

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 1, 2025 - 6:30 pm

Members Present: Kathy Moran, April Skurka, Kimberlee Ullner, Brian Hitt, Scott Lewis, and Mayor Kline

Absent: Jeffrey Light

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Brandon Hughes, Building Inspector
Danette Gembariski, PZ/ABR Secretary

Mayor Kline called the meeting to order at 6:32 p.m.

#1 4860 BRAINARD ROAD – NEW DWELLING

Present: Alex Lyamkin – Dommus Construction

PZ/ABR Discussion:

Mr. McLaughlin stated this has been approved by the Village Architect and the Homeowners Association. The Village Engineer's comments are still pending.

Mr. McLaughlin stated this property is 1 ½ acres, zoned a U-1, and is part of the Lakes of Orange Development.

Mr. McLaughlin presented the Commission with an updated site plan that includes the tree canopy. The tree canopy plan for a 1 ½ acre lot requires 35% of tree coverage. This plan shows 30% but since this is part of the Lakes of Orange it will include all of their tree canopy.

Mr. Hitt asked the height of the house. Mr. Lyamkin stated 33 feet and 7 inches. Mr. Hitt stated the height needs to be noted on the plans.

Mr. Lyamkin stated the house is 4,037 square feet, 5 bedrooms, 3 ½ bathrooms, and a 3 car garage. He then reviewed the exterior selections:

Roof Shingle – Weather Wood

Siding – Hardie – painted Storm Cloud (SW #6249)

Cultured Stone –Niveo Volterra

Soffit - Hardie Pella Brown (#PRO151)

Fascia - Hardie Pella Brown (#PRO151)

Trim – Hardie Pella Brown (#PRP151)

Garage Door – Bronze

Entry Door – Bronze

Mayor Kline advised Mr. Lyamkin to include flashing in the gap between the stones as this is not identified on the plans. Mr. Lyamkin replied they do follow that procedure and added they use rain screen and weep holes to channel water away from behind the stone.

Mr. McLaughlin questioned the number of steps and the width on the front elevation. Mr. Lyamkin stated there are two steps and they will be the full width of the entrance door.

Mr. Hitt made a joint motion to approve 4860 Brainard Road subject to the Village Engineer's review.

Seconded by Ms. Ullner.

Ayes: Ms. Moran, Ms. Skurka, Ms. Ullner, Mr. Lewis, Mr. Hitt, and Mayor Kline

No: None.

The motion was approved 6-0

#2 CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin reviewed the upcoming agenda:

27049 Miles Road – this is a commercial property and the new owner submitted a request for a new yard sign and an addition.

29950 Smithfield - the homeowner at Hilltop has purchased the property behind him and will be tearing down the house but is requesting to keep the accessory building that is currently on the lot. The structure is less than 400 sq. ft. and will need the approval of a zoning variance to remain without a primary dwelling. Mr. McLaughlin did suggest consolidating the parcels, but the homeowner wants to keep the lots separate.

3870 Waterford Court - plans were submitted to construct a dormer above the current garage to create two bedrooms.

#3 ANY OTHER TOPIC FOR DISCUSSION

Mayor Kline informed the Commission that a meeting has been scheduled with Lizzy Sords from Davey Tree concerning the part-time arborist position related to the Tree Preservation Code. This position will review plans, inspect development sites, and ensure the work is being completed correctly. This position will be utilized as needed.

#4 MINUTES FROM MARCH 18, 2025 TO BE APPROVED

A joint motion was made by Mr. Hitt to approve the minutes from the March 18, 2025 meeting.

Seconded by Ms. Skurka.

Ayes: Ms. Moran, Ms. Skurka, Ms. Ullner, Mr. Lewis, Mr. Hitt, and Mayor Kline

The motion was approved 6-0.

There was no further business and the meeting was adjourned at 7:00 PM.

Danette Gembariski 

Date: 4-16-2025