

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, January 6, 2026 - 6:30 pm

Members Present: Kathy Moran, Kimberlee Ullner, Anthony Lazar, Jeffrey Light and Mayor Kline

Absent: April Skurka, Brian Hitt, Danette Gembariski

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Brandon Hughes, Acting Secretary

Mayor Kline called the meeting to order at 6:30 p.m.

#1 3940 BEECHMONT TRAIL – FIRST FLOOR ADDITION

Present: James Snyder – Synergy Design & Construction
Scott Lewis - Homeowner

PZ/ABR Discussion: Mr. McLaughlin stated the Village Engineer has not yet responded to this case review due to the holidays and vacation however this has been approved by the Village Architect and is zoning compliant.

Mr. Snyder stated this is a first-floor addition and all exterior material will match the existing dwelling. Mr. Kline stated this design fits perfectly and you would never know it is an addition. Mayor Kline asked about the lack of windows on the Orangewood elevation. Mr. Lewis stated he would like privacy as this is the wall the bed will be on. Ms. Moran added that there are currently no windows on that side of the house. The discussion shifted to landscaping and the existing landscaping bed along the Orangewood elevation. Mr. Lewis stated he will maintain the existing landscaping beds and add some shrubs along the north side of the house.

Ms. Ullner made a joint motion to approve the project subject to compliance with all Village Engineer's comments and with the recommendation to provide landscaping.

Seconded by Ms. Moran.

Ayes: Mr. Lazar, Ms. Moran, Mr. Light, Ms. Ullner, and Mayor Kline

No: None

The Motion was approved 5-0.

#2 200 PARK AVENUE PINECREST – RENOVATE GREEN SPACE INTO ADDITIONAL PARKING SPACES

Present Jonathan Lim – Tanger
Heidi Yanok – Tanger

Ms. Ullner made a motion to table this agenda item.

Seconded by Mr. Light.

Ayes: Mr. Light, Ms. Ullner, Ms. Moran, Mr. Lazar and Mayor Kline

No: None

The motion was approved 5-0.

#3 THE CHIEF BUILDING OFFICIAL'S REPORT

Mr. McLaughlin stated the first building in The Lakes of Orange Phase 8 will be on the next PZ/ABR meeting agenda.

#4 ANY OTHER TOPIC FOR DISCUSSION

There were no other topics for discussion.

#5 MINUTES FROM DECEMBER 2, 2025 TO BE APPROVED

A joint motion was made by Mr. Light to approve the minutes from the December 2nd meeting.

Seconded by Mr. Lazar

Ayes: Mr. Lazar, Ms. Moran, Mr. Light, Ms. Ullner and Mayor Kline

No: None

The motion was approved 5-0.

There was no further business and the meeting was adjourned at 8:13 PM.

Brandon Hughes  Date: 1/20/2026