

Design Review and Historic Preservation Board
Minutes
June 9, 2022

PRESENT

David Wigg, Vice Chairman; Jim Vekasy, Kathleen Cristman, Bonnie Salem, Paul Whitbeck

ALSO PRESENT

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

ABSENT

Dirk Schneider, Chairman; John Mitchell

HISTORIC PRESERVATION DISCUSSION

The historical marker at the East Street Burying Ground was discussed. Arrangements for an unveiling after installation and a photo op with the Board will be planned.

RESIDENTIAL APPLICATION FOR REVIEW

- **10 Brook Road**

The Applicant is requesting design review for an addition of a 195 SF seasonal sunroom behind the back of the house.

Brian Kogler of Fitch Construction was present.

Mr. Kogler showed materials samples. Materials are proposed to be white stucco and aluminum. Windows will be framed with white trim.

Drawings show that skirting will be added to grade and the Board agreed that this should be done although it was not the original intent. Also are windows in the drawing and although Mr. Kogler indicated a solid wall is proposed, the Board felt the inclusion of windows would look better as drawn.

David Wigg moved to approve the application as submitted with the condition that glass be included on the side elevations as in the drawings submitted and skirting be added to grade.

Kathleen Cristman seconded.

All Ayes.

- **56 Devonwood Lane**

The Applicant is requesting design review for the construction of an approximately 272 SF 3 season room addition off the back of the house.

Steve Panek of Cornell Construction Design was present.

Mr. Panek stated that the materials on the addition will match those on the existing home. The addition will be on piers. The Board suggested that a skirting be added down to grade.

David Wigg moved to accept the application as submitted with the condition that all materials match the existing and that skirting to grade be added.

Bonnie Salem seconded.

All Ayes.

- **80 N. Country Club Drive**

The Applicant is returning to request design review for the construction of a garage addition off the existing garage and a mudroom addition off the rear of the house.

The homeowner, Dan Clifford, and architect, Lindsay Pritchard-Fox were present.

New drawings were presented to the Board showing knee wall stone being added to all elevations. White vertical siding will be installed in the gables. Standing seam metal black roof will be installed on the new section over the gable porch and garage. New shingles will be installed on the rest of the roofing. The garage doors will be white or tone color. Windows will match the existing. The brackets on the porch will be painted white.

Kathleen Cristman moved to accept the application as submitted with either metal roofing or shingles over the addition and with the new drawings submitted to the Board on 6/9/22 reflecting the gable materials and stone knee wall trim.

David Wigg seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **33 Aden Hill**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2069 square feet and will be located in the Wilshire Hills Subdivision.

Bill Arieno representing Pride Mark Homes was present.

The Board reviewed the plans for the one story ranch home that features a side load garage.

With no further discussion, David Wigg moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **53 and 55 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 26 (55 Skylight Trail) will be approximately 1987 sq. ft. and Lot 25 (53 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Bill Arieno was present to represent Morrell Builders.

Mr. Arieno reviewed this most recent proposal for a new townhome and displayed the proposed color palette. This unit features a front load garage, lap siding and a walk out basement. The windows will feature different mullion patterns in the front than in the back.

The Board recommended brackets under the fireplace.

David Wigg moved to approve the application as submitted with the condition that brackets be added under the cantilevered fireplace structure.

Bonnie Salem seconded.

All Ayes.

- **29 Coventry Ridge (Lot 102)**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 3018 square feet and located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

Mr. Connaughton indicated and showed pictures illustrating that this home is based on another in the development but is 3/10 of a mile away.

Siding will be horizontal and gable siding will be vertical. Stone returns will not be featured but there will be corner boards. It was determined that fireplace brackets are not necessary due to the fireplace being 6" above grade.

Bonnie Salem moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **500 Hahnemann Trail**

The Applicant is requesting design review for the construction of an approximately 1200 SF storage building on the Highlands Living Center property.

Ray Raimondi of Marathon Engineering was present.

Mr. Raimondi discussed the proposed storage building which will provide temporary storage for residents' belongings. The building will be at the back of the property by Route 490 on one side and parking lots for the facility on the other. It will not be seen from Route 31 or any living units. They prefer not to have windows for security purposes. The interior will be well lit. The brown metal roof will match others in the campus.

It was suggested by the Board that the siding and garage doors match existing units in the compound.

Jim Vekasy moved to approve the storage shed as submitted with the condition that white trim corner boards be utilized, the siding, eave trim and corner boards will match that of the existing campus and brown metal roof will replicate those on existing buildings.

David Wigg seconded.

All Ayes.

REVIEW OF MINUTES OF MAY 26, 2022 MEETING

David Wigg moved to accept the minutes of the May 26, 2022 meeting as written.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

David Wigg moved to close the meeting at 7:18 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board