

Stony Creek Architectural Review Board
Canoe Brook Senior Center, 11 Cherry Street
Meeting Minutes – June 7, 2017

Chairman Ames called the meeting to order at 7:05 PM

In Attendance: G. Ames – Chairman, J. Herzan, S. Kirby, W. Murray, G. Buchanan.

Staff: Rich Stoecker – Assistant Town Planner

Other: Mr. Vincent Chiochio – Owner, Project Architect – Joe Sepot .

Motion to approve the minutes of the December 07, 2016 made by John Herzan and seconded by Sam Kirby. Vote unanimous.

157-171 Thimble Islands Road – Special Exception Modification Review

Architect Joe Sepot Highlighted the following elements of the proposed modification (installation of an elevator) to the approved house addition plan for an existing three family residential house.

The proposal is a modification of an approved Addition and Renovation Plan from 2015 to accommodate the installation of an elevator to the house. The footprint and height of the buildings stay the same. The roof lines have changed to accommodate and elevator to assist an aging parent on the premises. The dormers were changed from gable dormers to shed dormers to accommodate the elevator construction. The garage doors were slightly changed and reoriented. There were no variances required for the approval of the renovation. The height calculations stay the same.

The Board discussed the aesthetics of the construction materials and the color of siding. The Board discussed other design features. Chairman Ames noted that any new lighting be reviewed by the Board along with screening of the mechanical equipment as noted in the Notice of Decision for the 2015 application approval.

Sam Kirby made a motion to recommend the approval of the site plan modification with elevator. John Herzan seconded the motion which passed unanimously.

The meeting was adjourned at 7:55 PM

Minutes prepared by Richard H. Stoecker, Assistant Town Planner