

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson
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**MINUTES
ARCHITECTURAL REVIEW COMMISSION**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Wednesday, October 19, 2016 at 7:30 p.m. at Activity/Recreation Center, Washington Street, Newburgh, NY 12550

Members Present: Isaac Diggs
Brigidanne Flynn, Acting Chairperson
Christopher Hanson
Jeff Wilkinson
Members Excused: Richard Rosencrans
Members Absent: Michele Basch

Also Present: Michelle Kelson, Corporation Counsel
Eliana Diaz, Land Use Board Secretary

The meeting was called to order at 7:34 p.m. after a quorum was confirmed.

Minutes of the September 13, 2016 Meeting

Mr. Diggs made a motion to approve the minutes from the September 13, 2016 meeting as presented.

Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections

NEW BUSINESS

AR 2016-37 183 Liberty Street
Applicant/Owner: Beth Sigler/Joao Araujo

To rebuild and restore exterior. Rebuild the existing front porch, restore and or replace windows and doors, remove and replace roofing and gutters, repair, repoint and repaint exterior masonry and brick.

Ms. Beth Sigler, Owner/applicant appeared before the Commission. Ms. Sigler stated that the project consisted in replacing the windows on the property, provide new roofing as well as rebuilding the front and back porch. Ms. Sigler explained that they intended to rehabilitate the exterior to restore it to as close as possible to original based on old photos of the house. Ms. Sigler discussed with the commission the architects' plans

submitted for consideration.

Following discussion, the Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Wilkinson made the motion to grant a Certificate of Appropriateness (COA) as detailed on the submitted architectural plans; including one over one clad wood Marvin windows, masonry renovation, front porch restoration.

Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-38

76 Carson Avenue

Applicant/Owner: Marta Carcamo

To amend the COA issued previously to include the replacement of one window on the rear façade of the property.

Mrs. Marta Carcamo, applicant/owner appeared before the Commission., translation from English to Spanish provided by Ms. Diaz, Land Use Board Secretary.

Mrs. Carcamo requested the replacement of one window located on the rear of the building. In the application submitted by Mrs. Carcamo the replacement window proposed which is visible from the street was vinyl. The Commission explained to Mrs. Carcamo that vinyl windows were not accepted in the East End Historic district. It was further conveyed to Mrs. Carcamo that the Commission would be able to approve, a one over one vinyl clad wood window as the replacement.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA for a one over one vinyl clad wood replacement window for the rear façade of the building. Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

To amend the COA issued previously to include the replacement of windows sashes on the front façade.

Mrs. Madeline Fletcher, applicant/owner appeared before the Commission. The application submitted proposed for the replacement of windows in kind with wood, replacement sash packs as manufactured by Marvin, Jeld Wen, Pella, or equivalent window manufacturer. There was a discussion regarding the windows proposed which included the height of the windows on the first floor. It was stated that the wood window sash packs would keep the size, dimension and lite configuration of the original windows. Given the height of the first-floor windows, it was suggested by Mr. Wilkinson that the glass be tempered as this may be required by building code for windows of that size. The applicant was encouraged to check with the Building Inspector.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Wilkinson made the motion to grant a COA to allow the applicant to replace with front façade windows with wood or clad wood sash replacements with simulated divided lite which replicate the original window dimensions and configurations. Mr. Diggs seconded the motion.

The motion was approved 4-0 with no objections.

To replace existing stairs on the front of the property with composite and pressure treated wood, to replace decking and railing with Trex composite material.

Mr. Chris Staffon, applicant/owner appeared before the Commission. The applicant stated his intentions of replacing the stairs, decking and railing with composite wood materials. The Commission explained to the applicant that composite material such could not be used in the East End Historic District. Composite materials cannot be used on the rails and spindles portion of the porch as it cannot be shaped or painted to replicated the existing style and dimension. The Commission further explained that materials such as Trex and Azek could be used on the decking, risers and flat trim boards. The porch would be painted white.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA to allow the applicant to rebuild the front porch using pressure treated wood hand rails and spindles stained or painted white, with stair risers, treads and decking to be Trex and or Azek. Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-44 28 Courtney Avenue
Applicant/Owner: Archie Logan

To restore the exterior to the original state, to replace all windows on the property and replace the existing porch.

Mr. Archie Logan, applicant/owner appeared before the Commission. Mr. Logan explained to the Commission that he needed to replace the windows and the front porch given the extent of the renovations required to the property. The property has stood vacant for a considerable amount of time. There is a total of 9 front windows and 3 basement windows on front façade of the property. It was stated that the frames of the windows are in good condition but the applicant would be going to the brick and replacing the widows with one over one, double hung vinyl clad wood windows. For the top floor which is setback, the applicant expressed that he wished to use an awning type of window. There was a discussion regarding the front porch on the property. The top of the porch will be kept and repaired with the posts, joist and decking to be replaced in kind to match the attached neighbor's property.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to assume SEQRA negative declaration for lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion grant a COA for the restoration of the front porch and replacement of the widows on the front façade with a one over one, double hung, vinyl clad wood with an awning/hopper style window on the top floor.

Mr. Hanson seconded the motion.
The motion was approved 4-0 with no objections.

AR 2016-45

9 Johnston Street

Applicant/Owner: Colin Jarvis/Newburgh Ministry Inc.

