

Design Review and Historic Preservation Board
Minutes
September 9, 2021

PRESENT

Dirk Schneider, Chairman; Bonnie Salem, John Mitchell, Dave Wigg, Vice-Chair Kathleen Cristman, Paul Whitbeck

ALSO PRESENT

Robert Koegel, Town Attorney; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Leticia Fornataro, Allen Reitz, Building Inspector

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

HISTORIC PRESERVATION DISCUSSION

The Board discussed the subdivision of a property at 2590 Clover Street which is designated historic which is being addressed by the Planning Board. The Board concluded that the language is to how this property was designated allows for this subdivision to occur.

It was noted that there was an article in the Messenger Post regarding the Banners in the Historic District.

Kevin Beckford sent a message that the Town Board is supportive of putting a list of Historic homes on the Town website and staff will be assigned to carry out this task in time for the Historic Preservation month of May 2022.

CERTIFICATE OF APPROPRIATENESS

• **810 Allens Creek Road**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and exterior changes to a designated historic home as well as the construction of an oversized accessory structure on the property of said home.

This public hearing has remained open.

The property owner, Kim Bailey, was present.

Ms. Bailey described the changes requested by the Board in regards to the notations of materials and specifications on the submitted plans. She indicated the fence would be wooden painted white. The columns will be tapered and square in different locations. The shutters will be a green accent and original shutters will be retained on the home. The windows will be replacement with a 7/8 colonial profile divided lites. The front door and original hardware will be retained and another original door will be repurposed on the carriage house. Sconces will be added to the carriage house and the doors will be wooden painted white. The carriage house will be brick with the same trim and shutters as the house. A soft light will be placed in the cupola.

Bonnie Salem discussed that the replacement windows are not in keeping with the spirit of historic preservation for this home. She would have preferred to see the original windows retained but other Board members expressed that they are pleased that the aluminum screens will be removed.

Dirk Schneider moved to close the Public Hearing.

All Ayes.

A resolution was moved by Board member Dirk Schneider, seconded by Board member John Mitchell, and was voted upon by members of the Board as follows:

Bonnie Salem	Aye
Paul Whitbeck	Nay
Kathleen Cristman	Aye
John Mitchell	Aye
Leticia Fornataro	Absent
David Wigg	Aye
Dirk Schneider	Aye

Based upon the above Findings of Fact, the Board concluded that the work proposed by the applicant is compatible with the historic character of the structure and, as such is appropriate.

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- a. New wooden fence to be painted white.
- b. All new shutters are to match existing in kind.
- c. Change all "match existing" to "in kind".
- d. Soft light at the cupola in the carriage.
- e. New railing system on second floor of the addition will be of AZEK composite material and the decking will be mahogany.
- f. All work is to be completed by September 8, 2023.

- **117 East Street**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for a porch addition. This property is zoned (RN) Residential Neighborhood and is designated historic.

This public hearing remains open.

Eric Schoenhardt was present to discuss the updated plans with the Board. He reviewed the enclosure of the roof over the patio and discussed the materials of the posts and screens. The stoop will remain. Windows will remain but some small shutters will be removed to accommodate the porch addition.

There was no public comment.

Dirk Schneider moved to close the Public Hearing.

John Mitchell seconded.

All Ayes.

A resolution was moved by Board member Bonnie Salem, seconded by Board member Paul Whitbeck, and was voted upon by members of the Board as follows:

Dirk Schneider	Aye
Bonnie Salem	Aye
Paul Whitbeck	Aye
Kathleen Cristman	Aye
Leticia Fornataro	Absent
David Wigg	Aye
John Mitchell	Aye

Based upon the above Findings of Fact, the Board concluded that the work proposed by the applicant is appropriate and therefore grants a Certificate of Appropriateness.

The granting of the Certificate of Appropriateness was made subject to the following specific conditions:

- a. Shutters that are removed will be preserved for future replacement if needed.
- b. The proposed addition will have a bead board ceiling.
- c. The proposed addition will have one exterior door on the south side as shown in drawing A-1 by Greywood Design.
- d. The gable end of the porch shall match the gable end of the rear addition as shown in the May 19 document page 1.
- e. The screens will have framing with a center divider.
- f. All work is to be completed by December 31, 2022.

RESIDENTIAL APPLICATION FOR REVIEW

- **21 Warder Drive**

The Applicant is requesting design review for the construction of approximately a 1,700 SF addition with first floor laundry, great room, full bathroom and sunroom with the second floor addition including bedroom, bathroom and enclosed porch.

The homeowner, Monir Hossain, was present.

A plan for a previous approval is being amended to include a second floor addition.

The Board asked for a drawing of the north elevation and a roof plan (bird's eye view) in order to be able to come to a decision.

This hearing remains open.

- **25 Creekside Lane**

The Applicant is requesting design review for the construction of approximately a 255 SF garden room addition off the back of the existing house.

The architect, Randall Peacock, was present.

Mr. Peacock described the proposed 15' x 15' four-season room. A change in revised plans submitted on 9/3/21 was made in the plans to include a fireplace in drawing A-2. The cedar siding and trim on the addition will match the existing house. The floor will be insulated. Anderson windows will be installed.

Kathleen Cristman moved to accept the application as submitted.

David Wigg seconded.

All Ayes.

- **38 Coventry Ridge**

The Applicant is requesting design review for the construction of approximately a 256 SF screened in porch addition off the back of the existing house.

The contractor, Dan Kummerow, was present.

A screened porch on an existing patio is proposed. The posts will be trimmed. The baseboard panels will be installed and the aluminum trim will match that on the original on the home. Clear panels or screens will be installed in the eaves.

Dirk Schneider moved to approve the application as submitted with the conditions that the pillars and framing are white to match and the porch roof and shingles match the existing.

John Mitchell seconded.

All Ayes.

- **104 Maywood Avenue**

The Applicant is requesting design review for the construction of approximately a 368 SF addition off the back of the existing house.

The designer, Jim Kruger, was present to discuss the application with the Board. The addition will have a crawl space foundation. The windows and siding will match the existing on the house. The addition will have a vaulted ceiling and fireplace and will not go above the second story windows. A gas fireplace will be installed.

David Wigg moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **146 Caversham Woods**

The Applicant is requesting design review for the construction of approximately a 224 SF addition off the back of the existing house.

Tom Taliento of Tri State Construction was present to discuss the application with the Board.

An addition to be used as a first floor bedroom is being created. All windows on the home will be replaced. The new rear elevation windows will be the same height as the existing. A metal roof on the addition will be the same color as the asphalt shingles on the existing home.

Bonnie Salem moved to approve the application with the condition that the head sill height match the existing windows on the rear elevation.

Kathleen Cristman seconded.

All Ayes.

REVIEW OF MINUTES OF JULY 22, 2021 MEETING

Bonnie Salem moved to accept the minutes of August 26, 2021 with a correction.

All Ayes.

ADJOURNMENT

Chairman Dirk Schneider moved to close the meeting at 8:45 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board