

**Design Review and Historic Preservation Board  
Minutes  
March 12, 2020**

**PRESENT**

John Mitchell, David Wigg, Paul Whitbeck, Bonnie Salem, Kathleen Cristman

**ALSO PRESENT**

Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney; Kevin Beckford, Town Board Liaison

**ABSENT**

Dirk Schneider, Chairman; Leticia Fornataro, Allen Reitz, Assistant Building Inspector

David Wigg opened the meeting at 6:45 pm.

**HISTORIC PRESERVATION DISCUSSION**

The Board discussed the reception and speaker for the upcoming historic preservation reception.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **15 Reitz Parkway**

The Applicant is requesting design review for the addition of a bathroom. The bathroom will be approximately 115 sq. ft. and located to the rear of the property.

The homeowner, Roger Hawthorne, was present to discuss the application with the Board.

The addition will be added to the western side of the home. The addition will be white clapboard to match the previous addition. The stone on the home will be enclosed on the interior wall of the addition.

John Mitchell made the suggestion that the materials of stone of the original structure and the clapboard of the new addition not be in the same plane. Rather the suggestion is to slightly offset the addition to create a shadow line on the structure.

Mr. Hawthorne indicated that the contractor who built the previous addition will be building this one. All materials will match the existing elements on the home.

Dave Wigg moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.

- **166 Mill Road**

The Applicant is requesting design review for the addition of a roof structure. The roof structure will be approximately 153 sq. ft. and will be located over an existing deck on the rear of the home.

Paul Zachmann of Boardwalk Design and owner of the home was present.

Mr. Zachmann indicated that the old deck will be removed and replace with a roof with a gable overhead. The roof will be the same size and pitch of the other gables on the home. All materials will match the existing on the home with the exception of the posts and beams (a fruitwood/Danish oil color) will match the existing. A cable rail system will be added to the stairs.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **10 Fall Meadow Drive**

The Applicant is requesting design review for the addition of livable space above a garage. The attic above the garage will be converted to an approximately 500 sq. ft. bedroom and storage area.

Scott Powell, the architect for the project, was present to discuss the application with the Board.

The project will entail the addition of a bedroom, bath and attic storage space. The siding will be Hardi board and the roof, sash and muntins will match the original on the home.

Kathleen Cristman moved to accept the application as submitted with the condition that all materials match the existing.

John Mitchell seconded.

All Ayes.

- **11 Blackwood Circle**

The Applicant is requesting design review for the construction of a single-family one story home. The home will be approximately 2013 sq. ft. and located in the Wilshire Hill Development.

Jeff Brokaw of Morrell Builders was present.

Kathleen Cristman commented that could it be considered to use only two architectural elements instead of three on the front elevation as it would be more in keeping with the Town's design guidelines. Paul Whitbeck made the suggestion to consider two garage doors.

David Wigg complimented the frieze board and eyebrow roof designs.

David Wigg moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **123 Sunset Boulevard**

The Applicant is requesting design review for the construction of a new two story single family home. The home will replace an existing home and will be approximately 4400 sq. ft.

The property owner, Elizabeth Sharpe, and the architect, Jon Schick were present.

Mr. Schick indicated that a change in the latest design involved a bigger porch. The Board reviewed some plans regarding this change. He highlighted the owner's preferences in colors and materials. He indicated that the color of the 8" clapboard will be dark blue with white trim with stone to complement. There will be a shingle accent in the dormers and a stone base at ground level. There will be Azek trim and corner boards, wood front door and Anderson 400 series windows.

Kathleen Cristman commented that this home is a lot of house in size for this neighborhood. She expressed her concerns over the busy design of the 3 materials utilized on the front elevation. She did add the she is pleased with how the owner and architect listened to the comments of the Board in somewhat reducing the size and scale of the design.

Elizabeth Sharpe stated that she and her husband looked at similar designs and this is what they preferred but that they are open to the comments of the Board.

Kathleen Cristman stated the importance of simplicity in this neighborhood of small homes.

Paul Whitbeck cautioned the homeowner that the reduction in square footage may not be the desired result of the homeowner.

John Mitchell thanked the architect and homeowner for the efforts in the change to the original design. He appreciated the use of the minimal stone and that although he still feels that this design is large for the neighborhood, he could now support the project.

Bonnie Salem expressed her concerns on this project. She bases her objections on the Town's design guideline specifically that "New construction shall not be considerably larger than other homes in the neighborhood." She does not feel that the cell tower on this street should be a mitigating factor and that larger homes are not part of this neighborhood and this construction will be dissimilar to others in the neighborhood. She has concerns about how this will impact the neighborhood.

There were discussion to delay the vote until a full Board was in attendance. A straw vote was conducted and the decision to proceed with the vote was carried out.

David Wigg moved to accept the application as submitted with the recommendation that the gable shake siding be removed. John Mitchell seconded.

Ayes – Wigg, Cristman, Mitchell, Whitbeck  
Nays - Salem

## **COMMERCIAL APPLICATION FOR REVIEW**

- **3000 Monroe Avenue**

The Applicant is requesting design review for the addition of two business identification sign. The signs will be approximately 22.42 sq. ft. total and will identify the business "Body 20". Both signs will be non-lit black acrylic directly mounted to the existing sign band facade.

Justin Hamilton of Hamilton Stern Construction was present.

Mr. Hamilton indicated that the signage is a direct replacement of the previous signage and may be slightly smaller.

The current gooseneck lighting will be retained and the signage will be centered over the columns on the building.

Dave Wigg moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **789 Linden Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 33.9 sq. ft. and will identify the business "Pella Windows & Doors". The sign will be an illuminated sign cabinet attached to facade.

Stephanie Dawley representing Signs Unlimited was present to discuss this application with the Board.

Ms. Dawley showed the Board a sample of the sign material.

The sign will be on a timer as required by Town Code.

Mark Lenzi presented a late submission submitted by the owner of the building for a monument sign out front of the building which will feature the Pella Window and Doors business. The Board agreed to review it in addition to the signage on the building. The sign will be black and white and not illuminated.

Paul Whitbeck moved to approve the building signage and the monument sign as submitted and reviewed on March 12, 2020.

Bonnie Salem seconded.

All Ayes.

#### **OTHER**

John Mitchell announced that he would not be in attendance at the 3/26/2020 meeting.

#### **REVIEW OF 2/27/2020 MINUTES**

David Wigg moved to approve the minutes of the 2/27/20 meeting as written. John Mitchell seconded.

All Ayes.

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Board