

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson
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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
November 10, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, November 10, 2015 at 7:30 p.m. In City Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Rich Rosencrans
Paula Stevens
Christopher Hanson

Also Present: Timothy Kramer, Assistant Corporation Counsel
Eliana Diaz, Land Use Board Secretary

Absent: Michelle Basch
Isaac Diggs

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

OLD BUSINESS

AR 2015-10 115 Liberty Street
Amend COA for the rehabilitation of storefront façade.
Applicant/Owner: Philippe Pierre/ Liberty Street Partners, LLC

Discussion

Josh Mousseau, owner of Domus Port LLC appeared on behalf of applicant/owner, Philippe Pierre of Liberty Street Partners, LLC. A Certificate of Appropriateness was issued on this property on May 12, 2015. Mr. Mousseau stated that original metal columns were discovered when performing the rehabilitation of the storefront façade. The applicant requested to be placed on the agenda in the event that ARC approval is required to allow the original columns to remain exposed. Mr. Mousseau stated that the approved plan calls for original historic wood and cast iron columns and storefront components to remain and are to be protected, cleaned and scraped, and to be incorporated into the new construction as necessary prior to painting to match the new façade.

A discussion was held regarding the newly exposed cast iron columns. Mr. Moussaeu stated that they intend to reincorporate the two square columns located at the entrance where the cast iron was discovered. It was stated that the cast iron columns found on the property were covered under the previous plan submitted and the previous COA stated as detailed on the plan, therefore no further action is required.

PUBLIC HEARINGS

Discussion and public hearing, at the request of the City of Newburgh, on remedies, including potential demolition, for severely distressed properties at the following locations:

169 JOHNSTON STREET

191 SOUTH STREET

68 CAMPBELL STREET

115 JOHNSTON STREET

2 LIBERTY STREET

161 LANDER STREET

139 JOHNSTON STREET

109 CHAMBERS STREET

132 THIRD STREET

140 THIRD STREET

251 THIRD STREET

76 LANDER STREET

28 COURTNEY AVE

254 LIBERTY STREET

The acting chairperson opened the public hearing.

Katherine Azeguirre, owner of 256 Liberty Street, stated that she is in favor of the demolition of the property located on 254 Liberty Street. Ms. Azeguirre stated that the property on 254 Liberty Street is in such a deteriorated condition that there are fallen tree branches scattered throughout. There is also an infestation of raccoons as well as a foul odor coming from the sewage for almost one year. Ms. Azeguirre considers the property on 254 Liberty Street to be unsafe for her and her children who are exposed to the property due to its proximity to her home.

Reverend John Borden, resident of 264 Liberty Street stated that he is against the demolition of the properties. Reverend Borden questioned the criteria used for determining the demolition of the properties. In addition, he asked if there was a vision

for the properties in order to get them back on the tax rolls. Reverend Borden stated an interest in possibly purchasing certain properties and rehabilitating them as long as doing so would not be cost prohibitive.

Richard Bedrosian, resident of 268 Liberty Street, stated that he is in favor of the demolition of the properties, specifically making reference to the property located on 254 Liberty Street. Mr. Bedrosian is in favor of demolishing the property and having someone such as Habitat for Humanity to possibly rebuild a house in its place, as it would probably be cost prohibitive to rehabilitate rather than rebuild a house on the property. In addition, Mr. Bedrosian presented a letter from Mr. Daniel Gilbert, resident of 261 Liberty Street, and owner of 258 Liberty Street who extended his thoughts in support of the demolition of the distressed properties listed, specifically referencing 254 Liberty Street. In his letter Mr. Gilbert stated the distressed properties are unsafe to its neighbors and pedestrians.

Paula Stevens moved and Christopher Hanson seconded the motion to close the public hearings on these properties. The motion was carried unanimously.

Minutes of the October 13, 2015 Meeting

A motion to approve the minutes of the October 13, 2015 meeting was made by Rich Rosencrans and seconded by Christopher Hanson.

The motion was carried 3-0.
Paula Stevens abstained

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Eliana Diaz
Secretary
Architectural Review Commission