To erect a fence with a panic bar gate along the property line on the South side of the building

Mr. Colin Jarvis, Executive Director, Newburgh Ministry, appeared before the Commission. Mr. Jarvis stated that the Newburgh Ministry would like to erect a fence along the South side of the property which is exposed to an adjacent empty lot. The fencing would be from the back of the building to the front with a gate at the street. The proposed chain link fence does not match existing fencing on the other side of the Ministry building. Mr. Jarvis explained that this fence is for security purposes and it would be six feet in height. The idea as explained by Mr. Jarvis is to secure the side access to the building from the exposed lot. It was explained to Mr. Jarvis that a chain-link fence is not allowed in the East End Historic District. The Commission suggested an alternate style in a black adonized aluminum similar in style to the existing fence on the North side of the property.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to assume SEQRA negative declaration for lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to grant a COA to install a black adonized aluminum fence along the length of the South side property line with a front access gate. Fence is to be six feet in height.
Mr. Diggs seconded the motion.
The motion was approved 4-0 with no objections.

AR 2016-41

15 Liberty Street

Applicant/Owner: John Bonhomme

To amend the COA issued previously for painting only to include the replacement the storefront door on the property.

Mr. Wilkinson recused himself from the application citing a professional relationship with the applicant. Therefore, the Commission was without a quorum to vote on the application. Mr. Diggs made a motion to table the application until the November

meeting of the Commission. Mr. Hanson seconded the motion. The motion was carried unanimously.

AR 2016-51 2 Liberty Street
Applicant/Owner: John Bonhomme

To restore the property in-kind with original details.

Mr. Diggs made a motion to table the application until the November meeting of the Commission. Mr. Hanson seconded the motion. The motion was carried unanimously.

AR 2016-48 97 Dubois Street
Applicant/Owner: Hechito LLC

To replace windows, to paint trim, cornice, fascia, window casing and front porch.

Mr. Joseph Melo, appeared as a representative of Hechito, LLC. Mr. Melo stated that the proposed work on the property included the replacement of five windows on the front façade along with painting of the exterior. The five windows that are proposed to be replaced in the front of the property will be double hung, Trimline brand either full replacement windows or sash packs in a vinyl clad wood. The paint colors to be used are Benjamin Moore HC-148 Jamestown Blue on the Cornice/fascia and shutters. HC-62 Somerville Red on the Front door and window casings and HC-99 Abington Putty for the porch. The main body of the house will remain unpainted brick.

The Chair opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA to replace five windows with vinyl clad wood double hung window by Trimline in either sash pack or full replacement unit. To paint the exterior of the property cornice/fascia, porch and trim with the following colors Benjamin Moore HC-148, HC- the application as submitted, to have the windows with clad wood one over one and pa and HC-99. Main brick body of building to remain unpainted.

Mr. Hanson seconded the motion.
The motion was approved 4-0 with no objections.

AR 2016-49**169 ½ Liberty Street****Applicant/Owner: Sarah Beckham Hooff & Aaron Latos**

To rehabilitate the front façade of the property, replacing the vinyl siding on the second floor with copper cladding, strip the brick façade on the lower level back to the original brick and replace the infill door with a copper door.

Mr. Aaron Latos and Ms. Sarah Hoof Owner/applicants appeared before the Commission. Mr. Latos and Ms. Hoof are proposing to strip the lead paint, repoint brick and replace vinyl with copper the façade of the property. The entry door is to be replaced with a solid wood or copper door, the upper window would be replaced and widened with a slider windows. There is no exterior lighting proposed, the applicants stated that there is a street light right outside of the property which provides sufficient illumination. A projecting sign would be placed above the entry alcove.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to assume SEQRA negative declaration for lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA for the rehabilitation of the front façade as specified in the plans attached to the application.

Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-50**284 Liberty Street****Applicant/Owner: Michael Lebron/Dwellstead**

To repair windows, replace entrance door, repair concrete steps and repair porch.

Mr. Michael Lebron applicant/owner appeared before the Commission. Mr. Lebron explained his renovation plan for the exterior of the building. Proposed to remove the paint on the exterior brick by pressure washing the white paint on the side of the property and apply treatment to remove paint from the brownstone on the property. The commissioners held a brief discussion on removing and treating paint, it was determined that two possible options would be to remove the paint on the exterior or repaint the exterior. Mr. Lebron stated that the parking would be repaired and replaced. The existing six over six windows will be restored and interior storm windows will be installed. Mr. Lebron stated that the front entry door would be replaced with a double entry door. The chimney would also undergo repointing.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to assume SEQRA negative declaration for lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA for the following remove and replace front entry door with double entry doors, restoring six over six windows, power washing brick or painting if needed in Monterey White, repoint brick as necessary and repoint chimney.
Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-07 120 Johnston Street
Applicant/Owner: Mark Epstein

To amend the COA issued previously by using windows that have both sashes operating keeping the upper sash out of view behind a molding that mimics the arch.

Mr. Mark Epstein, Owner/applicant appeared before the Commission.
Mr. Epstein stated that he wished to amend the COA he was issued for 120 Johnston Street. Mr. Epstein wants to amend the COA from a fixed upper sash window to Anderson double hung windows with a radius arch. Mr. Epstein explained the modifications need was to have the windows provide ventilation.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Mr. Hanson seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to assume SEQRA negative declaration for lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to grant a COA to change from a fixed upper sash to an Anderson double hung vinyl clad window with radius arch glazing.
Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

With no further business to discuss the meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Eliana Diaz
Secretary to the Land Use Boards