

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

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**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of  
**October 8, 2013**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, October 8, 2013**, at 7:30 p.m. in the Activity Center, 401 Washington Street, Newburgh, New York.

**Members Present:** **John Ledwith, IV, Chairperson**  
**Brigidanne Flynn**  
**Michele Basch**  
**Joseph Minuta**

**Members Absent:** **Paula Stevens**  
**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 2013-26** **140 Broadway**  
To construct a 91unit housing and retail building.  
**Applicant: Patrick Normoyle, Hill Street**  
**Partners, LLC**  
**Owner: City of Newburgh**

**DISCUSSION**

Magnus Magnusson, Fernando Villa and Gen Stencil, presented the changes to this project since it was last discussed in May. There will be changes to the building. The exterior will stay the same, but the landscaping will change. There will be a 5 feet landscape border along all interior property lines abutting the neighbors. Landscaping will have to be northern light tolerant. The emergency egress into the parking lot will

remain closed until needed. Two parking spaces were removed due to grading problems. There will be 13 retail spots and the rest will be residential, with 2 assigned parking spaces for the 2 to 3 bedroom apartments and 1 space for the 1 bedroom apartments. The fence around the property will be galvanized with solid top rails and posts, 3' high along Johnston Street and 6' around the perimeter. The garbage and transformers will be located inside the fence. There is a leg into the parking lot that was previously going to be an entrance, however now it will be grass. Michele Basch suggested benches for the residents in the grassy area. For now, it will be fenced in with a gate so it can be maintained. The store sign will be at the corner where the retail entrance is, and the small retail space on the other end will have a sign above the entrance or an awning sign. Brigidanne Flynn asked if the supermarket will take the whole space, the applicant stated that if they don't, it can be separated. Utilities are underground and utility meters are inside. The lighting fixtures will up light to an arch then face down. There is existing illuminating street light.

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

**AR 2013-27**

**176 Grand Street**

To replace windows with same size and color.

**Applicant: Joshua Weinerman**

**Owner: Joseph Small, Small World Properties**

#### **DISCUSSION**

Joshua Weinerman appeared to discuss this application. The windows will be aluminum clad wood window and frame, simulated divided lite, 2/2 vertical mullions as on the bottom windows. There are 8 windows in total on the front of the building. Joseph Minuta asked about the space on the top of the window. All windows will be a uniform size to tightly fit the actual opening and will infill with wood if needed. The windows will be maroon to match the others.

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

A motion to approve this application to install 8 Pella or similar, front windows, aluminum clad wood, simulated divided light, 2/2 configuration, in maroon or painted maroon, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 4-0.

**AR 2013-36**

**157 Renwick Street**

To install replacement windows.

**Applicant: Christine Mosquera**

**Owner: Micaela Mosquera**

**DISCUSSION**

Christine Mosquera has appeared before the Board several times before for the vinyl windows that she paid for and the company is unwilling to take back and refund her money. She consulted an attorney and the legal costs would be more than the cost of the loss of the windows. She wants to rectify the situation and is willing to go to another company for the clad windows. Tiffany Reis advised her that if denied, there is a code provision for reapplication under a hardship. She advised the applicant that the hardship criteria is found in §300-27. She was also advised that to avoid a reapplication after denial, and all that entails, the application can be tabled until she comes before the ARC with a desired window type. Ms. Mosquera asked the board to vote on the application in it's current form.

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

A motion to deny this application to install the vinyl windows as specified in the application was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 4-0.

**NEW BUSINESS**

**AR 2013-43**

**314 Grand Street**

To repair fascia moldings, corbels, and Yankee gutter in kind;  
and paint to match existing colors.  
**Applicant: John Ledwith**

**DISCUSSION**

Application was moved to next month's agenda due to the lack of a quorum.

A motion to table this application was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 3-0.

