

**Design Review & Historic Preservation Board**  
**April 26, 2012**  
**Minutes**

**PRESENT**

Dirk Schneider, David Wigg, Bonnie Salem, Paul Whitbeck, John Mitchell, Kathleen Cristman & Dominick Caroselli

**ALSO PRESENT**

Richard Williams II, Town Attorney; Sandy Zutes, Deputy Town Supervisor; Jean France, Consultant; Robert Fromberger, David Rowe and Sandie Freitag, Department of Planning and Zoning.

Chairman Dirk Schneider opened the meeting at 7:00 pm.

**APPROVAL OF MINUTES:**

- Board member John Mitchell moved to approve the April 12, 2012 minutes as corrected. The motion was seconded by board member Paul Whitbeck.  
VOICE VOTE: All Ayes

**APPLICATION HELD OVER:**

- **93 Coventry Ridge, (Lot #73, Coventry Ridge Subdivision) – New Home, Code §185-205 B, 185-17 M**

The applicant, Jim Connaughton, Spall Homes, requested Design Review for a new two-story home, 34' in height, and 7' behind the build-to-line. The applicant was present.

The Board reviewed the application with the applicant.

Board member Dominick Caroselli moved to grant approval to the applicant, giving Design Review approval and allowing the proposed new house to be 34' in height and 7' behind the build-to-line, based on the plans submitted by the applicant. The motion was seconded by board member Kathleen Cristman.

VOICE VOTE: All Ayes

The application was granted approval with the following Specific Condition:

1. The applicant is to install a gable vent on the right side elevation.

**PUBLIC HEARING FOR A CERTIFICATE OF APPROPRIATENESS:**

- **50 Mitchell Road, Covered Front Porch on a Designated Structure**  
The applicant, Frank & Maureen Chiaino, requested approval pursuant to Town Code §185-196 to construct a covered front porch on designated structure. The applicant was not present.

The applicant requested a postponement for this application due to the applicant's decision to revise the plans for the covered front porch.

**RESIDENTIAL APPLICATIONS FOR REVIEW:**

- **2 Cross Meadow Lane, (Lot #1 Cross Meadow Subdivision), New Home: Code §185-205 B**  
The applicant, Todd Longwell requested Design Review for a new home located on a corner lot. This project is located within a Historic District and will meet the conditions of the subdivision's Certificate of Appropriateness issued on May 15, 2008. The applicant was present.

The Board reviewed the application with the applicant.

Board member John Mitchell moved to grant approval to the applicant, giving Design Review approval and allowing construction the proposed new house which is consistent and in compliance with the Certificate of Appropriateness granted on May 15, 2008, and allowing the orientation of the house to face Cross Meadow Lane, based on the plans submitted by the applicant. The motion was seconded by board member David Wigg.

VOICE VOTE: All Ayes

The application was granted approval without conditions.

- **39 Shelwood Drive, New Garage Addition: Code §105-205 B**

The applicants David & Jean Snyder requested Design Review for a new 2-car garage addition. The applicant's agent, Jack Sigrist, Architectural Innovations was present.

The Board reviewed the application with the applicant's agent and determined that the massing of the garage roof needs to be addressed. The Board decided to hold this application over until the next meeting so that the applicant can address the massing of the proposed garage addition and the existing garage roofing.

- **83 Brook Road, Dormer Addition: Code §105-205 B**

The applicant Thomas Biedenbach requested Design Review to enlarge an existing dormer in a bathroom on the north elevation. The applicant was present.

The Board reviewed the application with the applicant.

Board member Dominick Caroselli moved to grant approval to the applicant, giving Design Review approval and allowing construction of the proposed 2<sup>nd</sup> floor dormer renovations to an existing bathroom on the rear elevation of the home, based on the plans submitted by the applicant. The motion was seconded by board member Kathleen Cristman.

VOICE VOTE: All Ayes

The application was granted approval without conditions.

