

**Design Review and Historic Preservation Board**  
**Minutes**  
**January 26, 2023**

**PRESENT**

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

**ALSO PRESENT**

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

**ABSENT**

David Wigg, Vice Chairman; Jim Vekasy

**HISTORIC PRESERVATION DISCUSSION**

The Board discussed the upcoming reception for inventoried homeowners. Dirk Schneider has secured a speaker. Bonnie Salem inquired about getting the slide show that was used for the 2019 reception. Susan Donnelly confirmed that this is still available. The Board was asked to come up with some names of designated homeowners who may be willing to speak.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **24 Beech Road**

The Applicant is requesting design review for the construction of an approximately 700 SF garage/mudroom addition off the side of the house.

Jennifer Raynor, homeowner of 24 Beech Road, was present.

Ms. Raynor described the proposed construction with the Board. Although the garage door design has not been determined, she stated that the roof, siding, windows and trim will match the current home.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **8 Arbor Creek Drive**

The Applicant is requesting design review for the addition of an oversized accessory structure/pavilion.

Mike Volpe of Josh Landscape appeared as the agent for the homeowner.

The applicants have designed a storage/covered patio area structure to meet their family's needs. This is an oversized, over height structure which has received Zoning Board of Appeals approval. The siding and trim will match the main structure on the property. Due to the elevation change of the property, the structure will be placed in an area that will be barely visible from the street.

Dirk Schneider indicated that he knows the applicant but stated he has no financial interest in the project.

With no further discussion, Dirk Schneider moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

#### **COMMERICAL APPLICATION FOR REVIEW - NEW**

- **3025 Monroe Avenue – Ellie Mental Health**

The Applicant has requested design review for the addition of a business identification sign. The sign will identify the business "Ellie Mental Health".

Jim Columbo of Skylight Signs was present.

Mr. Columbo described the sign as black acrylic lettering which will match in color to the other sign occupying the space. The size conforms to Town Code.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell seconded.

All Ayes

#### **RESIDENTIAL DEMOLITION APPLICATION – PRELIMINARY REVIEW**

- **114 Sunset Boulevard**

The applicant is proposing to demolish the existing home located at 114 Sunset Boulevard. An informal review was held to determine whether the full or short form review for demolition should take place in this case.

The architect, Bill Dean, spoke on behalf of the homeowners who were in attendance.

Mr. Dean reviewed a presentation which detailed the need for the demolition (water, mold and structural issues), a review of the architectural characteristics of other homes on Sunset Boulevard and the proposed design of a new home. The applicants are proposing to replace the current home with a structure that fits in the existing footprint of the home and is angled on the property appropriately to the curvature of the street. He indicated he had spoken to the Town Historian, and she indicated that this home is of no architectural significance. He stated the home is not energy efficient and the current floor plan is not functional to the needs of the family. The proposed square footage is approximately less than 1 ½ times the current square footage.

Dirk Schneider disclosed that he is acquainted with Mr. Dean but that he has no financial interests in this project.

The Board discussed the proposed demolition. There was overall agreement that this home is not of significant architectural design and expressed that they thought the proposed design was thoughtful in relationship to other architecture on this area of the street. The new design if placed in the same footprint would require a zoning variance due to the pre-existing non-conforming placement of the current home. After viewing aerial photographs of the street, the Board did maintain that retaining the current placement would be most appropriate and would support the Zoning Board of Appeals granting a variance to maintain the look of the

neighborhood. Dirk Schneider indicated he is willing to send a letter of support for the variance to the Zoning Board of Appeals.

The Board discussed which process for demolition would be most appropriate. A poll of the Board concluded that the clear consensus of the members felt the full process would be best so that the neighbors would be notified and have an opportunity to comment. It was noted that another home on Sunset Boulevard was demolished in recent years, but this was before the Town's demolition code was enacted.

The Board left the applicant with the following directives to assist with the review process:

1. The square footage of the proposed structure be clarified.
2. The architectural drawings should be updated with materials noted.

The full demolition process will be deployed to continue this review process.

### **REVIEW OF MINUTES OF JANUARY 12, 2023, MEETING**

Dirk Schneider moved to accept the minutes of the January 12, 2022, meeting as written.

Bonnie Salem seconded.

All Ayes.

### **ADJOURNMENT**

Dirk Schneider moved to close the meeting at 7:02 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board