

Design Review and Historic Preservation Board
Minutes
February 24, 2022

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, Kathleen Cristman, Dave Wigg

ALSO PRESENT

Cathy Koshykar, Town Board liaison; Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Anthony Caruso, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

John Mitchell

Dirk Schneider, Chairman, opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

An unveiling event for the historic marker at the East Street Burying Ground was discussed to take place in the spring.

Bonnie Salem discussed with Town Board member Cathy Koshykar the request for funding from the Town Board initiated by Councilman Kevin Beckford, former DRHP Board liaison. The funding will cover listing the historically designated homes on the Town website. Councilwoman Koshykar indicated she would follow up with the Town Board.

RESIDENTIAL APPLICATION FOR REVIEW

• **25 Knollwood Drive**

The Applicant is requesting design review for the construction of a new covered entryway off the front of the house. In addition, the Applicant would like raise the ridge of the back roof of the main house to blend with the roof of the previously added sunroom.

Chris Hennessey, architect for the project, was present.

Ms. Hennessey described the project and changes to the existing home. This renovation will involve enlarge the front foyer, window replacement, brick removal and changing the ridge height on the rear elevation. Changing the ridge height will serve to avoid water damage and debris collection on the roof. Siding will be uniform on the home as the front elevation brick will be removed. The shutters will be removed and the replacement windows will not feature dividers. The single front door will be replaced by a double door. The columns on the front porch will be changed from round to square. The timber frame porch configuration will be stained or painted.

Kathleen Cristman moved to accept the application as submitted.

Dave Wigg seconded.

All Ayes.

- **4035 East Avenue**

The Applicant is requesting design review for the construction of an approximately 100 SF mudroom entryway off the back of the house.

Tom Lawler was present to discuss the application with the Board.

Mr. Lawler described the project as a simple 8' x 10' mudroom addition on the rear of the home. Siding will match the existing on the home.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **592 Allens Creek Road**

The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sun room is as well as the construction of a new 690 SF screened in porch off the back side of the house.

This application was withdrawn from this agenda by request of the Applicant.

- **12 Frederick Road**

The Applicant is requesting design review for the construction of an approximately 432 SF addition off the rear of the house. The existing attached sunroom shall be removed.

The homeowner, Alexander Syntik was present.

Mr. Syntik indicated the siding will match the existing.

Kathleen Cristman moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **246 Long Meadow Circle**

The Applicant is requesting design review for the construction of an approximately 1210 SF addition off the rear of the house.

The architect, Paul Morabito, was present.

Mr. Morabito indicated the siding and roofing on the new addition will match the existing on the home. This home is far back from the road so it should not be particularly noticeable. The exposed foundation walls will match the existing.

The roofline ridge will be extended and a master suite will be created. There will be no grills in the windows and a transom window will be installed above the bed area.

Dirk Schneider moved to approve the application as submitted with the addition of the submission of a front elevation to the application dated 2/24/22.

Kathleen Cristman seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES RETURNING

- **33 Coventry Ridge**

The Applicant is returning to request design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision. Applicant would like change to an end load garage instead of the front load garage that was previously approved.

Steve Maynard representing Coventry Ridge Building Corporation was present.

The Board reviewed the garage location change and agreed that this is a better orientation.

Dave Wigg moved to accept the application as resubmitted.

Kathleen Cristman seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **1 Stable View**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2951 SF.

Lou Masi of Mascot Builders was present.

The front elevation will feature vinyl and stone finishes.

The Board expressed their preference for the stone return to wrap to the side elevation.

It was also recommended that the shutters on the second floor be removed due to the disproportion to the windows.

Dirk Schneider moved to approve the application as submitted with the condition the brick will wrap around to the side elevations and the recommendation that the shutters be removed on the second story front elevation.

Paul Whitbeck seconded.

All Ayes.

- **41 Nature View**

The Applicant is requesting design review for the construction of a two-story single family home approximately 2040 SF.

Lou Masi discussed this application with the Board.

The Board expressed concerns about the massing of the left elevation. They felt some fenestration should be added to break up the façade. Addition of windows in the second floor bedrooms were discussed as a way of accomplishing this.

Paul Whitbeck moved to approve the application as submitted with the condition the two 2' x 2' windows be added to the second floor bedroom #3.

Bonnie Salem seconded.

All Ayes.

- **8 Black Wood Circle**

The Applicant is requesting design review for the construction of an approximately 2107 SF new single story family home in the Wilshire Hill subdivision.

Bill Arieno of Morrell Builders was present.

The front elevation is finished with stone and siding and board and batten above the garage.

A discussion regarding the ceiling materials on the rear porch which is designed in a cathedral style to allow more light in.

Bonnie Salem moved to approve the application as submitted with the recommendation that the gable end porch scissors truss be finished with other materials than are shown in the rendering.

Dirk Schneider seconded.

All Ayes.

- **5 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 3095 square feet and will be located in the Cottages at Malvern Hills Subdivision.

Marie Kenton of Ketmar Corporation was present.

The finishes will two textures – siding and stone.

Ms. Kenton reviewed changes to the submission regarding the windows and sliding door. The rear elevation window will be 3 windows instead of 4 and the 9 ft. door will be 8 ft. The Board felt these changes were more appropriate. The Board stipulated that all these changes should be made on the plans that are submitted to the Town for the building permit.

Dirk Schneider moved to accept the application with the changes described on 2-24-22 to simplify the fenestration.

Bonnie Salem seconded.

All Ayes.

REVIEW OF MINUTES OF JANUARY 27, 2022 MEETING

Dirk Schneider moved to accept the minutes of January 27, 2022

Bonnie Salem seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:05 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board