

MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, May 16, 2017 – 6:30 pm

Brian Hitt, Pro-tem called the meeting to order at 6:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline.

Members Absent: Mayor Kathy Mulcahy

Others Present: Ben Chojnacki, Assistant Law Director  
Robert McLaughlin, Chief Building Official  
Karen Morocco, PZ/ABR Secretary

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#1 31499 MILES ROAD – NEW HOUSE LANDSCAPING

Present: Beau Bourisseau, Owner

PZ/ABR Discussion:

The landscape plan submitted showed minimal plantings. The owner said they have not come to a final decision on all the future plantings. The commission suggested minimal entry level plantings; with layering of some of the existing plants.

A Joint Motion for approval of the proposed landscape plan for 31499 Miles Road with the following conditions; was made by Mr. Jud Kline; seconded by Mr. Brian Hitt:

1. Installation of evergreens in front of the porch (Evergreens: Boxwood / Gold Mop / Taxis varieties).
2. Some type of evergreens, possibly Junipers / Spirea / Gold Flame, to be installed on both sides of the bay window.
3. Installation of Gold Flame Spirea is installed in front of the bay window.
4. A recommendation to move the walk way to the house 4 – 5' to the South to allow more room for passengers exiting vehicles.
5. Sun loving perennials to be planted on the west side of the house. Recommendations are Lillies, Daisies, etc. and should replace the existing Hostas.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline.  
No: None

The Joint Motion was approved 6 to 0.

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#2 121 ORANGE LAKE DRIVE – S/L 6A – LOT CONSOLIDATION

Present: Randy Kertesz, Lakes of Orange, Owner/Builder, Homeowner Association President

PZ Discussion:

The Village Engineer approved the lot consolidation. The sub-lot 6A and will be recorded. S/L 6A is one of the largest lots in the development. A Mylar was presented and signed by Mr. Brian Hitt, Pro-tem.

A Motion to approve the lot consolidation of S/L 6A Orange Lake Drive, was made by Mr. Scott Lewis; seconded by Anthony Lazar.

Ayes: Lazar, Lewis, Hitt, Kline.  
No: None

The Joint Motion was approved 4 to 0.

#2.1 121 ORANGE LAKE DRIVE – S/L 6A – NEW HOUSE

Present: Randy Kertesz, Lakes of Orange, Owner/Builder, Homeowner Association President

PZ/ABR Discussion:

The house will be 3,794 Sq. Ft in total with a full basement, 3 car garage, guest suite (which will be used as an office), 1<sup>st</sup> floor master (which will be used as a playroom/guest room) and 2<sup>nd</sup> floor master suite. The 2<sup>nd</sup> floor master suite has 18' ceilings and large windows. The basement will have 10' ceilings to provide ample room for the homeowner's golf simulator. Solar powered attic fans will be used in the attic for ventilation. The fans will be powered by electricity when the solar power is not in use. Materials to be used are as follows: Glen-Gery brick, color – Rustic Burgundy, Provia Stone, color – Slate Terracut, Hardie Siding, color – Slate & Iron Grey with white trim and gutters.

A Joint Motion to recommend approval of the new house at 121 Orange Lake Drive – S/L 6A was made by Mr. Jud Kline; seconded by Mr. Eric Newland subject to incorporation of the Village Engineer's comments.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline

No: None

The Joint Motion was approved 6 to 0.

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#3 146 ORANGE LAKE DRIVE – S/L 8 – NEW HOUSE

Present: Randy Kertesz, Lakes of Orange, Owner/Builder, Homeowner Association President

PA/ABR Discussion:

146 Orange Lake Drive – S/L 8A has a riparian setback area which has not been approved by the Village Engineer. Randy Kertesz will submit plans at a future date for the Riparian setback and a landscape plan. The house is French Country style and will be 3,514 Sq. Ft. in total with a full basement, 3 car garage, family room with a bar, office/den and a mud room/laundry room. The 1<sup>st</sup> floor will have 9' ceilings and the 2<sup>nd</sup> floor will have 8' ceilings. There will be stairs from the garage going in to the basement. Materials to be used are as follows: Deck will be Trex or Azek, color – Brown. Brick Craft Brick, color – Signature Blend, Sevilla Stone, color – Ancient Villa LedgeStone, Landmark Roof, color – Heatherblend or Gold/Dark Brown, Shutters, color – Brown.

A Joint Motion to recommend approval of the new house at 146 Orange Lake Drive – S/L 8, with the Riparian and Landscape plan to be separately approved and coordinated with the Village Engineer and his comments was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline

No: None

The Joint Motion was approved 6 to 0.

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#4 CHIEF BUILDING OFFICIAL'S REPORT

- A demo permit was issued to 4809 E. Fairview Road.
- A proposal from the North East Surgery Center for a new monumental sign will be submitted in the near future.
- AC Marriott Hotel in Pinecrest has been granted approval for the Commercial Building Permit.
- The plans for Silverspot Theatre located in Building #7 in Pinecrest have been approved.
- Bob McLaughlin stated Slyman's has some minor changes and asked the Commission what the procedure is. It was determined that Slyman's needs to come back to the next PZ/ABR meeting and submit a drawing indicating changes.

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#5 ANY OTHER TOPIC FOR DISCUSSION

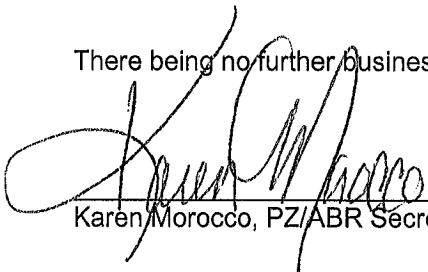
- Randy Kertesz, owner of Lakes of Orange, mentioned to the Commission the United States Post Office has stopped delivering the mail to the new residents in the sub-division. The USPS changed the rules in 2012 and are now requiring cluster mailboxes. Mr. Kertesz showed the Commission a draft of the possible locations where the cluster mailboxes will be installed. He is working with the Village Engineer and will submit plan to the Commission in the future.
- Jud Kline mentioned he thinks Orange Village should have Commercial and Residential Landscape criteria. Brian Hitt stated he had some concerns regarding this.

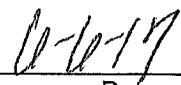
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Motion to approve the Minutes of May 2, 2017 meeting was made by Mr. Jud Kline; seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline  
Abstain: None  
No: None

There being no further business, the meeting was adjourned at 8:40 pm.

  
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Karen Morocco, PZ/ABR Secretary

  
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Date