

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, December 21, 2021 – 6:30 pm

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

Members Present via Zoom: Anthony Lazar, April Skurka, Scott Lewis, Brian Hitt

Members Absent: Mayor Mulcahy, Kathy Moran, Jud Kline

Others Present via Zoom: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 504 CRYSTAL LAKE DRIVE – S/L 76 – NEW HOUSE

Present Via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by the Village Architect and not approved by the Village Engineer. The Engineer's comments are related to the storm drain connections. Pulte Homes has resubmitted the site plan for the Village Engineer's review. The home is the Pulte Homes Lyon model and is 2,602 square feet. It will have 2 bedrooms and 2.5 bathrooms with a flex room, sunroom and a fireplace. There is a vaulted ceiling in the gathering room. Ms. April Skurka stated a gable should be added on the right elevation over the three (3) windows. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Universal Khaki
Siding- Shake		Weathered Shingle
Trim		Universal Khaki
Garage Door		Universal Khaki
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Cedar Creek
Entry Door		Grays Harbor
Stone		Columbia LedgeStone

A Joint Motion was made to approve the new house at 504 Crystal Lake Drive- S/L 76 subject to adding a gable on the right elevation over the three (3) windows and subject to the Village Engineer's approval was made by Mr. Scott Lewis; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Skurka, Lewis, Hitt
No: None

The Joint Motion was approved 4 to 0

#2

508 CRYSTAL LAKE DRIVE – S/L 77 – NEW HOUSE

Present via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by both the Village Architect and Engineer. This is the Pulte Homes Bourges model and is 3,428 square feet. It has 4 bedrooms and 3.5 bathrooms. Ms. April Skurka stated the left elevation needs more detail. She would like to see two (2) bump outs on the windows on the left side. The Board agreed. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Dorian Gray
Siding- Shake		Dorian Gray
Trim		Dorian Gray
Garage Door		Dorian Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Cedar Craft
Entry Door		Tricon Black
Stone		Oak Island LedgeStone
Shutters	Dinesol	Black

A Joint Motion was made to approve the new house at 508 Crystal Lake Drive – S/L 77 subject to adding a dormer above the rear of the house on the left elevation and adding a dormer and bump out on the left elevation at the window toward the front was made by Ms. April Skurka; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Skurka, Lewis, Hitt
No: None

The Joint Motion was approved 4 to 0.

Present Via Zoom: Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by both the Village Architect and Engineer. This is the Pulte Homes Lyon model and is 2,422 square feet and is a ranch. It will have 3 bedrooms and 3.5 bathrooms. It will also have a rear covered porch, fireplace and a guest bedroom with a bathroom. Mr. Gabe Kirksey said they added a dormer on the left elevation like the Board has recommended on the Lyon model homes. Ms. April Skurka stated it helps a lot. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Web Gray
Trim		Web Gray
Garage Door		Web Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Coral Blend
Entry Door		Cyberspace
Shutters	Dinesol	Black

A Joint Motion was made to approve the new house at 516 Crystal Lake Drive – S/L 79 as submitted was made by Mr. Scott Lewis; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Skurka, Lewis, Hitt
No: None

The Motion was approved 4 to 0.

#4

534 SILVER LAKE DRIVE – S/L 103 – NEW HOUSE

Present via Zoom:

Gabe Kirksey, Pulte Homes

PZ/ABR Discussion:

The project is approved by both the Village Architect and Village Engineer. This is the Pulte Homes Bourges model and is 3,385 square feet with 4 bedrooms and 3.5 bathrooms. It has a 3 car garage, rear covered porch and a fireplace. Ms. April Skurka noticed dormers and shake siding were added. She stated it looks really nice. The Board agreed. The exterior selections are as follows:

Product:

Siding – Horizontal
Siding- Shake
Trim
Garage Door
Roof
Brick
Entry Door

Manufacturer:

Certainteed
Brick Craft

Color:

Dorian Gray
Dorian Gray
Dorian Gray
Dorian Gray
Weathered Wood
Cedar Craft
Tricon Black

A Joint Motion was made to approve the new house at 534 Silver Lake Drive – S/L 103 was made by Mr. Anthony Lazar;
Seconded by Mr. Scott Lewis.

