

**VILLAGE DEVELOPMENT REVIEW BOARD  
WOODSTOCK TOWN HALL  
31 THE GREEN  
January 8, 2020  
DRAFT MINUTES**

**MEMBERS PRESENT:** Jane Soule, Wendy Spector, Keri Cole  
**MEMBERS ABSENT:** Randy Mayhew, One Vacancy  
**OTHERS PRESENT:** John King, Barbara O’Connell, Michael Brands

**I. CALL TO ORDER**

Chair Soule called the meeting to order at 7:33PM.

**II. PUBLIC HEARINGS**

**A. OLD BUSINESS - CONTINUED APPLICATION(S)**

**1. V-3487-19; DAL, LLC**, owner; Sam DiNatale/Mon Vert Café, applicant; 28 Central Street; Parcel #20.52.27.; Zone: CC/DR

There was no one present to submit the application. The applicant came to the December 11, 2019 VDRB meeting but arrived after the meeting had adjourned and members had left the building.

The hearing has been on hold since October 2019 awaiting a person to present the application. After discussion, the VDRB agreed to move the application forward.

The application is to amend permit #V-3458-19 to relocate heat pump. The original permit conditioned that the condenser unit be lowered and that it be enclosed by a fence similar to the front patio fence.

The VDRB reviewed a photograph (taken in September) of the east side of the building. The condenser unit had been relocated below the window closest to the ADA ramp. The connecting tubes were not moved as had been suggested by the Design Review Board. The Board preferred that the connecting tubes be placed to follow the lines of the window frames, both vertically and horizontally.

As currently placed, the connecting tubes are in the middle of the wall and very visible. They are a similar color to that of the building which helps somewhat.

The VDRB read the Design Review Board’s October 2, 2019 recommendation.

The Design Review Board felt the fenced enclosure if built as conditioned would draw more attention to the condenser as it would extend further out from the building. The enclosure could also be a traffic hazard for vehicles negotiating the driveway.

After discussion, the Design Review Board recommended that the condenser unit be painted the same color as the building wall, so that it is essentially camouflaged. Should the owner paint the unit the same color as the building there would be no need for the fence enclosure.

After a review, the VDRB agreed with the Design Review Board recommendation to remove the fenced enclosure condition and request that the condenser be painted the same color as the exterior wall.

Testimony was voted closed.

**2. V-3506-19; Al Sorrentino**, owner/applicant; 13B River Street; Parcel #20.51.16.001; Zone: RMD/DR; To Install Fence and A/C Unit & Amend Permit #V-3300-17 For Porch Railing, Garage Door and Chimney.

Mr. Sorrentino submitted a letter to the VDRB indicating he would not be present at tonight's meeting. All requested changes have been recommended for approval by the Design Review Board. The changes result from decisions made during the construction process and fit the original Board approval which was made in 2017.

The VDRB reviewed numerous photographs and renderings of proposed changes.

The home sits back behind another house and is not highly visible from River Street.

A fence would be located along the north side property line for 165 linear feet. At the Design Review Board meeting the proposed solid fence was changed to be a cedar board fence with the addition of a 12" tall, 1"x 4" cedar lattice topper. Total height would be 6'.

The Design Review Board agreed the proposed fence change would be compatible with the Design Review regulations.

The applicant asked not to construct the vertical style porch railing originally depicted on the permitted house plans. The railings are not necessary.

Photographs of the north side of the garage were viewed. A Mitsubishi M-Series heat pump unit, measuring 53" x 42" x 13" has been placed just behind the garage. The unit would be an off-white color and would be invisible to the neighbors due to the proposed fence. The A/C unit is in compliance with the 10' side yard setback.

All connecting tubes would be internal, there are no visible pipes on the outside of the building.

The decibel levels for the cooling/heating cycles reflect 51 and 54 dB respectfully and are compliant with regulations.

The garage doors as proposed are slightly different than those originally approved. The as-built doors have four wood-grained horizontal flat panels and no glass.

The originally approved design included a brick chimney. The as-built chimney is stone which will match the future stone front steps, not yet installed.

The VDRB read the Design Review Board recommendation to approve the application as presented.

Testimony was voted close.

## **B. NEW BUSINESS**

**1. V-3510-19; Woodstock Hops ‘n Barley**, owner; Barbara O’Connell, agent; 446 Woodstock Road; Parcel #21.53.26.; Zone: CLI/DR; To Install Lighting for Existing Sign.

