

APPROVED

ARCHITECTURAL REVIEW BOARD MEETING
OF THE VILLAGE OF CHESTNUT RIDGE
THURSDAY OCTOBER 27, 2016

The Architectural Review Board of the Village of Chestnut Ridge convened in regular session on Thursday October 27, 2016 at 6:00 pm, at Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, NY.

PRESENT:	Robert Lorenc	Chairman
	Laura Dunlop	Member
	Virginia Bartlett	Member

OTHERS PRESENT:	Walter Sevastian	Attorney to the Board
	Mary Ballek	Secretary to the Board

ABSENT:	Thomas O'Donnell	Member
	Michael Scharff	Member
	Cheryl Sluys	Recording Secretary

1. An ARB application to consider the architectural design and materials approval of a proposed New Single-Family dwelling located at 927 Chestnut Ridge Road.
Section: 62.20 Block: 20 Lot: 48 Zone: R-25 -

Mr. Lorenc wanted the record to reflect that the applicant had the opportunity to meet with the Board at the Workshop on October 17th, but no one attended.

Mr. Lorenc asked the General Contractor, Jacob Hass to describe the project.

Mr. Hass said it was a single family home. The color of the roof shingles is in a rustic black color. The vinyl siding is in a Sterling color, the cedar shake is in Harvard Slate. The front door is Fiber Classics, by Therma Tru Doors, with glass on the side and wrought iron in a cream color. The Pella windows are Pro-line Advanced LowE IG with grilles-between the glass with simulated divided light. The garage door is White with no windows or hardware. The De!Mare LedgeStone is in Black Isle.

Mr. Lorenc asked Mr. Hass if the siding was vinyl, Mr. Haas replied yes.

Mr. Sevastian made note of the photos that were present for board to review, which showed houses facing the same or intersecting street. All photos had addresses and location in relation to proposed new home written on back.

Mr. Lorenc asked if there were any questions from the board.

Mr. Lorenc asked if there were members of the public present.

Mr. Haas didn't have the sq. footage and asked the board if they had the information. Mr. Sevastian said it met FAR requirements. Measurements were taken from Building Plans dated 12/28/2015 and revised 5/12/16, from Artistic Building Design Studio, Inc:
1st floor: 1,473 sq ft, 2nd floor: 1334 sq ft, basement: 367 sq feet & garage 602 sq ft

Ms. Bartlett asked if a basement counted towards Floor Plan.

Mr. Lorenc asked if there were members of the public present.

- I. Joseph Wilder, 20 Briar Court, Chestnut Ridge
2. Allan Mullgrave, an owner of the lot and seeking to develop

Questioned standard house if it fits into envelop and approved by Russell; does it exceed?

Mr. