

**Design Review and Historic Preservation Board  
Minutes  
October 24, 2019**

**PRESENT**

Dirk Schneider, Chairman, Paul Whitbeck, John Mitchell, David Wigg, Bonnie Salem, Leticia Fornataro

**ALSO PRESENT**

Stephanie Townsend, Town Board Liaison; Mark Lenzi, Building Inspector; Allen Reitz, Assistant Building Inspector, Robert Koegel, Town Attorney

**ABSENT**

Kathleen Cristman, Susan Donnelly, Secretary to the Board

Dirk Schneider opens the meeting at 6:49 PM

**HISTORIC PRESERVATION DISCUSSION**

The Board discussed the success of the inventoried homes event that was held in May which resulted in a Historic Designation. Bonnie Salem reported that she had recently talked with another homeowner at 201 Long Meadow that has decided to designate their home. Bonnie suggested that the Board hold another event since not every inventoried home was included in the first invitation list. The Board would like to look at possibly having the event in February or March of 2020.

There was a discussion about the continuation of sending the historic brochure to new owners of historic properties. Allen Reitz stated that the building secretary is still reviewing the list homes that have sold recently provided by the Assessor's office.

**RESIDENTIAL APPLICATION FOR REVIEW – RETURNING**

• **345 Kilbourn Road**

The Applicant is returning to request design review for the design change to a detached garage. The Applicant was held over from the September 26th meeting and asked to consider making some design changes. The project has appeared before the Zoning Board on August 19, 2019 for the removal of the attached portion of the previously approved garage. The Zoning Board granted a variance for size and height.

The homeowner, Kim Bailey, was present to discuss the application. She explained that new renderings show the gable ends and ridge lower to match the home as suggested by the Board.

Dirk Schneider stated that the changes were an improvement to the previously submitted renderings. He asked the homeowner if the cupola roof would match the home or if it would be copper. The homeowner stated that the roof will be copper to match the gutters and downspouts.

Bonnie Salem had questions regarding the balcony on the back. She felt the cantilever seemed to be rather large. The home owner commented that it would be about a 6' cantilever. John Mitchell stated that a 6' cantilever was rather large and that she should contact her architect to make sure that it is designed properly.

Leticia Fornataro moved to accept the application with the modifications submitted at the 10/24/2019 meeting and to also include the change to the window on the existing home as submitted.

Dirk Schneider seconded

All Ayes

## **RESIDENTIAL APPLICATION FOR REVIEW**

- **21 Barrington Hills**

The Applicant is requesting design review for the bedroom addition. The addition will be approximately 441 sq. ft. and will be located to the rear of the home.

Linda Morabito, representative for the homeowner, was present to discuss the application. The addition will not be seen from the road except for maybe the cupola. All roof lines will match existing and deck material will match.

The Board commented that the cupola made the design “busy” and had questions about whether the cupola roof will have the same metal roof color as the front windows. The representative stated that the cupola will have the same color roof and was designed to increase light into the new space.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck Seconded

All Ayes

- **5 Sturbridge Lane**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 240 sq. ft. and will be located on the north side of the home.

The homeowner, Mark Martin, was present to discuss the application.

The Board questioned whether the columns of the porch were going to be round or square and how the porch would be finished. The homeowner stated that the columns would be square and that they would be white. The home will be resided with vinyl shake and the porch will match.

John Mitchell moved to accept the application as submitted.

Dirk Schneider Seconded

All Ayes

## **RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **4 Tor Hill**

The Applicant is requesting design and review for the construction of a one story single family home. The home will be approximately 1980 sq. ft. and will be located on Lot #26 of the Cottages at Malvern Hills.

Marie Kenton, Ketmar Development Corporation, was present to discuss the application. This home will be a courtyard entry home. Although the proposed design is similar to another home in the neighborhood it will have different materials added such as horizontal stone which have not been picked out yet.

Dirk Schneider commented that he liked the location of the home on the property. The applicant stated that this home will also have larger setbacks than other lots.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell Seconded

All Ayes

- **4 & 6 Alpine Ridge**

The Applicant is requesting design review for the proposed construction of a new residential building. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 1 (#4 Alpine Ridge) will be 1852 sq. ft. and Lot 2 (#6 Alpine Ridge) will be 2000 sq. ft. The single family homes will be located in the new Alpine Ridge development.

Jeff Morrell, Morrell Builders Inc., was present to discuss the application. This is the first building in the new Alpine Ridge Subdivision. There will be 60 percent open space to separate the subdivision from the traffic on Mendon Road. This will also allow for trails, continuous agriculture and an increase in the separation of the townhouses. The homes feature step buildings to break up the frontage streetscape, increased color palate, woodgrain garage doors with windows and front doors that match the garage doors. These homes will be priced from \$385,000- \$550,000.

