

**Design Review and Historic Preservation Board**  
**Minutes**  
**October 13, 2022**

**PRESENT**

Dirk Schneider, Chairman, David Wigg, Vice Chairman; Jim Vekasy, Bonnie Salem

**ALSO PRESENT**

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

**ABSENT**

Paul Whitbeck, John Mitchell, Kathleen Cristman

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem reported that she has no update on the website project regarding historic homes.

Bonnie did however pass on information to the Board regarding a tax credit available to property owners through New York State for barns built prior to 1946. The Board discussed how they could dispense this information to residents through the Town E-news, Messenger and other communications.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

• **465 Marsh Road**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for renovations as well as demolition and rebuild of side structure. This property is zoned (RN) Residential Neighborhood and is designated historic.

Dirk Schneider opened the Public Hearing.

The property owner, Robert Marshall was present.

Mr. Marshall described the renovation he is proposing to the newly purchased historic schoolhouse on Marsh Road. He is proposing to move a connected shed/former stable to an alternate location on the property and add a small entry porch on the side elevation. The schoolhouse has been reroofed and painted in the existing colors. Mr. Marshall is proposing a 2 panel, 6 window lite door for the front elevation but is open to researching whether the existing original door can be repurposed. The stoop on the front porch will be replaced. A sidewalk from the front door to the driveway is proposed. Some dead trees/dangerous limbs will be removed upon the recommendation of an arborist and a plan for landscaping is proposed. The chimney has been repaired but will be used for ornamentation only. The side entry porch will be sided with a brick veneer to match the existing brick. Window sills are in need of repair but will be replaced in kind with wood sills. Mr. Marshall plans to meet with the Town Historian Audrey Johnson to research additional historically accurate information on the structure.

The Board had questions about the attached shed and its historic significance to the schoolhouse. The designation document was reviewed. The Board asked for additional information from the applicant.

1. Details/sample on the windows
2. Elevations on all 4 sides of the schoolhouse and shed detailing all details.
3. Site plan with plantings and sidewalks denoted
4. Color swatches of paint
5. Sample of roof shingles
6. Samples of gutters

7. Details on the siding of the barn
8. Details on the front door
9. Details on porch storm door (Board prefers wood)

There was no public comment.

This Public Hearing remains open.

## **RESIDENTIAL APPLICATION FOR REVIEW**

- **289 Tobin Road**

The Applicant is requesting design review for the construction of a 1440 SF oversized over height accessory structure/Garage.

The homeowners, Steve and Robin Driver, were present.

The applicants are proposing to build a pole barn for storage at the end of their driveway. The ridge height will be slightly lower than the house. Currently there is no barn on the property. The materials will be all steel in a charcoal gray with a lighter gray on the roof.

Dirk Schneider indicated his approval due to the large property located away from other properties.

Chairman Schneider moved to approve the application as submitted with conditions.

1. The wall and roof colors will match what was submitted in the application.
2. The center garage door will match the window look as depicted in the photographs submitted.
3. The man door will match the photographs submitted.
4. The garage doors including that with the decorative window design will be 10 ft. tall and 12 ft. high.

David Wigg seconded.

All Ayes

- **38 Old Farm Circle**

The Applicant is requesting design review for the construction of a 180 SF pool pavilion.

The homeowner, Chelsea Madden, was present.

Ms. Madden described the proposed pavilion as a white wood and vinyl structure on a concrete slab. The shingled roof which will closely match the shingles on the home.

This application will go to the Zoning Board of Appeals on October 17, 2022 for approval of an oversized accessory and any approval by the Design Review Board would be dependent on that approval.

Bonnie Salem moved to approve this application with the condition that the structure is approved for a variance by the Zoning Board of Appeals.

David Wigg seconded.

All Ayes.

- **4035 East Avenue**

The Applicant is requesting design review for a 224 SF front porch encroaching into the front setback.

The architect, Mark Mueller, was present. The homeowner, Michael Devin, was also present.

Mr. Mueller described the project for the Board. A porch will be added. The railings and shutters will be eliminated, the house will be resided, the roof will be metal in tones of black, and a four inch white trim will remain around the windows. The siding will be a blue gray color and the front door will be black. The posts on the porch will be 7 ½ inches trimmed out.

Dave Wigg moved to approve the application as submitted with the condition that the roof on the front and side of the home be standing seam metal.

Bonnie Salem seconded.

All Ayes.

- **31 Falcon Trail**

The Applicant is requesting design review for a 224SF unconditioned addition to rear of garage.

The architect, Paul Morobito, was present.

The Board reviewed the application for the addition.

Kathleen Cristman moved to approve the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **25 Whitestone Lane**

The Applicant is requesting design review for the removal of the side entry to add 42 SF of pantry space to the kitchen.

Steven Carini was present to discuss the application with the Board.

The applicant wishes to remove a porch on the front elevation to repurpose to living space. The addition will be flush with the garage and exterior will match the existing siding.

Dirk Schneider moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

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

- **19 High Street**

The Applicant is requesting design review for the construction of a one-story single-family home. The home will be approximately 2070 square feet including the garage.

The property owners, Mark and Mary Kosinski, were present.

This new home will be situated on a unique small lot which necessitated the orientation of the home as proposed. It is a cottage style design with the garage forward of the home.

The Board suggested flipping the design of the house so the garage would be on the opposite side and the front door would be the first feature seen but the property owners cited the need for privacy on a

small lot the reason for this design orientation. They also referenced that this home will be located at the end of the street and not many will pass by to observe this feature.

Dave Wigg moved to approve the application as submitted.

Jim Vekasy seconded.

All Ayes.

- **45 & 47 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 (47 Skylight Trail) will be approximately 2023 sq. ft. and Lot 25 (45 Skylight Trail) will be 2010 sq. ft. The town homes will be located in the new Alpine Ridge development.

Bill Arieno of Morrell Builders was present to discuss the application with the Board.

The Board reviewed the proposed plans and indicated they have no issues with the general design however a discussion of the need for a change of exterior materials ensued.

Board members had concerns with the new materials proposed for the exterior finishing. To date, one unit has been completed with the new siding without the Board's knowledge of the change.

Mr. Arieno explained the need for the material change from the previously approved 6" Hardi Board to a fiberglass 7" fiberglass product. He indicated that it would provide the same color and look of Hardi siding used on Section 1 of the development. Samples and pictures of the new product were shown to the Board.

Dave Wigg expressed concerns about the siding change citing how the siding would age differently and the craftsmanship of how trim fits around the windows and corners of the new product.

Kathleen Cristman questioned what the other materials on the units would look like including the Board and batten and shakes. Samples of these new materials were requested for the next meeting.

In an effort to keep construction moving on these units, it was agreed that the basic design will be approved however the Board needs to see samples of all new exterior product and Morrell Builders need to address with the Board how the finishes will be improved around the corners and trim.

Dirk Schneider moved to approve the design of the project as submitted with the condition that the applicant return to the Board with more detailing on the new proposed horizontal siding, board and batten and shake materials and updated information on how the trim detailing will be corrected.

Kathleen Cristman seconded.

All Ayes.

## **REVIEW OF MINUTES OF SEPTEMBER 22, 2022, MEETING**

Dirk Schneider moved to accept the minutes of the September 22, 2022, meeting as written.

Bonnie Salem seconded.

All Ayes.

**ADJOURNMENT**

Dirk Schneider moved to close the meeting at 8:45 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board