by Paula Stevens.

The motion to deny this application was approved 6-1.

NEW BUSINESS

AR 2013-28

261 Grand Street

To prime and paint exterior of building with black
filler, primer

sealer, Loxon masonry waterproofer; prime and
paint

exterior wood trim and windows.

Applicant: Martin Pucino

Owner: Dominick Sohook

DISCUSSION

Martin Pucino appeared to discuss this application. He wants to paint the building white and the trim Mediterranean Blue. He said he already received permission from the Building Department to prime and block fill the building.

A motion to approve this application to prime and paint with the colors provided, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 7-0.

PUBLIC HEARINGS

AR 2013-18

77 Grand Street

To install new bluestone and concrete ramp; new aluminum 4' high picket fence; replace existing wrought iron porch railing with wood of similar character; repair front porch in kind.

Applicant: Steve Ruelke, President

Owner: Ecclesia Ministries of Newburgh

DISCUSSION

A. J. Copolla, Project Architect and Steve Ruelke, President of Ecclesia Ministries of Newburgh, appeared before the Board. This property consists of two connected buildings. It was an adult home previously and will have the same type of occupancy when renovated. The exterior renovations include a new handicap ramp, renovation to the porches on both buildings, new landscaping, the replacement of a wrought iron porch railing with wood to match the wood railings on the other porch, with porch repairs made in kind, and a new four feet aluminum picket fence. The concrete handicap ramp under the porch posts, will access the lower level from the sidewalk with a difference in elevation of one foot. The railings will be metal pipe and in accordance with the code. Joseph Minuta suggested camouflaging the pipe rail with a wooden guard rail to provide aesthetic compliance.

Alicia Vaughn asked at the Public Hearing if she could see the plans in advance and how she can know what applicant's are on the agenda and access applicant information prior to the Public Hearing date. Tiffany Reis suggested she read the Public Hearing notice posted in several papers and go to code compliance to review the information.

A motion to approve this application, as written, to install a new bluestone, concrete ramp, and new aluminum 4' high picket fence, replace existing wrought

iron porch railing with wood of similar character and repair the front porch in kind, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 7-0.

AR 2013-19

120 First Street

To repair front elevation of garage; reconstruct garage front wall and replace the windows in kind; reconstruct the roof with new rock shingles; replace garage doors.

Applicant: Alberto Camacho

Owner: 120 First Street Associates

DISCUSSION

Jonathan Cella and Alberto Camacho appeared to discuss this application. The garage was hit by a car on the northeast side corner which fronts Liberty Street, and the exterior of the garage needs to be restored. The existing overhead aluminum doors will be replaced with custom made wood doors, and painted white. The roof will be Timberline arch shingles in black. The upper windows, covered by plywood now, will be reconstructed in kind and re-glazed. John Ledwith asked if there will be any changes on the left side. Mr. Cella said no changes, they are just looking to repair and fix the façade.

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

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

The motion was approved 7-0.

AR 2013-20

4 Lilly Street

To install 13 new Window World, Series 4000, double hung, double paned, white windows with contoured grips and half screens.

Applicant: Richard & Elizabeth Gadbois

DISCUSSION

Richard and Elizabeth Gadbois appeared. They would like to install new double hung, white vinyl windows. They were given alternative suggestions to the vinyl, such as composite wood and vinyl or aluminum clad wood windows. They said they will look into the companies that produce these types of windows.

The Public Hearing was held open.

A motion to table this application until the applicants can get more information on the types of windows as suggested in the meeting was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 7-0.

AR 2013-21 148 Renwick Street

To install new vinyl windows in tan color.

Applicant: Doloris Carleton

DISCUSSION

Bob Swanson appeared for the applicant. There was a fire in the house and the second floor was gutted. Windows were broken and they will be replaced with vinyl, 2/2 configuration in an almond color. He was told what was preferable for the historic district and said he will relay the information to the applicant and will return to the next meeting with her choice.

The Public Hearing was held open.

A motion to table this application until the applicant can get more information on the types of windows as suggested in the meeting was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2013-22 12 Lutheran Street

To repair brick; place cedar shakes at bay window and paint with Benjamin Moore, HC-30, Philadelphia Cream; refurbish or replace in kind, trim, using Benjamin Moore, HC-126 Avon Green and Philadelphia Cream and wooden porch columns and railing, using Benjamin Moore, HC-69 Whitall Brown; refurbish existing door and stain dark wood; repair eaves and paint Whitall Brown; replace roof with black EPDM and porch roof with GAF Timberline architectural shingles in charcoal color.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater

Newburgh

DISCUSSION

Kent Kruse, Project Manager will renovate, paint and scrape the building. The paint will be Benjamin Moore Philadelphia Cream, Avon Green and Whitall Brown. The roof is flat and will not be seen, but will be replaced with Timberline shingles. Porch columns and balusters will be wood and replaced in kind. The front door and inside door will remain and will be refurbished. There are also blue stone caps at the steps that will be replaced in kind as necessary.

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

A motion to approve this application as presented, to include restoration of the original front door and replacement of the blue stone caps in front, was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 7-0.

