

WOODSTOCK VILLAGE DESIGN REVIEW BOARD
Wednesday, August 19, 2020 – 4:00PM
MEETING MINUTES

MEMBERS PRESENT: Nancy Sevcenko, Beverly Humpstone, Phil Neuberg, Larry Zeitlin, Jack Rossi

MEMBERS ABSENT: none

OTHERS PRESENT: Neal Leitner, Charlie and Carolyn Kimbell, Greta Zeitlin, Frans Van de Ven, Bill Corson, Mike Dunne

I. CALL TO ORDER 4:00 P.M.

II. PUBLIC HEARING

- A. V-3568-20;** Charlie & Carolyn Kimbell, owner/applicant; 19 River Street; Parcel #20.51.27.; Zone: RLD/DR; To Request Waiver to Side Yard Setback to Construct a Shed.

Applicant Charlie Kimbell introduced the project to the board. He said the proposed garden shed would be placed in the rear portion of the property behind a garden hedge that makes it nearly impossible to see from the street. It is a shed built by Posh Sheds, which can be customized according to the customer's requests. The applicant mentioned that the shed will not exceed 8 feet in height. The shed is proposed to be only 3' feet from the side yard property line, which would require a waiver from setbacks from the Village Development Review Board.

Board member Nancy Sevcenko asked the applicant if the shed would look exactly like the photograph that was included in the application.

The applicant said it will look as close as possible, but that it will not exceed 8 feet in height. The shed would cost around \$6,000 for all the windows it has, but it is needed for the extensive garden on the property.

Board member Phil Neuberg said that he thought the design was appropriate for the property.

Phil Neuberg motioned to approve the application as submitted. It was seconded.

Motion passed 5-0.

- B. V-3571-20;** Greta & Larry Zeitlin, owner/applicant; 31 Elm Street; Parcel #20.52.25.; Zone: RLD/DR; To Install Fence.

Applicant's agent Frans Van der Ven introduced the fence project to the board. The new white picket fence would be in the same location that the previous fence was. Although the new fence would attach to the neighbor's fence for continuity. The neighbor has stated that they are ok with connected their fence. He said that there used to be a white picket fence in front of the house, and by rebuilding it, the streetscape would be improved since currently the lack of a fence along the front discontinues the fence continuity.

Beverly Humpstone stated that there used to be a fence there and it was replaced with a scraggly hedge. She thinks that replacing the hedge with a white picket fence would be a significant improvement.

Phil Neuberg agreed, and moved to approve the application as submitted. Beverly Humpstone seconded the motion.

Motion passed 5-0.

- C. **V-3572-20**; Andrew Heyward/Priscilla Painton, owner/applicants; Michael Dunne, agent; 23 The Green; Parcel # 23.52.18; Zone: RLD/DR; To Replace Existing Windows & Replace Roof.

The applicant's agent Mike Dunne presented the application to the board. He stated that the windows would be replaced with windows of the same size, mullions, and style. He would also be replacing the roof with a black asphalt shingle roof material.

Board member Phil Neuberg asked if the windows will have a tint.

Mike Dunne confirmed that they will, and that he has trouble finding those windows without the tinting, but they won't have a smoky look.

Board member Phil Neuberg asked if the shutters will be replaced.

Mike Dunne said that the shutters are tired, but he plans on touching them up when he removes them. He stated that he will not know their condition for sure until he takes them off.

Phil Neuberg mentioned that if shutters are replaced with new ones, they should come back to the board.

Board member Nancy Sevchenko asked what material the white cladding is. Mike Dunne said it is a fiberglass, or extruded aluminum, so it's a harder more durable material than vinyl.

Jack Rossi asked Mike Dunne to describe the roofing project.

Mike Dunne said it currently has a simple asphalt roof. They also want to remove the cold roof, which is a gap between the first layer of the roof. It was used before more insulated roof materials were made. He said the new asphalt roof would be a higher quality architectural asphalt roof. It would be black.

Phil Neuberg asked about the new roof would have a ridge vent. Mike Dunne responded that it would not.

Nancy Sevchenko asked Mike Dunne if the entire roof is being replaced. Mike confirmed the entire roof will be replaced.

Board member Phil Neuberg asked if Mike could drop off a sample of the asphalt shingle for the boards to see. Mike Dunne said he could drop off the shingles.

Phil Neuberg asked if the board could approve the windows and the roof with a condition that the shingle sample is dropped off at the town hall for board members to view.

Nancy Sevchenko asked if the valleys of the roof would be woven or if a copper valley could be included as part of the design.

Mike Dunne said that a copper valley could probably be installed instead of the woven asphalt shingles. He said the owners are looking to him to guide their decision on the design. He agreed that copper valleys along with copper flashing should be included as part of the design of the roof.

Phil Neuberg moved to approve the application as submitted with the condition that a sample asphalt shingle is submitted for review and approval by the board and that copper flashing for the valley is required.

The motion was seconded.

Motion passed 5-0.

- D. V-3573-20;** Frost Mills Nominee Trust/Eva Douzinas, owner; Shepard Butler, agent; 4 Benson Place; Parcel #20.52.04.; Zone: RHD/DR; To Build 64 sq.ft. Stone Seat Wall.

Continued to next meeting since the applicant or applicant's agent was not present. The item will be heard on September 2nd.

- E. V-3574-20;** Greta & Larry Zeitlin, owner/applicant; Frans Van de Ven, agent; 31 Elm Street; Parcel #20.52.25.; Zone: RLD/DR; To Replace 2 Windows.

Frans Van der Ven, the applicant's agent, introduced the project to the board on behalf of the applicant. He described the window replacement project to the board. It consists of 2 windows that would be replaced with windows that are 6" higher than the original windows. The style of the windows would be the same as the original windows. The only difference would be that they are 6" taller than the original. The windowsill would be in the same place and same size. The window header would be 6" higher.

Board member Beverly Humpstone asked if the window would be a normal 6 over 6.

Frans Van der Ven stated that it would be a normal 6 over 6, and would look just like the windows in place currently. He stated that the windows are a little higher since this is the only window that he could find that resembles the current windows, but they are 6" taller.

The board discussed the cut sheet of the proposed windows. They noted the 6 over 6 configuration.

Phil Neuberg noted that the windows on another elevation of the house appear to be slightly taller than the existing windows proposed to be replaced, so that the new windows may be more similar to the other existing windows on the rest of the house.

Board member Nancy Sevchenko motioned to approve application as submitted. It was seconded by Phil Neuberg.

Motion passed 5-0.

III. ADJOURNMENT

The board adjourned the meeting at 5:25 PM.