Ms. O’Connell, agent, presented the application.

The VDRB reviewed photographs of the existing free standing sign and a cutsheet of the proposed lights.

The proposed lights would be identical to the ones used to illuminate the Collective's free standing sign at 47 Central Street. A photograph was submitted.

The applicant proposes to install two 5-watt LED floodlights (RAB Lighting-#LFLED5) mounted on a pole to hang horizontally above the sign. The current chain support system would be changed to a metal bracket.

Lights would be directly focused towards each side of the sign.

The light fixtures would be black in color to match the existing sign support.

A timer would be placed to assure lights come on at dusk and are off at closing time.

The VDRB read the Design Review Board’s recommendation to approve the application as presented.

Testimony was voted closed.

**2. V-3511-19; John & Karen King**, owner/applicant; 34 Watkins Way (formally 25 Lincoln Street); Parcel #24.51.14.; Zone: RHD; To Replace Rain Garden with catch basin, replace stone wall with 165 lf retaining wall, install walking path with stone steps and replace portion of driveway pavement with gravel.

Mr. King presented the application.

A new site plan was shown to the VDRB, noting proposed changes.

The rain garden originally proposed near “Barn I” is to be removed. It would be replaced by an above ground swale and an underground storm water system. The stormwater would be directed to exit into the rain garden located north of the “Barn II” parking area.

Additionally, a 3' tall retaining wall would be built along the south side of the driveway located between the two proposed "barns". The wall would act as a french drain to help control storm water flow. The wall would be constructed of redi-stone.

A 3' wide pedestrian path would be placed along the west portion of property. It would meet the 10' setback requirement. The path would have a set of stone stairs throughout as the area is quite steep. The path would exit in the street right of way. A handrail would be built along the west edge of the path.

The Town Planner stated he had spoken with the Village Highway Superintendent as a portion of the path is located within the right of way. This would require a Village permit. The superintendent was concerned with stormwater runoff as the hill side is steep and the path is very long. There is no apparent diversion of stormwater designed into the path. Winter use would be a concern as exposed stone tends to freeze rapidly in cold weather.

The VDRB questioned if the path were to be illuminated.

Mr. King felt solar lights could be added to the top of each post.

The VDRB felt that would be too much light exposure.

The Town Planner suggested placing the ubiquitous low mounted solar path lights. These would be low to the ground with little light escape.

The surface of the parking area in front of "Barn II" would be changed from asphalt to gravel. The area is fairly flat.

The VDRB reviewed Section 709 Site Plan Review criteria with the applicant.

Testimony was voted closed.

### **III. OTHER BUSINESS**

#### **1. Zoning Officer's Report**

The report was presented. The Town Planner Administrative Officer notified the VDRB that he would be retiring as of May 1, 2020.

### **IV. DELIBERATIONS**

#### **A. V-3487-19 DAL, LLC**

##### **After discussion, the following findings of fact were established:**

1. The application is to amend permit #V-3458-19 to relocate heat pump. The original permit conditioned that the condenser unit be lowered and that it be enclosed by a fence similar to the front patio fence.
2. The VDRB reviewed a photograph (taken in September) of the east side of the building. The condenser unit had been relocated below the window closest to the ADA ramp. The connecting tubes were not moved as had been suggested by the Design Review Board. The Board preferred that the connecting tubes be placed to follow the lines of the window frames, both vertically and horizontally.
3. As currently placed, the connecting tubes are in the middle of the wall and very visible. They are a similar color to that of the building which helps somewhat.

4. The VDRB read the Design Review Board's October 2, 2019 recommendation.
5. The Design Review Board felt the fenced enclosure if built as conditioned would draw more attention to the condenser as it would extend further out from the building. The enclosure could also be a traffic hazard for vehicles negotiating the driveway.
6. After discussion, the Design Review Board recommended that the condenser unit be painted the same color as the building wall, so that it is essentially camouflaged. Should the owner paint the unit the same color as the building there would be no need for the fence enclosure.
7. After a review, the VDRB agreed with the Design Review Board recommendation to remove the fenced enclosure condition and request that the condenser be painted the same color as the exterior wall.

