

**Design Review and Historic Preservation Board**  
**Minutes**  
**April 27, 2023**

**PRESENT**

Dirk Schneider, Chairman; Jim Vekasy, Kathleen Cristman, Bonnie Salem, David Wigg, Vice Chairman; John Mitchell

**ALSO PRESENT**

Cathy Koshykar, Town Board liaison; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Paul Whitbeck

**HISTORIC PRESERVATION DISCUSSION**

The Board discussed the rescheduling of the inventoried homeowner's reception. It was determined that the next date will be September 21, 2023. Bonnie Salem will contact the Spiegel Community Center to reserve that date. Dirk Schneider will reach out to his contact at the Landmark Society to reschedule the speaker. The Board will enlist the help of the Town staff to prepare and distribute invitations.

The Board made note that the Wright House at Kilbourn Place on East Avenue is making progress at being restored by Riedman.

**RESIDENTIAL APPLICATION FOR REVIEW - RETURNING**

• **2490 Lehigh Station Road**

The Applicant is returning to design review for an addition of a 980 SF of living space and a 3 car garage.

The Applicant, Kody Young, was in attendance to present updated plans to the Board. Mr. Young described how the addition has been further adjusted by dropping the roof line of the addition and deleting the living space above the garage. He addressed questions regarding the grading of the three bays. Additionally, Mr. Young stated the detached living space and barn have been demolished.

The Board concluded that although the massing is still large that Mr. Young had addressed the comments from previous meetings and the changes are an improvement.

David Wigg moved to approve the application as submitted with conditions.

1. The first and second floor windows heads and sills will align with those on the main home.
2. The roof ridge line to align with the main house.
3. The ridge height and porch roof will align with the main house.
4. The west elevation person door and living space can be raised as needed.

Jim Vekasy seconded.

All Ayes.

## **RESIDENTIAL APPLICATION FOR REVIEW**

- **8 High Street**

The Applicant is requesting design review for a 432 SF master bedroom addition off the back of the house.

The homeowner, Stefan Preble was present. Mr. Preble is returning for the approval of a one-story addition after previously receiving approval for a two-story addition. He intends to match the materials of the existing home and the addition will not extend past the side elevation of the existing home.

The Board inquired about windows for an unsubmitted west elevation. Mr. Preble indicated that there will be no deck on that elevation and two transom windows will be added.

David Wigg moved to approve the application as submitted with the following conditions:

1. Foundation will match the existing.
2. The west elevation will be match to the east elevation with the addition of transom vinyl windows.

Bonnie Salem seconded.

All Ayes.

- **26 Kilbourn Road**

The Applicant is requesting design review for the construction of a 1100 SF addition of a garage, entrance porch, entry hall and bathroom. Also, the renovation of existing garage to entry hall, bedroom, and dressing room.

Jim Durfee was present to discuss the application with the Board.

Mr. Durfee described the proposed additional living space and materials proposed. The garage door will be 16', the wood painted clapboard siding will be 7" and the new windows will be aluminum clad.

Bonnie Salem commented that she felt this addition will fit in well with the neighborhood.

John Mitchell moved to accept the application as submitted.

David Wigg seconded.

All Ayes.

- **15 Whitestone Lane**

The Applicant is requesting design review to enclose existing front porch with new entry way overhang and add new shed dormer over main floor addition.

The project coordinator, Lindsay Prichard Fox, was present.

Ms. Fox described the project and indicated that the materials of the new additions will match the existing of the home. She described the design of the arched windows was created to mimic the old front porch which will be enclosed as part of this project. The entry way will bump out four feet from the enclosure.

The Board had questions on the detailing of the front gable, the lack of returns on the front porch, and the need for the arched window design. They also felt that the windows and doors do not go together. Overall, they felt the design looked crowded and could be scaled back.

The Board requested that the Applicant return with more cohesive drawings which include floor plans and detail the proposed siding and casing. They also requested an option of the design without the inclusion of the arched window.

This application was held open.

- **162 Long Meadow**

The Applicant is requesting design review for a 2000 SF addition of living space and garage renovation.

Chuck Smith, architect for the project, addressed the Board. The homeowner, Richard Simpson was also present.

Bonnie Salem noted that this home is a contributing factor to a potential historic district.

The proposal is to demolish the existing garage and add new living space and garage setback from the home. Two garage doors are proposed, and the siding materials will be a Hardi cedar shake to match the home.

David Wigg moved to accept the application as submitted with attention to matching the details and with the conditions that the materials of the existing home match.

John Mitchell seconded.

All Ayes.

- **164 Knickerbocker Road**

The Applicant is requesting design review for the construction of an approximately 330 SF addition to the left side of the house, including a new crawl space.

The homeowner, Larry Knickerbocker, was present.

Mr. Knickerbocker indicated that he plans to remove the shed from the house and build an addition behind the main home.

Bonnie Salem indicated that the addition would look as though it was always there.

The siding and roofing will be the same as the main house.

Bonnie Salem moved to approve the application as submitted.

Jim Vekasy seconded.

All Ayes.

## **COMMERCIAL APPLICATION FOR REVIEW - SIGNAGE**

- **3130 Monroe Avenue**

The Applicant is requesting design review for the addition of an approximately 36 SF sign for a smoke shop.

There was no representative for this application.

The Board expressed concerns regarding this submission being on Monroe Avenue. They did not agree with the black trim and felt the exterior should be all white. They were also not in favor of the mix of red and green coloration of the sign. They would like to sign the sign rendering superimposed on the store front for perspective. They would also like to see a representative for the sign company in attendance to field questions.

This application was held open.

### **CERTIFICATE OF APPROPRIATENESS – NEW**

- **215 Mendon Road**

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

Dirk Schneider opened the public hearing.

The homeowner, Lynn Tempest was in attendance.

Ms. Tempest reviewed her proposal to replace the current mismatched windows on the home with new vinyl replacement windows trimmed in black with black mullions. She indicated the wood trim around the windows would be retained. She feels that replacement wood windows are cost prohibitive.

Dirk Schneider indicated that he feels the black window trim is a current trend. It was also suggested by the Board that the mullions should be on the exterior of the window. Bonnie Salem discussed that as this home is in a historic district it is eligible for an architectural consultation with Bero Architecture to assist the homeowner with historically accurate and appropriate styles for this 1880's home.

Dirk Schneider called for public comment.

Harry "Hal" Lusk of 14 Mendon Center Road and Larry Knickerbocker of 164 Knickerbocker Road offered comments regarding the history of this home.

Ms. Tempest indicated she is open to considering other appropriate window choices.

The Board suggested leaving this hearing open to allow the homeowner an opportunity to research and consider other window and trim choices.

This hearing remains open.

### **REVIEW OF MINUTES OF MARCH 23, 2023 MEETING**

Dirk Schneider moved to accept the minutes of the March 23, 2023 meeting as written.

Kathleen Cristman seconded.

All Ayes.

**ADJOURNMENT**

Dirk Schneider moved to close the meeting at 8:20 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly  
Secretary to the Design Review and Historic Preservation Board