The Board discussed the new subdivision. The design of the buildings in the new subdivision appear to be very similar in appearance. The entries of the homes are recessed which makes the garage appear to be the dominant feature. This could be an issue because the right side of the proposed subdivision seems to be mostly front loading units.

John Mitchell commented that the front entries are setback and the porches do try to bring the door forward but fail to do so. He feels that the designs look the same and that changing colors of the homes will not help.

Dirk Schneider commented that if future unit types are the same design as the one submitted and located next to each other it will not be acceptable.

Leticia Fornataro asked if the diamond shaped windows were functional and if they could be removed to show some variation. Adding stone to the front façade may help as well. She would like to see a grading plan of each lot.

Mark Lenzi, Building Inspector, requested that the applicant supply a site map showing all of the homes and types, which unit type is being submitted, what the houses look like next door, color palate and grading plan. Similar to what was submitted for the Greenpoint Trail Subdivision.

Jeff Morrell responded that the color and types of units have been chosen and that they will adhere to the set layout of the subdivision. Fourteen out of the twenty-four units will have a side load garage. The front door design will remain but he will try to tweak the design to show diversity. The variations to design will be similar to the Greenpoint Trail Subdivision. They have done their best to take the Boards thoughts and requirements into account but still make the homes marketable for "empty nesters".

Dirk Schneider moved to approve the application for the first town home in the Alpine Ridge Development. This is the front and side load floor plan in Cape Cod gray as submitted.

John Mitchell Seconded

Ayes as follows: Paul Whitbeck, John Mitchell, Leticia Fornataro, David Wigg and Dirk Schneider.

Nay as follows: Bonnie Salem

- **Alpine Ridge Sign**

The Applicant is requesting design and review for the addition of a Monument sign at the entrance of the new Alpine Ridge Subdivision. An application was submitted to the Zoning Board requesting relief from code for the size of the sign.

Melanie Portland, Morrell Builders Inc., was present to discuss the application. They looked at many signs in the area to help make a decision on the design. The column will be seven feet tall with cobblestone, a cedar beam and a double sided sign that will be black with gold engraving. There will be dimmable Permapost- 410 Lumen up lighting for the sign.

The Board commented that the sign doesn't appear to tie into the development and had questions about if the sign was going to be stacked wording and if the color of the sign could be changed.

The applicant stated that the sign will display stacked lettering as shown in the drawing. The color of the sign was chosen because they felt it was the most visible color and there will only be one sign at the main entrance of the subdivision.

Leticia Fornataro moved to approve the application as submitted.

Dave Wigg Seconded

All Ayes

## **COMMERCIAL APPLICATION FOR REVIEW**

- **3100 Monroe Avenue – Cornell's Jeweler**

The Applicant is requesting design review for the replacement of awnings and shutters. The awnings on the Cornell's Jewelers building will be recovered with sunbrella fabric in marine blue with canterbury cream graphics. Shutters will match the new awnings.

David Cornell, owner of Cornell's Jeweler, was present to discuss the application. The store front currently has green awnings and shutters which have been damaged by the sun. The submitted shutters and awnings in "marine blue" will replace the current in the exact locations.

The Board commented that the new awning and shutter color may stand out more than the current green color. They also noticed in the photos submitted appear to show a change in the business identification sign.

The applicant stated that the photos that he has included in the application do not represent the color of the new awnings and shutters perfectly. The color is more of a navy blue as opposed to a brighter blue. The photo that shows the old awnings also includes the old business Identification sign. This sign was changed a few years ago and did receive approval.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell Seconded

All Ayes

- **882 Linden Avenue - Carestream**

The Applicant is requesting design review for the addition of a business identification sign. The sign will identify the business "Carestream" and will be approximately 7.87 Sq. Ft.

No representative present for this application.

The size of the sign does meet code.

Dave Wigg moved to approve the application as submitted.

Leticia Fornataro Seconded

All Ayes

- **3400 Monroe Avenue – Allens Creek Oral & Implant Surgery**

The Applicant is requesting design and review for the addition of a business Identification sign. The sign will identify "Allens Creek Oral and Implant Surgery" and will be approximately 56 sq. ft. Heather Chance, owner of Allens Creek Oral & Implant Surgery, was present to discuss the application. The sign will be centered on the door and the blue awning will be removed. There is no lighting proposed because the applicant would like to be as environmentally friendly as possible.

John Mitchell moved to approve the application as submitted.

Paul Whitbeck Seconded

All Aye

#### **OTHER – REVIEW OF 9/26/2019 MINUTES**

Dirk Schneider moved to approve the minutes of the 9/26/19 meeting as amended

All Ayes.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Allen Reitz  
Assistant Building Inspector