

**Design Review and Historic Preservation Board  
Minutes  
April 11, 2019**

**PRESENT**

Dirk Schneider, Chairman; Bonnie Salem, Kathleen Cristman, Paul Whitbeck

**ALSO PRESENT**

Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Leticia Fornataro, John Mitchell, David Wigg

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem discussed some of the home visits she has had with inventoried homeowners interested in designation.

The reception for historic designation invitation list and agenda were also discussed.

The banners were discussed and a request needs to be submitted to the Town Board for funding.

**CERTIFICATE OF APPROPRIATENESS - RETURNING**

• **3577 Monroe Avenue**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

The Public Hearing for this application remains open.

The homeowners, John and Nicole Reddington, were present.

Mr. Reddington showed examples of the proposed windows that they propose to install on the second floor front elevation. The proposed color is a sandstone tone and the trim will be painted to match. The Reddingtons reiterated their request for relief because their property is located in a MATZ district with no foot traffic, wood windows are cost prohibitive and there are already vinyl windows on the home.

Bonnie Salem stated how the windows are important to the historical designation and that the standards and guidelines do not encourage the use of vinyl windows. Mrs. Reddington stated that it is unfair to hold this structure to historic designation due to the multiple alterations already on the home. Mr. Reddington pointed out that this will be an improvement to the façade of the home and Mrs. Reddington indicated that they are investing in the home to preserve its integrity.

Dirk Schneider stated he could accept the window choice in this case. Paul Whitbeck expressed that he can agree the new windows will allow the owners to use the second floor more comfortably.

The Board agreed to hold this application over until a resolution is proposed.

## RESIDENTIAL APPLICATION FOR REVIEW

- **7 Wayside Circle**

The Applicant is requesting design review for the construction of an oversize accessory structure. The structure will be approximately 800 sq. ft. and will be located in the backyard of the property.

The homeowner, Mike Romach, was present.

Mr. Romach detailed the project which is a hemlock timber frame pavilion with a fireplace. The fireplace chimney will rise 2' above the structure. The structure is not intended to be enclosed. The chimney will match the chimney on the home after renovation work is done on the home chimney. This application is being reviewed by the Zoning Board of Appeals on April 15, 2019.

The Board had no other concerns other than being in opposition to the structure ever being enclosed.

Dirk Schneider moved to approve the application as submitted with the condition that the structure never be enclosed and contingent on Zoning Board of Appeals approval.

Bonnie Salem seconded.

All Ayes.

- **6 Whitestone Lane**

The Applicant is requesting design review for the addition of two dormers. Both dormers will be shed style dormers and will be added to the front and rear of the home.

Trevor Harrison was present to represent the homeowners.

Dirk Schneider disclosed that he has worked with Mr. Harrison in the past and indicated he would have no issue voting on the application. Mr. Harrison was in agreement with Mr. Schneider voting.

Mr. Harrison detailed the extensive interior renovation which also proposes shed dormers on the front and rear of the home. Taller doors and a stone front are also proposed.

There will also be new windows and all will match. Bonnie Salem stated that all proposed materials are compatible with the home.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

## RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **8 Rockdale Meadows**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2617 sq. ft. and will be located in the Coventry Ridge Subdivision.

Steve Maynard of Rockdale Meadow Construction Corporation was present to review the application with the Board. Mr. Maynard stated that this is a ranch home that features colors complementary to the existing homes in the neighborhood.

The Board mentioned the massing and lack of fenestration on the side elevations. Mr. Maynard indicated a lot of the kitchen cabinetry is on the wall of the side elevation. In addition, the rear of the home opens to a nature area so the homeowners wished to have an open view with many windows.

Upon further review, Kathleen Cristman moved to approve the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **28 Aden Hill**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1893 sq. ft. and will be located in the Wilshire Hills subdivision.

Jeff Brokaw representing Morrell Builders was present to discuss the application with the Board.

The Board made note that the garage is forward of the front wall contrary to design guidelines.

After further Board review, Bonnie Salem moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

#### **COMMERCIAL APPLICATION FOR REVIEW**

- **3050 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 30 sq. ft. and will identify "Wells Fargo Home Mortgage".

No representative was present for this application.

The Board reviewed the application and rendering.

Kathleen Cristman moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

#### **INFORMAL REVIEW**

- **4 San Rafael Drive**

The Applicant is requesting an informal review for the construction of a new single family dwelling on a vacant lot.

The prospective property owner, Christian Krapf, was present to ask questions of what would be allowed to be built on this vacant lot. A rendering was presented to the Board for their review. Mr. Krapf is looking for feedback on this design and what type of design would be allowed in this neighborhood which is a potential historic district.

The Board gave feedback on the submitted drawing. They felt that the stone and wood material choices presented are heavy looking and rustic and do not fit into the neighborhood. They commented that breaking up the massing for the design is a good step but recommended against a forward facing garage.

Steven Kass, realtor for the homeowner, asked for a comfort level that on a design that would be approved. The Board indicated that it is not their role to design the home and they would need to see a final proposed design prior to giving any indication of approval.

The Board recommended that Mr. Krapf consult an architect who is experienced in designing homes which would complement a historic neighborhood.

**OTHER – REVIEW OF 3/28/2019 MINUTES**

The minutes of the March 28, 2019 meeting were approved as written.  
All Ayes.

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board