

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson **Joan Mason, Secretary**
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ARCHITECTURAL REVIEW COMMISSION
Meeting of
October 14, 2014

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, October 14, 2014**, at 7:30 p.m.
In the **Activity Center, 401 Washington Street.**

Members Present: **Brigidanne Flynn, Acting Chairperson**
Paula Stevens
Joseph Minuta
Rich Rosencrans

Members Absent: **Michele Basch**

Also Present: **Timothy Kramer, Assistant Corporation Counsel**

The meeting was called to order at 7:35 p.m. after a quorum was confirmed.

PUBLIC HEARINGS

AR 2014-20 **2 Bayview Terrace**

To remove old deck and porch and install new 12' x 24' deck with 2 sets of stairs, one 5 feet wide and one 8 feet wide, rails and decking painted Benjamin Moore Cortland Blue, uprights painted Philadelphia Cream; install new Marvin clad windows.

Applicant: Jessica Ann Craig

DISCUSSION

Jessica Ann Craig appeared to discuss this application. Before the discussion started, Joseph Minuta stated that he submitted a proposal for this applicant at a different time with a different scope of work. He stated that he did not believe that there would be a conflict in his voting on this application. Ms. Craig stated there are 2 porches, one is a stoop type and the other is rotted. She would like to make one long 12' x 24' deck, with 2 sets of steps, one 5' and one 8', across

the back for more living space. The new deck will match the old deck and be expanded out. The pillars and roof will be kept and she had extra railings in storage and will use those if needed to keep everything matching. The new decking will be blue and the railings white. Brigidanne Flynn asked if the lattice work around the outside will be used for the underside of the deck. Paula Stevens stated the lattice would look good aesthetically. Ms. Craig stated that she had not thought about whether to use lattice work, but she is open to that suggestion. Also, the bay window on the upper floor, which was an addition to the building, leaks badly and has become rotted. She would replace it with more framing and a slightly larger window. The window is a 5 single lite, Marvin clad casement window in white. The casement window will match the trim in color. Rich Rosencrans stated that the proposal is more historically accurate than the window that currently exists.

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

A motion to approve this application to remove the old deck and porch, install new 12' x 24' deck and porch with 2 sets of stairs, one 5' and one 8', using the original rails and spindles to the extent available, if needed use matching rails and spindles, install lattice to match the front, paint rails and decking Benjamin Moore Cortland Blue and uprights Philadelphia Cream, and replace the bay window on the second floor with a 5 single lite Marvin clad casement window in white, was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 4-0.

AR 2014-35 21 Leroy Place

To rebuild rear of building; install new Andersen windows and Owens Corning roof shingles in Teak; repoint and repair brick; refinish and paint wood columns; install Hardie Plank siding in Timber Bark; install aluminum fascia, perforated vinyl soffit and decorative bracket.

Applicant: Rafiq Majeed

DISCUSSION

Ken Lytle and Mike Maher of Zen Design Consultants, Inc. appeared to discuss this application. There was an approval about one year ago. They appear with a different scenario with changes only to the rear. The roof will be cut back 12' and the third floor will have a private deck, with a 6" overhang, and a single French style door. HardiPlank siding and EPDM membrane with decking on top will be installed. Joseph Minuta asked about the fascia and brackets. It was pointed out that there the plans submitted did not show fascia in the rear. Mr. Lytle said that the fascia would not be visible in the rear, the hip roof will be visible; therefore they planned on not including the fascia and brackets. Joseph Minuta felt that there should be similar detailing in the rear as in the front. Mr. Lytle agreed to install white fascia and brackets on either side. The railing will

match the first and second floor railings. The colors that were previously approved will remain the same. Brigianne Flynn asked about access to get to the garage. Mr. Lytle said the back of the building will be shortened by 10' on the right for access to get to the garage. The chimney will be capped off. The members felt that the plans presented did not represent the points in the discussion and asked Mr. Lytle to submit a plan that will reflect what was discussed.

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

A motion to approve this application to modify the plans for the 3rd floor cut back approximately 12', install HardiPlank siding, EPDM roofing with decking on top, railing similar to the decking on the first and second floors, single French style door, add fascia with brackets to match the front end side, and colors to match the previously approved plans that were submitted, was made by Brigianne Flynn and seconded by Paula Stevens.

The motion was approved 4-0.

Minutes of the September 9, 2014 Meeting

A motion to approve the minutes of the September 9, 2014 meeting, with the change of the name of Judy Johnson to Judy Miller, was made by Paula Stevens and seconded by Rich Rosencrans.

The motion was carried 3-0, with Joseph Minuta abstaining.

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

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission