

**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
Tuesday, August 9, 2016 at 7:30 p.m. at the
Activities Center, 401 Washington Street, Newburgh

Members Present: Jeff Wilkinson
Michelle Basch
Rich Rosencrans
Isaac Diggs
Christopher Hanson

Members Absent: Brigidanne Flynn, Acting Chairperson

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

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

Minutes of the July 12, 2016 Meeting

Mr. Rosencrans made a motion to approve the July 12, 2016 minutes as presented.
Mr. Hanson seconded the motion.

The motion was approved 5-0 with no opposition.

NEW BUSINESS

CONSENT AGENDA

AR 2016-22

44 Carson Avenue

To paint the exterior features of the house using colors from the
Benjamin Moore Historic Colors Palette as follows:

- Front porch, cornice, fascia and trim in Hale Navy HC-154
- Front door in Black PM-9

**Applicant/Owner: Shay Sellars/Hudson Valley Real Estate
Partners LLC**

Discussion

The members of the board reviewed the colors submitted by the applicant.

A motion to approve the application as specified, to paint the exterior front porch, cornice, fascia and trim of the house in Benjamin Moore Hale Navy Hc-154 and the front door in Benjamin Moore Black PM-9 was made by Rich Rosencrans and seconded by Christopher Hanson.

The motion was carried 5-0

AR 2016-23

48 Carson Avenue

To paint the exterior features of the house using colors from the Benjamin Moore Historic Colors Palette as follows:

- Cornice, fascia and trim in Kendall Charcoal HC-188

Applicant/Owner: Shay Sellars/Hudson Valley Real Estate Partners LLC

Discussion

The members of the board reviewed the colors submitted by the applicant.

A motion to approve the application as specified, to paint the exterior cornice, fascia and trim of the house using Benjamin Moore Kendall Charcoal HC-188 was made by Isaac Diggs and seconded by Christopher Hanson.

The motion was carried 5-0

PUBLIC HEARINGS

AR 2016-34

179 Dubois Street

To erect a privacy fence along the perimeter of the back roofs of property.

Applicant/Owner: David Edward Fishel

Discussion

David Fishel, applicant/owner appeared. The applicant wants to erect a cedar fence around the back roofs of the building along South Street. Currently the back roofs are the only entrance to the second and third floor therefore some type of railing or fence is needed. Mr. Wilkinson asked the applicant if he had considered using metal fencing. The applicant stated that cedar was preferred because it provided more privacy.

The Chair 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 Christopher Hanson 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 accept as submitted, to erect a privacy fence consisting of cedar along both back roofs of the property was made by Isaac Diggs and seconded by Christopher Hanson.

The motion was carried 5-0

AR 2016-27

47-49 Liberty Street

To repaint front of building (window bays, trim) rebuild/reinforce window bays, repair & replace windows as needed

Applicant/Owner: Michael Brown

Discussion

Michael Brown, applicant appeared. Mr. Brown stated he would like to re-do the façade of the property and take it down to its original brick. In addition he wants to replace the current windows which are vinyl. The windows will be a complete replacement, they will be going to the brick. Mr. Brown distributed amongst the members of the board a spec sheet which contained the details for the window replacement. In regards to the windows it was stated that cladding is better at retaining the wood detail for windows and it is preferable. Fiber Clad was a suggestion given to the applicant as a possible option when doing the window replacement. The window replacements are to be in canvas white which is the composite form.

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

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

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

A motion to approve the application as submitted, to repaint the front of the building including the window bays and trim, rebuild and reinforce the window base, repair and replace windows as needed with Anderson four hundred series clad, two over one for the building windows and one over one for the bay windows in canvas white, the colors are to be as submitted in the application was made by Rich Rosencrans and seconded by Michelle Bash.

The motion was carried 5-0

AR 2016-33

129 South William Street

To repair façade to include painting, window replacement and roof repair

Applicant/Owner: Thomas Dodd

Discussion

Christopher Berg, applicant representative appeared. Mr. Berg stated that the owner is proposing to renovate the building throughout, replace the roof, remove existing siding and asphalt shingles that are on a portion of the façade and replace the windows. The windows will be replaced with two over two double hung aluminum clad. Dark green trim will be used for the windows, the cornice and some of the first floor moulding. The board agreed to allow the applicant to see if the brick in the building is viable if it is not then the applicant can proceed to paint the building with the color they are proposing. There are no plans for exterior lighting on 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.

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

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

A motion to approve the application as submitted including the general notes on the plans, the applicant will give preference to the first floor to restore the brick if it is not salvageable it can be painted as per the application was made by Rich Rosencrans and seconded Isaac Diggs.

The motion was carried 5-0

AR 2016-32 56 Lander Street

To replace three windows on building

Applicant/Owner: Rafael Rivera

Discussion

Rafael Rivera, owner of the property appeared. Mr. Rivera stated he wishes to replace in kind three windows that were damaged on the property due to a fire. The existing damaged windows are vinyl, due to this Mr. Rivera is allowed to use vinyl windows for replacement. It was recommended that he could use clad windows which will last longer.

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

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

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

A motion to approve the application as submitted was made by Rich Rosencrans and seconded Isaac Diggs.

The motion was carried 5-0

AR 2016-31**18 Lander Street**

To raise and pitch roof of existing front building. Stucco upper addition build courtyard wall, clad lower section of existing building and courtyard wall addition in cedar board, replace existing street-facing windows convert existing door to window, build new door in courtyard wall.

Applicant/Owner: Hannah Walsh/ Newburgh Community Land Bank

Hannah Walsh, applicant appeared. She is proposing to raise and pitch the roof of the front building on the property, add a metal roof, stucco the upper portion that has been raised and added, clad in cedar the bottom portion which would extend to a newly built courtyard wall and move the door to the courtyard wall. The applicant wants to renovate in stages, it will probably be working space in the back of the property but eventually it will be living space once the renovation are completed. The perimeter around the property will black clad cedar, it is not a fence it is a wall. The proposed door is something that will be fabricated by the applicant, she is open to suggestions such as double doors, and once she is finalized with the door she is willing to come back before the ARC to obtain approvals. The windows will be black wood one over one, the trash receptacle is recommended to be moved, the applicant is open to the suggestion of moving it. Isaac Diggs wanted to know what the elevation on the South side of the property would look like, it was stated that there would be no windows on the elevation and western, all windows will be on the North and East side.

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

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

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

A motion to approve the application with the second floor addition, windows to be wood jeld wen one over one, front entry to be metal with a double door gate, the wall is to be of cedar materials and the upper sections are to be stucco, other various work are to be done as specified on the application, the garbage receptacle is recommended to be relocated to the rear unless not feasible was made by Jeff Wilkinson and seconded Isaac Diggs.

AR 2016-29**403 Grand Street**

To replace existing Cedar Shake Siding with in kind material, to use color Abingdon Putty HC-99 for siding and trims in white to match existing

Applicant/Owner: Coppola Associates/ Rafiq A. Majeed

A.J. Coppola appeared on behalf of the owner. Mr. Coppola stated that an in kind repair of the cedar siding is being done, as well as replacement of white wood trim around the windows. When reviewing the pictures submitted it was noticed that the handrail on the property should be replaced with a more historically correct heavier hand rail. In case

the property owner does not agree with the suggestion made, the applicant is to return to the ARC and provide evidence of the work performed since the handrail was not part of the original application.

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

Rich Rosencrans moved and Christopher Hanson 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 as submitted with the exception of the front porch baluster which will be reworked to include a traditional heavier top rail, which the spindles do not overlap the support structure underneath but instead attach to the bottom of the handrail and stay in within the two inch square was made by Christopher Hanson and seconded Isaac Diggs.

The motion was carried 5-0

AR 2016-30 2 Leroy Place

To make alterations to original store front including new windows, to make alterations to the front porch and entrance doors, to paint the exterior of the property.

Applicant/Owner: Coppola Associates/Rafiq A. Majeed

A.J. Coppola appeared on behalf of the owner. Mr. Coppola stated that the proposal is to introduce new windows, remove the side door which is no longer functioning, and reconstruct the top awning roof in kind with metal but same dimension. The width of the existing windows will be kept, they will be brought down lower and they will be made to match the windows above which will be double hung, one over one. In the center the opening will be ghosted and substituted with a window to keep an understanding that at one point there was a door in that place. The widows walk and an added door is to be removed. New fiberglass doors with same style and profile to match what's there are to be installed. The original transom windows are to be repaired in kind and paint the top cornice. Christopher Hanson had concerns about losing a storefront, it was stated that the property is located in an R-Low Residential district not a mixed used district. There was a discussion regarding the door on the property. Mr. Coppola stated that historical pictures of the property were not found and the door which is currently in place is beyond repair. What is being proposed as a replacement is fiberglass doors which are acceptable in the historic district. Michelle Basch summarized the work Mr. Coppola is seeking to do on the property. The work will consist of is the front door which will remain double doors but in fiberglass, the structure around the entrance is to remain the same with the exception of the widows walk which will be removed. The existing siding will be removed and concrete siding will be put instead. Isaac Diggs stated that with the changes proposed the property will look stark. In addition the door that will be removed will introduce a window instead which is an odd element to the property. Mr. Coppola stated that even though placing a window where a door once was may look odd but

historically you should go with what is there and not erase. Certain members of the board had reservations on the proposals made for the property. The proposals were not seen as an improvement, the window over the door is questionable and the size of the windows do not seem to be congruent. Mr. Wilkinson had reservations about replacing the wood siding with concrete. Mr. Coppola stated that he could suggest to the property owner about keeping the wood siding.

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

Rich Rosencrans moved and Christopher Hanson 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 as submitted with the exception of the proposed window design, which are to be replaced with three sets of divided transom windows, metal roof as submitted, the siding to be checked if it is in good shape to keep if not, then it can be changed to what is submitted on the application was made by Christopher Hanson and seconded Isaac Diggs.

The motion was carried 4-1

AR 2016-36 149 Broadway

To remove existing sign and install new non-illuminated backer panel with non-illuminated channel letters with external down lighting.

**Applicant/Owner: Sans Signs & Awnings/ Polonia
Development & Preservation Services, Co.,
LLC**

Jack Fitzgerald, project manager for Sans Signs appeared. The proposal is to remove the existing signage and replace with new signage as per the renderings submitted. The new signage is non illuminated panels and covers the preexisting crate. The sign is a metal box over to cover what was there before, it aesthetically clears the enclosure.

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

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

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

A motion to approve the application as submitted was made by Rich Rosencrans and seconded Isaac Diggs.

The motion was carried 5-0

To revitalize dilapidated concrete garage stall structure, to demolish structurally unsound existing natural and rebuild with CMU blocks & concrete, to build new façade, roof structure, downspout, walk ups to stalls and doors.

Applicant/Owner: Shawn Jackson

Shawn Jackson, applicant/owner, appeared. Mr. Jackson would like to tear down the façade of the property and rebuild it. The color scheme used goes with the color of the house behind it. Only the door panels will be in place not the transoms.

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

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

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

A motion to approve the application as submitted was made by Rich Rosencrans and seconded Isaac Diggs.

The motion was carried 5-0

With no further business to discuss the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Eliana Diaz

Secretary to the Land Use Boards