

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

123 Grand Street, Newburgh, N.Y. 12550

Joan Mason, Secretary

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**ARCHITECTURAL REVIEW COMMISSION meeting of
March 8, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, March 8, 2011**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: Mary Crabb, Chairperson
Bridgidanne Flynn
Paula Stevens
John Ledwith, IV
Joseph Minuta

Members Absent: Peter King
Michele Basch

Also Present: Michelle Kelson,
Assistant Corporation Counsel

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

PUBLIC HEARINGS

AR 2011-05

82 Johnston Street

To replace 3 second floor windows; new front entrance deck, porch and stair case with colonial white spindles and adobe beige trim; reconstruct back and front soffits; replace roof with new slate blend shingle and front entrance door with transom.

Applicant: Sal's Contracting

Owner: Anne Friedman

DISCUSSION

Sal Salazar and Anne Friedman appeared before the Commission to discuss the project. They propose reconstructing the front porch with white colonial spindles, adobe beige trim and closed risers. The roof shingles will be replaced with asphalt shingles in

a charcoal grey color. Only the window glazing will be replaced. At the suggestion of Brigidanne Flynn and Joseph Minuta, the applicant agreed to install a ThermaTru six panel steel door with the transom and sidelight to remain. The front and back soffits will be reconstructed.

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

A motion to approve this application to replace the window glass, install a new front entrance porch and closed riser staircase with colonial spindles in white and adobe beige trim, reconstruct back and front soffits, replace the roof with new asphalt charcoal color shingles, and install a new 6 panel ThermaTru steel front entrance door, with existing transom and sidelights to remain, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2011-06

10 Catherine Street

To demolish structure, subdivide property and build 2 single family attached homes.

Applicant: Habitat for Humanity

Owner: OC Housing Dev Fund

DISCUSSION

Lisa Biggin, representing Habitat for Humanity, appeared and proposed demolishing the existing structure and subdividing the property to construct two single family attached homes. The applicant submitted an engineer's report stating the demolition of the existing structure is necessary. The applicant proposed the following for the new duplex: HardiPlank siding, Marvin windows, PVC in brown or gray for the porch decking and HBG columns and rails. Joseph Minuta suggested he inspect the building to determine whether the building could be restored. Ms. Biggin said the brick is in poor shape and requires lead paint and asbestos abatement to receive federal funding. She stated that the applicant could not afford to restore the building and would return it to the City if it could not be demolished for new construction. Joseph Minuta recommended that the new construction reflect the architectural design of the neighborhood and current drawings did not reflect adequate detail of the proposed features of the new construction. Other members of the Commission expressed similar concerns.

The Public Hearing will remain open.

A motion to table the application for additional architectural details of the proposed houses was made by Joseph Minuta and seconded by John Ledwith.

The motion was approved 5-0.

AR 2011-07 **21 Leroy Place**
To demolish building.
Applicant: Richard Herbek
Owner: City of Newburgh

DISCUSSION

Acting City Manager Richard Herbek, City Engineer Craig Marti and Fire Chief Michael Vatter appeared to discuss demolition of the building. In April, the city will auction off city owned properties and if the property can be sold with an approval for the demolition, the property may sell for a higher price at the auction. Although Joseph Minuta agreed, he suggested that this property could be rehabilitated. Mr. Herbek said if someone purchased this property at auction, there would be an option to rehabilitate but such option will be very costly. There are many problems with this building, which include water damage on the first floor and the second floor ceiling falling to the first floor. The City was unable to sell the property at last year's auction.

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

A motion to approve this application to demolish the building was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2011-08 **16 William Street**
To demolish building.
Applicant: Richard Herbek
Owner: City of Newburgh

DISCUSSION

Acting City Manager Richard Herbek, City Engineer Craig Marti and Fire Chief Michael Vatter appeared to discuss demolition of the building. This building is in poor condition. In April, the city will auction off city owned properties and if the property can be sold with an approval for the demolition, the property may sell for a higher price at the auction.

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

A motion to approve this application to demolish the building was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion was approved 5-0.

AR 2011-09 142 North Miller Street
To demolish building.
Applicant: Richard Herbek
Owner: City of Newburgh

DISCUSSION

Acting City Manager Richard Herbek, City Engineer Craig Marti and Fire Chief Michael Vatter appeared to discuss the demolition of the partial foundation that is on this property. In April, the city will auction off city owned properties and if the property can be sold with an approval for the demolition, the property may sell for a higher price at the auction.

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

A motion to approve this application to demolish the partial foundation was made by John Ledwith and seconded by Brigidanne Flynn.

The motion was approved 5-0.

AR 2011-10 10 Van Ness Street
To demolish building.
Applicant: Richard Herbek
Owner: City of Newburgh

DISCUSSION

Acting City Manager Richard Herbek, City Engineer Craig Marti and Fire Chief Michael Vatter appeared to discuss demolition of the building, which is in poor condition. In April, the city will auction off city owned properties and if the property can be sold with an approval for the demolition, the property may sell for a higher price at the auction.

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

A motion to approve this application to demolish the building was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion was approved 5-0.

AR 2011-11 12 Van Ness Street
To demolish building.
Applicant: Richard Herbek
Owner: City of Newburgh

DISCUSSION

Acting City Manager Richard Herbek, City Engineer Craig Marti and Fire Chief Michael Vatter appeared to discuss demolition of the building. In April, the city will auction off city owned properties and if the property can be sold with an approval for the demolition, the property may sell for a higher price at the auction. There is a garage on this property that is in poor condition.

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

A motion to approve this application to demolish the building was made by John Ledwith and seconded by Brigidanne Flynn.

The motion was approved 5-0.

Minutes of the February 8, 2011 Meeting

A motion to approve the minutes of the February 8, 2011 meeting was made by John Ledwith and seconded by Joseph Minuta.

The motion carried unanimously.

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

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission