

**Design Review & Historic Preservation Board
Minutes
April 12, 2018**

PRESENT

Leticia Fornataro, Paul Whitbeck, Kathleen Cristman, John Mitchell, David Wigg

ALSO PRESENT

Stephanie Townsend, Town Board Liaison; Robert Koegel, Town Attorney, Doug DeRue, Director of Planning, Zoning and Development; Allen Reitz, Assistant Building Inspector and Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Bonnie Salem

David Wigg opened the meeting.

HISTORIC PRESERVATION DISCUSSION

The Board discussed the banners for the Mile Post/Stonetown historic district. Leticia Fornataro has contacted Art Parts signs for information for sizes and cost. Seven banners to be placed on poles is proposed.

RESIDENTIAL APPLICATIONS FOR REVIEW

- **345 Kilbourn Road**

The Applicant is requesting design review for the construction of a new 3-car garage and two-story side addition.

The homeowner, Kim Bailey, and Project Manager, Craig Conklin, were present to discuss the application with the Board. The whole house remodel will include a new roof, wood shingle siding, windows, trim, cultured stone in gray tones, a new dormer and a two story addition. The existing garage will be demolished and a new 3-car garage will be constructed. The garage will have three separate garage doors.

The Board commented that the cupola is higher than the house and that the hexagonal design does not necessarily match the lines of the home. Ms. Bailey agreed that the cupola should not be higher than the home.

Paul Whitbeck moved to accept the application as submitted with a condition. Kathleen Cristman seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

The application was approved with the following condition:

1. The cupola will be lower than the roofline of the home.

- **185 Shoreham Drive**

The Applicant is requesting design review for the addition of a single car garage.

John King of King Remodeling was the representative for this application. Mr. King indicated that an existing shed would be torn down and replaced with a garage. The structure will be sided with cedar shakes to match the home. The garage will have a 9' x 7' garage door, a man door and a new window.

David Wigg moved to accept the application as submitted. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **4 Bragdon Drive**

The Applicant is requesting design review for the addition of a 216 sq. ft. sunroom.

Phil Hart of Patio Enclosures was present to discuss the application with the Board.

The sunroom will be built on an existing deck. The siding will match the siding on the home and will be brought down to grade. There will be no storage underneath.

Kathleen Cristman moved to accept the application as submitted. Paul Whitbeck seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **3950 East Avenue**

The Applicant is requesting design review for the addition of a 288 sq. ft. sunroom.

Phil Hart of Patio Enclosures also represented this application. This home was resided with Hardi board last year and the knee wall on the sunroom will match this siding. The existing latticework will remain. The color of the railing on the new deck extension will match the window trim.

Leticia Fornataro moved to accept the application as submitted. Kathleen Cristman seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **46 French Road**

The Applicant is requesting design review for the addition of a 216 sq. ft. bedroom.

The homeowner, Ted Mead and a representative from A Best Construction were present to discuss the application with the Board. The addition will have no impact on the neighbor to the East.

Dave Wigg move to accept the application as submitted. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **31 Wexford Glen**

The Applicant is requesting design review for a 265 sq. ft. dining room addition.

The homeowner, Paula Murphy, was present to discuss the application with the Board. The construction will be a small bump out to enlarge the dining room and kitchen. A window on the second floor will be raised up to accommodate the renovation. All materials are to match the existing.

John Mitchell moved to accept the application as submitted. Paul Whitbeck seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **295 Thornell Road**

The Applicant is requesting design review for the addition of a 42 sq. ft. front porch addition.

There was no representative present to discuss this application with the Board however; the Board felt they had enough information to review the application.

The Board inquired if the finial above the door will be kept and it was determined that it would be.

David Wigg moved to accept the application as submitted for the addition of a 42 sq. ft. front porch addition to be built on the existing slab. Kathleen Cristman seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

- **6 Glenmore Circle**

The Applicant is requesting design review for the addition of a dormer.

The homeowner, Andrew Kay, was present to discuss the application with the Board. A dormer will be added to attic space on the second floor to accommodate a master bedroom remodel. The siding and windows will match the existing home.

David Wigg moved to accept the application as submitted. Kathleen Cristman seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

COMMERCIAL APPLICATIONS FOR REVIEW

- **3349 Monroe Avenue**

The Applicant is requesting design review for a business identification sign.

Jim Columbo of Skylight Signs was present to discuss the application with the Board.

The sign will feature red LED individually mounted channel letters.

Kathleen Cristman moved to approve the application as submitted. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell and Whitbeck

ADVISORY COMMENTS

- **Cloverwood Senior Living**

Leticia Fornataro recused herself from this discussion due to personal interests in the project.

Tom Palumbo of Stan Tech, Glen Cooper of Cloverwood, and Rob Simonetti of SWBR architects discussed the project with the Board. The purpose of this review was to allow the Design Review and Historic Preservation Board to provide advisory comments to the Town Board on this proposed project. The proposed construction will be a Senior Living/ independent living apartments. The current Barn Bazaar is proposed to be demolished and replaced with 115 units in phase one and 20 units in phase two. Most parking will be underneath the facility and the entrances at Jefferson Road and Clover Street will be signalized. The facility layout will be in an “H” design with two courtyards. Examples of potential architectural simulations were displayed. In general, the concept is to make the layout of units look like a village with modulating rooflines that would resemble a “village in the woods”.

The Board members expressed the following concerns:

1. The height and massing of the proposed four story section of the project.
2. The overwhelming impact on the historically designated Lusk home.
3. The loss of the materials which was a circa 1826 barn structure which was incorporated into the Barn Bazaar building.

The Board discussed reaching out to former Design Review Board consultant, Jean France, and/or former Town Supervisor, Paul Spiegel to ask their opinions on the project.

John Mitchell agreed to compile the Board thoughts and opinions and direct those comments to Doug DeRue, Director of Planning, Zoning and Development and Town liaison to the Planning Board.

OTHER

Kathleen Cristman announced that she would not be attending the next two Board meetings on April 26 and May 10.

REVIEW AND APPROVAL OF MEETING MINUTES OF 3/22/18

Kathleen Cristman moved to accept the minutes of 3/22/2018 meeting. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Salem, Mitchell, Whitbeck

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board