

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
May 10, 2016**

The meeting of the City of Newburgh Architectural Review Commission
was held on Tuesday, May 10, 2016 at 7:30 p.m.
City Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Rich Rosencrans
Paula Stevens
Jeff Wilkinson
Christopher Hanson
Michelle Basch
Isaac Diggs

Members Absent:

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

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

PUBLIC HEARINGS

AR 2016-15 24 Courtney Avenue

To erect a privacy fence along property line and paint the front deck
of property.

Applicant: Joe Martinez

Owner: Hudson Valley Real Estate Partners LLC

Discussion

Joe Martinez, applicant, Construction Manager, appeared. Mr. Martinez is proposing to erect a fence along the rear perimeter of the property line and paint the deck which pertains to the owners' side of the property. The railing, trim & cornice will be replaced and painted with the exception of the brick, the front door will also be painted the same color.

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

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Michelle Basch moved and Christopher Hanson seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as specified, to erect a privacy fence on the back property line and paint the front deck cornice area trim and front door in kindle charcoal HC-166 was made by Isaac Diggs and seconded by Paula Stevens.

The motion was carried 6 in favor and 1 abstain.

AR 2016-14

30 South Miller Street

To perform a gut rehabilitation of an existing two story structure which will include new windows, doors, porch and roof

Applicant: Habitat for Humanity of Greater Newburgh

Owner: Community Land Bank

Discussion

Nate Litwin, Project manager for Habitat for Humanity of Greater Newburgh, appeared. Mr. Litwin stated that a new porch is sought to be constructed on the property. It was mentioned that the existing brick is in disrepair. In order to create a vestibule entry double doors will be put in place and all of the brick and stone will be taken out. The alley way in adjoining the property was addressed. It was stated that a fence will be placed for safety purposes. On the side of the property there are two entrances, it was stated that one door might end up being removed. The removal of the door won't be highly visible with the gate in place which will be 5 or 6 feet in height. It was stated that since a gut rehabilitation will be done on the property a conduit can be done to give the occupants the option of installing satellite dishes on the roof of their homes and not on the side of the building. There will be a pendant style lighting for the building. In order to keep the entire building within character the brick patterns for the front stoop will be brought forward. The damaged sills and cornices will be tried to be repaired. The windows on the basement area will also be repaired. The motion lights which are proposed for the property are to be placed mid-way in the alley.

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

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Rich Rosencrans moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to repair the cornice and custom made wood brackets to match the existing and paint them in Benjamin Moore Jamestown Blue HC-148, install

Marvin integrity double hung fiber glass clad wood frame windows with 1 1/8 inch mullion simulated divided lights in a 2 over 2 configuration in cashmere color, repair the brownstone lintels and sills, demolish the existing porch and construct a new wood porch with the piers moved forwards, no polls will be standard profile square with decorative cat handrails with square baluster painted with Benjamin Moore Jamestown Blues HC-148, fabricate a double swing exterior door using the existing transom to be painted with Benjamin Moore, Hodley Red, HC-65, to install an interior with Therma Tru Smooth-Star, S296, four panel/two lite with existing transom, install a jelly jar light at the front door and back door, a motion sensor to be placed midway the alley way, run interior conduit to install Satellite Dish on the roof and install a 5-6 foot wooden fence with gate at the front of the alley way, repair repoint brick and gutters, to fix and match the lintels on the porch to what is already existing was made by Paula Stevens and seconded by Isaac Diggs.

The motion was carried unanimously.

AR 2016-17

4-6 Clark Street

To replace windows on warehouse

Applicant/Owner: Jeffrey Link/ Applewood Acres Inc.

Discussion

Jeffrey Link, Applicant/Owner, appeared. Mr. Link began the discussion by pointing out to the members of the board that a loading dock door had been discovered on the second floor of the warehouse. Mr. Link stated he would like to place a glass pane over the door somewhat like a storm window to preserve the door and have it visible. It was stated that on the parcel there are three distinct buildings. Which is why Mr. Link is proposing to place two different styles of windows on the property, in addition the applicant suggested to placing grids over the windows. The board recommended Mr. Link to use commercial windows which would fit the industrial feel of the property. In addition it was recommended that aluminum frame industrial windows be used. There was a discussion regarding the opening of the windows for ventilation purposes. Central air will be used throughout the property, Mr. Link stated he would like the windows to open upwards. Upon reviewing the opening of the windows it was determined that the original openings were larger than what is currently in place. The members of the board expressed their desire to keep consistency throughout the building and so the request made by Mr. Link to have two different styles of windows would defeat that purpose.

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

Paula Stevens moved and Rich Rosencrans seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Rich Rosencrans moved and Christopher Hanson seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to replace the front windows of 4 and 6 Clark Street with industrial aluminum window with symmetrical grids fixed or having ventilation operation, to have a solid glass panel over the second floor door on 4 Clark Street with the same trim color, to have double hung windows with the four over four in aluminum or

wood clad aluminum in the same color to match the front, the door on 4 Clark street is to be painted in Georgia Brick Benjamin Moore HC-50, the trim around the door is to be painted Dorset Gold, Benjamin Moore, HC-8, the 6 Clark Street trim on the garage door is to be painted in Grant Beige, Benjamin Moore, HC-83 was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

AR 2016-16

153 Lander Street

To renovate three story masonry rowhouse with storefront, to repair rear chimney, front cornice and storefront and to close off basement windows with bricks.

Applicant: Michael Lebron

Owners: Ana Vega-Ovalle

Discussion

Michael Lebron, applicant, appeared. Mr. Lebron stated that the property was a multiple family dwelling unit with a studio located on the back of the property. Mr. Lebron wanted to point out that the building had vinyl windows at the time of purchase and that they will be kept, the only work to be done is sash replacement. There was a discussion on the corbels which are painted in a Benjamin Moore Van Buring brown HC-70. There are currently two corbels missing on the property. Mr. Lebron was referred to speak with the project manager from habitat for humanity of greater Newburgh. Perhaps the project manager from Habitat could recommend someone to Mr. Lebron to manufacture the two missing corbels. The work which will be done to the property was outlined and it was recommended that a conduit be put in place for wires. The property has a storefront on the ground floor. It was stated that until the owner leases the storefront wood panels would be used for protection purposes on the windows instead of glass. It was stated that for the time being there would only be cleaning and repairing on the storefront. The windows throughout the property should be similar in style. The first floor windows will be wood or aluminum clad. The deck is partially visible from the lot, it was recommended to place exterior lighting through the existing doors and on the side of the property. The remaining windows which are vinyl can be painted if they are not being replaced. The chairperson feels the door proposed on the plans submitted by the applicant are appropriate, however the applicant can continue to search for doors he is comfortable putting in place.

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

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Paula Stevens moved and Isaac Diggs seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as presented to replace the storefront door with a double door with glass on the top and wood panel on the bottom, the front residential door will be a single door with glass on top and wood panel on the bottom to match the side

elevation residential door, the lighting details along the side next to the residential door the rear and front lighting are to be added to the application, the cornice is to be painted in Van Buren brown as well as the storefront and the window frames was made by Isaac Diggs and seconded by Chris Hanson.

The motion was carried unanimously.

AR 2016-018

223 Broadway

To install a sign along the front and side of the property.

Applicant: Anthony Castillo

Owner: Newburgh Commercial

Discussion

Anthony Castillo, applicant and Favio Taveras project manager, appeared. Mr. Taveras stated that the proposed signage would be made up of individual letters with waterfall awnings and decal lettering. The window decals were addressed, it was stated that those decals would not be placed on the windows, they were only used on the rendering submitted to make it stand out. The awning will be sloped and that would be in compliance with the traditional guidelines. Mr. Taveras stated that each letter for the sign would be individually lit. However the guidelines specify that such form of lighting is not permitted. Goose neck lighting will have to be the source of illumination and at least two more goose neck lights will have to be added. The placing of the canopy on the side of the building will have to be verified with the Code Compliance office. If the placing of the canopy is permitted it will have to be either red or green color. The signage on the side of the building will be lit by goose neck lights and the back signage will mark the receiving entrance.

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

Christopher Hanson moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to install a sign on the front of the building with individual letters lit by three goose neck lights, to install an awning with a traditional angle with the lettering as shown on the application, to place a green canopy on the side of the building as described in the application, to install a box sign above the canopy lit by goose neck lights, to place a sign on the rear the same as the sign on the side of the building, the rear sign will not use lighting was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

Minutes of the April 12, 2016 Meeting

A motion to approve the minutes of the March 8, 2016 meeting was made by Paula Stevens and seconded by Isaac Diggs.

The motion was carried 6-0.

The meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Eliana Diaz
Secretary
Architectural Review Commission