**After further discussion, Ms. Cole moved with a second by Ms. Spector to approve the application with the following condition:**

- 1. The condenser unit shall be painted the same color as the wall on which it is placed.**

**The motion was approved with a 3-0 vote.**

**B. V-3506-19 Al Sorrentino**

**After discussion, the following findings of fact were established:**

1. The VDRB reviewed numerous photographs and renderings of proposed changes.
2. The home sits back behind another house and is not highly visible from River Street.
3. A fence would be located along the north side property line for 165 linear feet. At the Design Review Board meeting the proposed solid fence was changed to be a cedar board fence with the addition of a 12" tall, 1"x 4" cedar lattice topper. Total height would be 6'.
4. The vertical style porch railing on the south elevation would not be constructed. The railings are not necessary.
5. Photographs of the north side of the garage were viewed. A Mitsubishi M-Series heat pump unit, measuring 53" x 42" x 13" has been placed just behind the garage. The unit would be an off-white color and would be invisible to the neighbors due to the proposed fence. The A/C unit is in compliance with the 10' side yard setback.
6. All connecting tubes would be internal, there are no visible pipes on the outside of the building.
7. The decibel levels for the cooling/heating cycles reflect 51 and 54 dB respectfully and are compliant with regulations.
8. The garage doors as proposed are slightly different than those originally approved. The as-built doors have four wood-grained horizontal flat panels and no glass.
9. The originally approved design included a brick chimney. The as-built chimney is stone which will match the future stone front steps, not yet installed.
10. The VDRB read the Design Review Board recommendation to approve of all requested changes as presented.

**After further discussion, Ms. Cole moved with a second by Ms. Spector to approve the application as presented.**

**The motion was approved with a 3-0 vote.**

**C. V-3510-19; Woodstock Hops ‘n Barley**

**After discussion, the following findings of fact were established:**

1. The VDRB reviewed photographs of the existing free standing sign and a cutsheet of the proposed lights.
2. The proposed lights would be identical to the ones used to illuminate the Collective's free standing sign at 47 Central Street. A photograph was submitted.
3. The applicant proposes to install two 5-watt LED floodlights (RAB Lighting-#LFLED5) mounted on a pole to hang horizontally above the sign. The current chain support system would be changed to a metal bracket.
4. Lights would be directly focused towards each side of the sign.
5. The light fixtures would be black in color to match the existing sign support.
6. A timer would be placed to assure lights come on at dusk and are off at closing time.
7. The VDRB read the Design Review Board's recommendation to approve the application as presented.

**After further discussion, Mr. Cole moved with a second by Ms. Spector to approve the application as presented.**

**The motion was approved with a 3-0 vote.**

**D. V-3511-19 John & Karen King**

**After discussion, the following findings of fact were established:**

1. A new site plan was shown to the VDRB, noting proposed changes.
2. The rain garden originally proposed near "Barn I" is to be removed. It would be replaced by an above ground swale and an underground storm water system. The stormwater would be directed to exit into the rain garden located north of the "Barn II" parking area.
3. Additionally, a 3' tall retaining wall would be built along the south side of the driveway located between the two proposed "barns". The wall would act as a french drain to help control storm water flow. The wall would be constructed of redi-stone.
4. A 3' wide pedestrian path would be placed along the west portion of property. It would meet the 10' setback requirement. The path would have a set of stone stairs throughout as the area is quite steep. The path would exit in the street right of way. A handrail would be built along the west edge of the path.
5. The Town Planner stated he had spoken with the Village Highway Superintendent as a portion of the path is located within the right of way. This would require a Village permit. The superintendent was concerned with stormwater runoff as the hill side is steep and the path is very long. There is no apparent diversion of stormwater designed into the path. Winter use would be a concern as exposed stone tends to freeze rapidly in cold weather.
6. The surface of the parking area in front of "Barn II" would be changed from asphalt to gravel. The area is fairly flat.
7. The VDRB reviewed Section 709 Site Plan Review criteria with the applicant.

**After further discussion, Ms. Cole moved with a second by Ms. Spector to approve the application with the following condition:**

1. **The footpath along the western portion of the property will require approval by the Village as it is located within the street right of way.**

**The motion was approved with a 3-0 vote.**

**V. APPROVAL OF MINUTES**

The minutes from December 11, 2019 were approved as presented.

**VI. NEXT MEETING**

The next VDRB meeting is scheduled for January 22, 2020.

**VII. ADJOURNMENT**

The meeting adjourned at 8:20PM.

Respectfully submitted,

Michael Brands, AICP  
Town Planner