- **20 Sunrise Hill, Garage Addition: Code §105-205 B**

The applicants John & Jacqueline Wensich requested Design Review to add a 4-car attached garage addition with loft. The applicant was present.

Board Member, David Wigg recused himself regarding this application due to a conflict of interest.

The Board reviewed the application with the applicant.

Public Comments:

Norm Silverstein, 14 Sunrise Hill & David Kluge, 2 Sunrise Hill, stated that they were opposed to this application as outlined in their correspondence submitted on April 26, 2012.

Joe Quevedo, 9 Sunrise Hill, stated that he supports this application.

There were eight additional correspondences submitted dated April 26, 2012, seven were opposed to this application and one was in positive support.

The Board determined that it was necessary to do a site walk and requested the applicant to stake out the footprint of the proposed garage location. The Board wants to see the location of the proposed garage and its effect on the neighboring properties. A site walk will be scheduled before the next meeting.

- **97 Kirklees Road, Rear Addition: Code §105-205 B**

The applicant David & Anita Olsson requested Design Review for a bathroom addition on the rear of the house. The applicant was present.

The Board reviewed the application with the applicant.

Board member Kathleen Cristman moved to grant approval to the applicant, giving Design Review approval and allowing construction of the proposed new bathroom addition on the 1<sup>st</sup> floor on the rear elevation of the home, based on the plans submitted by the applicant. The motion was seconded by board member David Wigg.

VOICE VOTE: All Ayes  
The application was granted approval without conditions.

## **COMMERCIAL APPLICATIONS FOR REVIEW:**

- **50 West Bloomfield Road, Transfiguration Roman Catholic Church, Replacing Existing Signage: Code §105-205 C**

The applicant requested Design Review to replace an existing sign. The applicant was not present.

Board member John Mitchell moved to grant approval to the applicant, giving Design Review approval and allowing installation of the proposed replacement sign, based on the plans submitted by the applicant. The motion was seconded by board member Kathleen Cristman.

VOICE VOTE: All Ayes  
The application was granted approval without conditions.

- **708 Linden Avenue, John Levato, New Sign: Code §105-205 C**  
The applicant requested Design Review to install a new sign. The applicant was not present.

Board member John Mitchell moved to grant approval to the applicant, giving Design Review approval and allowing installation of the proposed new sign, based on the plans submitted by the applicant. The motion was seconded by board member Bonnie Salem.

VOICE VOTE: All Ayes  
The application was granted approval without conditions.

## **ITEMS FOR DISCUSSION ADVISORY COMMENTS TO THE PLANNING BOARD:**

- **253 Tobey Road, Subdivision Review: Code §185-19**  
The Planning Board requested advisory comments for a 2-lot subdivision on a 3.9 acre inventoried property. The applicant was not present.

The Board reviewed the application and will submit the following advisory comments to the Planning Board.

1. Regarding lot size and orientation: The Board agrees with the proposed orientation and size of the lot.
2. Build-to-line: The house could face either east or south.
3. Design: The house needs to be in context to the historic house and not be in competition in massing and style.

- **380 & 384 Mendon Road, Subdivision Review: Code §185-19**  
The Planning Board requested advisory comments for a 64-lot subdivision on a 75.37 +/- acre parcel. The applicant was not present.

Board Member, Bonnie Salem recused herself regarding this application due to a conflict of interest.

The Board reviewed the application and will submit the following advisory comments to the Planning Board.

1. The lot sizes appear to be consistent with the other developments in the neighborhood.
2. Consideration should be given to the massing of the houses bordering Copper Woods.

- **3646 East Avenue, St. John Fisher College:** Demolition of the Birmingham Cottage and Wilson Pavilion (formerly the Botsford School of Dance) buildings

After the Board discussed this demolition of the above-mentioned buildings they determined that they would do a site walk to review the condition of the two structures.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Sandie Freitag  
Secretary for the Design Review & Historic Preservation Board