

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, July 19, 2022 – 6:30 pm

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

Members Present via Zoom: Anthony Lazar, April Skurka, Brian Hitt, Jud Kline,

Members Absent: Kathy Moran, Scott Lewis, Mayor Kathy Mulcahy

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

#1 4960 LANDER ROAD – ROOM ADDITIONS

Present via Zoom: Gurdeep Rihal, Homeowner
Mr. Rihal, Homeowner's Father

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. There will be two (2) room additions, one bedroom and one prayer room, totaling approximately 780 square feet. The addition meets all zoning setback requirements. Mr. Gurdeep Rihal stated there will be a reduction in width by 7 inches. Revised plans will need to be submitted to the Building Department. The two (2) windows shown will be reduced to one (1) window. The window will need to be 5.4 square feet minimum for egress in a fire. The entire house will be re-sided and be 'D4' and light almond in color. The roof will match the existing. Mr. Anthony Lazar inquired if ice and water shield will be used. Mr. Gurdeep Rihal confirmed he will be using ice and water shield for the roof. Mr. Jud Kline and Ms. April Skurka pointed out the exposed block. Both stated the grading needs to be brought up to 8 inches above grade for framing.

A Joint Motion was made to approve the addition at 4960 Lander Road subject to:

- The Village Engineer's comments.
- Revised drawings be submitted to the Building Department for review and approval. Drawings to include new dimensions and provide necessary window access on the second floor.
- Roof matching the existing and a sample of D4 siding- almond in color be provided
- Bring grade up – eight (8) inches above grade for minimal exposure of concrete block along the side of the house

was made by Mr. Jud Kline; Seconded by Ms. April Skurka

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

The Joint Motion was approved 4 to 0.

#2

529 CRYSTAL LAKE DRIVE – SPIRAL STAIRS OF DECK – EXTENDS PAST SIDE OF HOUSE

Present via Zoom: - Tatjana Zilov, Homeowner

PZ/ABR Discussion:

There will be a set of 72 inch spiral stairs that extend past the side of the house and can be seen from the front. The deck does not extend into the side yard. It meets side yard setbacks per Mr. Bob McLaughlin. No variance is required. The HOA approved the deck and the spiral stairs. The deck will be made of composite material and is 12' x 14' in size. The deck and stair tread color is antique leather. The railing is black aluminum. The homeowner stated she saw the neighbor has spiral stairs and she liked them. The stairs will deposit onto a patio. There will be gravel underneath the deck. Mr. Jud Kline thinks it works well and looks fine.

A Joint Motion was made to approve the spiral stairs at 529 Crystal Lake Drive was made by Ms. April Skurka; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Skurka Hitt, Kline
No: None

The Motion was approved 4 to 0.

#3

370 NOB HILL OVAL – EXTERIOR RENOVATIONS

Present via Zoom:

T. J. Szdlowski, NextGen Restoration

PZ/ABR Discussion:

NextGen Restoration will be replacing the two (2) eyebrows with a hip roof and adding a transom window above the garage. They will also be installing a new roof with GAF shingles that will be pewter gray in color. The HOA has approved the project. Mr. Bob McLaughlin needs more structural detail that will be provided by NextGen Restoration.

A Joint Motion was made to approve the exterior renovation at 370 Nob Hill Oval was made by Mr. Anthony Lazar;
Seconded by Mr. Jud Kline.

Ayes: Lazar, Skurka, Hitt, Kline

No: None

The Joint Motion was approved 4 to 0.

#4

28749 EMERY ROAD – DETACHED GARAGE

Present via Zoom: Edward Valkenburg, Homeowner

PZ/ABR Discussion:

The two (2) car detached garage is approximately 720 square feet (24' x 30') and meets all zoning setbacks. When the homeowner moved in years ago, the existing garage was converted into a master bedroom. The only outbuilding on the property is a small shed. The garage door which will be white in color is facing the street. Per Mr. Valkenburg, the height of the garage is well under the 18 foot maximum height but is not indicated on the plans.

A Joint Motion to approve the detached garage subject to the following conditions:

- The height has to be under the 18 foot maximum
- The siding, trim, windows, roofing and garage door samples to be submitted for final approval before installation

was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Skurka, Hitt, Kline

No: None

The Joint Motion was approved 4 to 0.

#5

4320 LANDER ROAD – NEW HOUSE

Present via Zoom:

David Hess, Payne & Payne
Mike Caito, Architect – Payne & Payne

PZ/ABR Discussion:

The project has been approved by the Village Architect and not approved by the Village Engineer. Plans have been resubmitted to the Village Engineer for review. Two (2) empty lots have been previously consolidated to build the new house. The home is a 2 story, contemporary that is 4,014 square feet with 4 bedrooms and 4 bathrooms. It will have a finished basement and an In-law suite. It will have a 'mess' kitchen which is a pantry with appliances. The home will have an asphalt driveway in keeping with the darker color theme of the house. The front door is 42 x 8' high. Mr. Jud Kline stated he liked the roof angles and Mr. Brian Hitt stated the house looks really nice. The exterior selections are as follows:

Product:

Hardie Panels
Hardie Board & Batten
Hardie Lap
Shingle Roof
Aluminum Cornice
Aluminum Soffit
Gutters and D/S
Veranda Ceiling
Marvin Casement Windows

Color:

Iron Grey
Iron Grey
Light Mist
Moire Black
Black
Black
Black
Pine T&G Stained
Black

The Joint Motion to approve the new house at 4320 Lander Road subject to the Village Engineer's approval was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

The Joint Motion was approved 4 to 0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- Items on the August 16, 2022 PZ/ABR agenda:
 - Lakes of Orange – 3 Season Room
- Applicants have until August 2, 2022 for submissions

#3

ANY OTHER TOPIC FOR DISCUSSION

- There will be no PZ/ABR meeting on August 2, 2022
 - The August 16, 2022 PZ/ABR meeting will be held in person at Village Hall
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#4

MINUTES FROM JULY 5, 2022 TO BE APPROVED

A Motion was made to approve the minutes of July 5, 2022 meeting was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt...

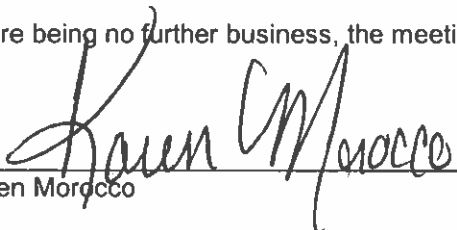
Ayes: Lazar, Skurka, Hitt, Kline

Abstain:

No: None

The Motion was approved 4 to 0.

There being no further business, the meeting was adjourned at 7:51 pm



Karen Morocco



Date