**PUBLIC HEARINGS**

**AR 2013-42**

**162 South Street**

To install new aluminum Thermal-Break double hung tilt windows, Series 2000A  
**Applicant: Redzep Prelvukic**

## **DISCUSSION**

Redzep Prelvukic would like to replace 24 windows with double hung, aluminum clad wood windows in bronze, with a 2/2 configuration. The frame will be wood and capped in bronze. Bridgidanne Flynn asked if the grids were simulated. They are permanently attached in between 2 panes.

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

A motion to approve this application to install aluminum clad wood windows in bronze, double hung, 2/2 configuration, with the frame capped in bronze was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 4-0.

### **AR 2013-44**

#### **13-15 Chambers Street**

To renovate apartments and storefront; replace windows; repair exterior as needed.

**Applicant: Madeline Fletcher, Executive Director  
Newburgh Community Land**

### **Bank**

## **DISCUSSION**

Jeff Wilkinson appeared to discuss this application. He presented architectural drawings showing the extent of this project. This project will be built in 2 phases. The first phase of the building is the single story turned in to offices. The east façade will have Signature Series, aluminum clad wood squared top windows in desert tan, simulated divided lite, double hung, 2/1. On the storefront, the original door will be kept and stained dark mahogany. The cornice will be repaired as will the roof if needed using similar products. The north side will have double hung, 2/2 windows. Existing masonry will be spot re-pointed, and the exposed wall will be in filled with stucco to match the color of the brick. Window trim will be Benjamin Moore HC-152, Whipple Blue and the stucco color will be Benjamin Moore 2093-30, Colonial Brick. The west side will have stucco applied where there is plywood. There will be LED down lights in black and 4 bike racks in front of the office building. Joseph Minuta said that bike racks in front will change the aesthetics and suggested putting the racks in the back or put some greenery around it. Bridgidanne Flynn asked if the utility meters could be moved. Mr. Wilkinson said he could ask Central Hudson, but that is where they are located for now. Tiffany Reis reminded Mr. Wilkinson that he needed a signed proxy submitted within 24 hours. Joseph Minuta said he put a bid in for this project and also helped with the funding. He said he could make a fair and impartial vote on this project. Mr. Wilkinson said he had no objection to Mr. Minuta voting on this application.

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

A motion to approve this application to make the proposed changes to the building as submitted and specified on the architectural renderings was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 4-0.

**AR 2013-45                      167 South William Street**

To replace wooden windows with vinyl; replace existing window frames.

**Applicant: Jose Majano**

**DISCUSSION**

Jose Majano would like to replace 22 windows with vinyl ones. Two vinyl windows were already installed. John Ledwith explained what type of window is historically acceptable per guidelines. Mr. Majano was given a written guideline and told when he comes back before the Board, he should come with more specifics of the window he intends to install.

The Public Hearing was held open

A motion to table this application until more specific information on the windows can be provided, was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 4-0.

**AR 2013-46                      55 Grand Street**

To remove existing mansard slate roof and replace with GAF Country Mansion II shingles in Old Pewter color.

**Applicant: Rev. Fernando Hernandez  
St. Patrick's Church**

**DISCUSSION**

Reverend Fernando Hernandez and contractor Tim Housely appeared to discuss replacing the mansard roof. It is slate and they would like to replace it with GAF Country Mansion II shingles. Brigidanne Flynn said that it doesn't appear that many shingles are missing. Mr. Housely said the problem was the flashing. It was recommended that perhaps they look for a craftsman with a knowledge of how to replace the slate to keep the character of the building. John Ledwith said the slate can be removed, the flashing repaired, it takes time and skill but can be done. Rev. Hernandez said the Archdiocese gives them the money and they would have to go back to them to get approval. It was suggested they find a slate worker and get estimates, then come back.

The Public Hearing was held open

A motion to table this application until restoration methods to repair the slate roof can be looked into, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 4-0.

## **DISCUSSION**

### Historic District Zoning Code

Tiffany Reis, Assistant Corporation Counsel answered some questions regarding changes to the code and referred John Ledwith to confer with Ms. Kelson with any other questions.

The meeting was adjourned at 9:50 p.m.

Respectfully yours,

Joan Mason  
Secretary  
Architectural Review Commission