Ayes: Lazar, Skurka, Lewis, Hitt
No: None

The Joint Motion was approved 4 to 0.

#5

PINECREST – BUILDING #1 – WHOLD FOODS (50 WALL STREET) CHARGING STATIONS

Present via Zoom: Gregory Brenner, WB Engineers

PZ/ABR Discussion:

The project was not approved by the Village Engineer. Mr. Greg Brenner has already met with First Energy and has been in contact with the Village Engineer to address his comments. The new charging stations would be replacing the existing charging stations. The plans as originally submitted showed the charging stations on the south west corner of the parking lot. That placement would require a zoning variance. WB Engineers resubmitted the plans showing the charging stations in a different location within the setback requirements. Mr. Larry Genova of the Orange Village Fire Department reviewed the plans and prefers the charging stations in the original placement of the south west corner of the parking lot. He stated it would be easier to fight a lithium battery fire. Mr. Brenner stated they have determined there is a gas easement in the south west corner of the parking lot and the charging stations cannot be placed in that location. A discussion ensued about placing the charging stations in different locations. Mr. Brian Hitt stated that Mr. Bob McLaughlin, Mr. Brenner and Whole Foods will need to talk and come up with solutions. He stated the matter has been tabled.

The matter has been tabled.

#6

PINECREST – BUILDING #8 – KITCHEN SOCIAL (211 PARK AVENUE #115)- EXTERIOR RENOVATIONS

Present via Zoom: Alan Burge, Alan Burge Architecture
Brian O'Malley, Owner and Tenant

PZ/ABR Discussion:

Kitchen Social is replacing Next Door American Eatery. The project has been approved as noted by the Village Engineer. The applicant wants to fully enclose and enlarge the existing patio. Roof structures and garage doors will be added. The garage doors will be gray in color. A gray wash will be applied over the siding. There will be plantings along the street. Mr. Scott Lewis recommends having the applicant speak with Ms. Kathy Moran, landscape architect, about the plantings. The applicant agreed and stated they can use some direction. The Board agreed that the enclosed patio looks great and enclosing the patio was a well thought out decision.

A Joint Motion was made to approve the exterior renovations / patio enclosure at Pinecrest- Building #8 – Kitchen Social (211 Park Avenue #115) as presented subject to the applicant reaching out to Ms. Kathy Moran for the landscaping was made by Mr. Scott Lewis; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Skurka, Lewis, Hitt
No: None

The Joint Motion was approved 4 to 0.

#7

CHIEF BUILDING OFFICIAL'S REPORT

- There are no items on the January 4, 2022 agenda. The meeting will be cancelled. The Board will be advised officially.

#8

ANY OTHER TOPIC FOR DISCUSSION

- Mr. Brian Hitt stated the Board will need to discuss charging stations as they may become more prevalent in the future.
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#11

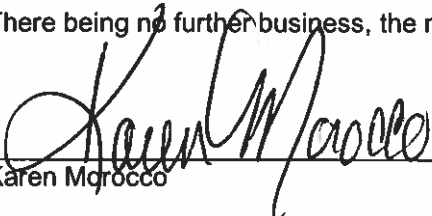
MINUTES FROM DECEMBER 7TH, 2021 TO BE APPROVED

A Motion to approve the minutes of the December 7, 2021 meeting was made by Mr. Anthony Lazar; Seconded by Ms. April Skurka.

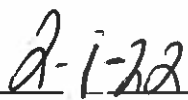
Ayes: Lazar, Moran, Skurka, Lewis, Hitt
Abstain: None
No: None

The Motion was approved 4 to 0.

There being no further business, the meeting was adjourned at 8:04 pm



Karen Morocco



Date