AR 2013-23 36 East Parmenter Street

To install James Hardie ColorPlus Siding, 5" exposure, smooth finish in Heathered Moss; Body Guard wood trim in Cashmere color; redo porch using HB&G exterior grade wood, 8" round tapered columns with colonial caps and bases, square with pyramid caps newels, savannah profile handrails, 1&5/8" square balusters in Benjamin Moore, HC-69, Whitall Brown; install Marvin integrity fiberglass clad wood windows, simulated divided lites in 2/1 configuration, cashmere color; Therma-Tru Smooth Star 4 panel 2 lite door painted Benjamin Moore, HC-62, Somerville Red; James Hardie soffit in Whitall Brown and cashmere colors; GAF Timberline roof, architectural shingles in charcoal color.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse appeared to discuss this application. He will install Hardie Siding in Heathered Moss, and wood trim in a cashmere color. The porch will be redone in wood and painted in Whitall Brown. Marvin clad windows in a 2/1 configuration, cashmere color, will be installed, along with a ThermaTru door painted Somerville Red. The roof will be done with Timberline shingles in charcoal. The soffit will be Whitall Brown and cashmere colors.

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

A motion to approve this application as written was made by Michele Basch and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2013-24 34 East Parmenter Street

To install James Hardie ColorPlus Siding, 5" exposure, smooth finish in Timber Bark; Body Guard wood trim in Cashmere color; redo porch with HB&G exterior grade wood,

8" round tapered columns with colonial caps and bases, square with pyramid caps newels, savannah profile handrails, 1&5/8" square balusters in Benjamin Moore, HC-69, Whitall Brown; install Marvin integrity fiberglass clad wood windows, simulated divided lites in 2/1 configuration, cashmere color; Therma-Tru Smooth Star 4 panel 2 lite door painted Benjamin Moore, HC-62, Somerville Red; James Hardie soffit in Whitall Brown and cashmere colors; GAF Timberline roof, architectural shingles in charcoal color.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater Newburgh

Kent Kruse appeared to discuss this application. He will install Hardie Siding in Timber Bark, and wood trim in a cashmere color. The porch will be redone in wood and painted in Whitall Brown. Marvin clad windows in a 2/1 configuration, cashmere color, will be installed, along with a ThermaTru door painted Somerville Red. The roof will be done with Timberline shingles in charcoal. The soffit will be Whitall Brown and cashmere colors.

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

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

The motion was approved 7-0.

AR 2013-25

237 Broadway

To install 2 aluminum signs; the bakery sign measures 186.01 X 21 inches and the grocery sign measures 184.01 x 21 inches.

Applicant: Maria Mosso

Owner: Mohamed Sheikh

DISCUSSION

The applicant would like to put up 2 signs; one is a bakery sign and the other is a grocery sign. They will be flat aluminum signs, white with black lettering. There will be a picture of a cupcake on one and a grocery cart on the other. Brigidanne Flynn said lighting would be a good addition and suggested a gooseneck lamp to illuminate from the top.

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

A motion to approve this application to allow the applicant to install 2 aluminum

signs; the bakery sign measuring 186.01 X 21 inches and the grocery sign measuring 184.01 x 21 inches, with a gooseneck lighting option, was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 7-0.

AR 2013-26

140 Broadway

To construct a 91unit housing and retail building;
recommendation to Planning Board.

**Applicant: Patrick Normoyle, Hill Street
Partners, LLC**

Owner: City of Newburgh

DISCUSSION

This application was discussed by Patrick Normoyl, Developer, Magnus Magnusson, Project Architect. And Fernando Villa. The building will have 91 apartments and will consist of brick and siding. There will be a cement fascia board such as Hardie that will give the building a modern look, yet fit culturally in the Broadway corridor. Joseph Minuta asked if it will need repainting in 10 years. He was told that the color was impregnated in the panel. There will be retail on the first floor and along Broadway and Lander Streets; there will be 5 floors, with the 5th floor set back to give an appearance of only 4 floors. Johnston Street will have 4 stories on that side, with a look like townhouses with their own entrances. The building will have a community room with laundry facilities. A green space will be outside the community area. Joseph Minuta asked about landscaping on the north side. They will plant vegetation that will thrive in the shade. Residential and retail parking will be fenced in. The utilities will be in the cellar where there is a meter and boiler room. The trash will have a screened area in back, off the street with rolling gates. The retail will have a service area with an inside garage door and bay with a large container for garbage. It was noted that although these plans will not change, they are subject to the budget. Mechanicals have to be developed in detail. The applicant was also looking for a recommendation to the Planning Board.

Alicia Vaughn spoke at the Public Hearing. She said she was excited about this project and wondered about the traffic impact of a 12,000 square feet retail space.

A motion to table this application until more specific details can be provided was made by Joseph Minuta and seconded by Michele Basch. The Commission also gave a positive recommendation to the Planning Board for this project. It was also noted that the applicant was willing to waive the time frame for the Public Hearing.

The motion was approved 7-0.

AR 2013-27

176 Grand Street

To replace windows with same size and color.
Applicant: Joshua Weinerman
Owner: Joseph Small, Small World Properties

DISCUSSION

Applicant did not appear at this meeting.

Minutes of the April Meeting

A motion to approve the minutes of the April 9, 2013 meeting was made by Joseph Minuta and seconded by Michele Basch.

The motion carried unanimously.

The meeting was adjourned at 9:25 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission