

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 7, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:30 pm.

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

Members Absent:

Others Present: Ben Chojnacki, Assistant Law Director
David Hartt, Village Planner
Paul Singerman, Special Counsel
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 28599 JACKSON ROAD – REAR ADDITION, MASTER BATH & BEDROOM

Present: Larry Newman, Marni Inc., Representative

PZ/ABR Discussion:

The rear addition, master bath and bedroom has been approved by the Village Architect and approved as noted by the Village Engineer. The addition will be small and is approximately 500 + square feet. Materials will match the existing house.

A Joint Motion to recommend the new rear addition, master bath and bedroom at 28599 Jackson, was made by Mr. Brian Hitt; seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Joint Motion was approved 7 to 0.

#2 4810 W. FAIRVIEW DRIVE – FRONT & REAR PORCH ADDITIONS, NEW DORMERS, FINISHING EXISTING 2ND FLOOR

Present: NO SHOW

#3 PINECREST – BUILDING #5 – RED THE STEAKHOUSE – NEW STOREFRONT & ROOFTOP PATIO

Present: Fred Margulies, Herschman Architects, Inc., Representative
Brice Hamill, Fairmount Properties, Representative
Jordan Berns, Esq. – Berns, Ockner & Greenberger LLC

This review is based on the set of drawings “Tenant Improvements for Red The Steakhouse” dated October 24, 2017 (4 pages) and Renderings and Elevations, dated October 13, 2017 (16 pages), both by Herschman Architects. These comments are compared to the drawings approved as part of the “Pinecrest Final Development Plan On Site and Off Site Improvements dated August 30, 2016 and Pinecrest Final Development Plan, Buildings #2, 5, 6 and 7” dated September 26, 2015 and the Hardscape, Landscape and Lighting dated August 14, 2017.

Comments

The proposal:

1. Extends the northwest corner of Building #5 (the northerly 1-story portion), approximately, 6 ft. to the north and 7 feet to the west to add a vestibule and a staircase to the outdoor rooftop dining area; and,
2. Adds outdoor, grade level dining to the west of the building.

These changes encroach into the outdoor pedestrian areas but, in Mr. David Hartt’s opinion, leave ample area for pedestrians – 17 feet clearance between the outdoor dining and the approved planters (the “Hardscape Plan”) to the west and 12 feet from the corner of the building addition to the loop drive in front of Buildings #6 and #7.

It is Moved by Mayor Mulcahy; Seconded by Mr. Brian Hitt to approve:

1. The Final Development Plan (FDP) for Red the Steakhouse as reflected in the set of drawings titled “Tenant Improvements for Red The Steakhouse” dated October 24, 2017 (4 pages) and Renderings and Elevations, dated October 13, 2017 (16 pages), both by Herschman Architects; and,
2. Revisions to the Final Development Plan for Pinecrest that modifies the footprint at the northwest corner of Building #5 and adds an open staircase from the roof of Red the Steakhouse to the ground on the east side of Building #5 as reflected on the Red the Steakhouse Drawings referenced above.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

The approval of this revised FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer’s review and approval any conflicts that may exist among the FDP, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The motion was approved 7 to 0.

#4 PINECREST – BUILDING #1 – WHOLE FOODS – AMENDMENT TO FINAL DEVELOPMENT PLAN – FDP

Present: Jordan Berns, Esq. – Berns, Ockner & Greenberger, LLC
Brice Hamill, Fairmount Properties, Representative

The applicant is proposing revisions to the Final Development Plan that was initially approved on October 18, 2016 and further revised on March 7, 2017. This review is based on the set of drawings "Pinecrest FDP Building 1 Presentation, October 17, 2017" (41 pages). The proposed amendments are to:

1. Add a flat roof canopy, with supporting columns, at western end of the south elevation. The canopy, for which the framing has been constructed, will cover the patio/outdoor dining area that was included in the earlier approvals.
2. Modify the windows on the wall elevation adjacent to the patio from stationary to operable to achieve an open dining area between inside and outside.

The proposed canopy extends 17 feet from the building. The canopy's columns do not interfere with the previously approved driveways, parking or sidewalk/patio areas. The building is setback from Harvard 110 ft.; the required setback line. The Building Commissioner's and Village Planner's interpretation is that the canopy is part of the building (based on the definition of "Building," Section 1140.05(9)) and, therefore, a variance is required since the canopy extends seventeen (17) feet into the required yard. Because the variance ordinance has not been introduced by Village Council, and formally referred to the P&ZC, the Commission is not able to formally act on the variance at this meeting. The P&ZC deferred action on the variance until a formal ordinance is referred to the Commission by Council.

It was moved by Mr. Jud Kline; Seconded by Mr. Scott Lewis to amend the FDP to approve the operable windows on the south elevation adjacent to the patio.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Motion was approved 7 to 0.

#5 3795 ORANGE PLACE – SUPER 8 REDEVELOPMENT PLAN

Present: Tony Bartolini, Peak Constructions, Representative
Mili Patel, Owner

Comment and discussion related to three (3) areas:

Site Plan:

Two (2) concerns were raised: (1) The Engineer's report stating that the length of the parking spaces did not comply with the recently amended zoning code; and (2) The Fire Department's concern that there continues to be insufficient turning space around the east side of the buildings. The P&ZC discussed several ways the issues might be addressed including: sliding the North building slightly to the West; removing planting islands near the corners of the parking lots to increase turning radius (striping the paving instead); using rolled curbs in the center of the site to permit the cars to overhang the sidewalk or landscape areas; and reducing the size of the sidewalk/walk areas in selected locations.

Building Architecture:

More interest and variety should be added to the west end of the building, particularly Comfort Suites.

Landscape:

Several comments were made and discussion ensued; re: plant material, spacing, density, etc.

No action was taken. The applicant will consider the changes suggested and return to the P&ZC with revised plans.

#6 CHIEF BUILDING OFFICIAL'S REPORT

- Foundations are being installed at Pinecrest - Building #8.1 - Pinstripes

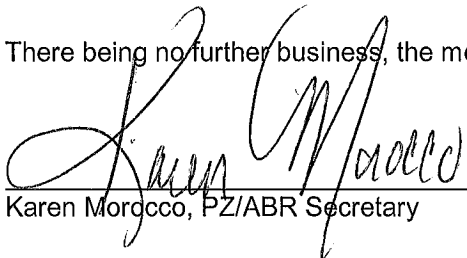
#7 ANY OTHER TOPIC FOR DISCUSSION

- No topics discussed

A Motion to approve the Minutes of the October 17, 2017 meeting was made by Mr. Brian Hitt; seconded by Mr. Eric Newland.

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

There being no further business, the meeting was adjourned at 8:23pm



Karen Morocco, PZ/ABR Secretary



Date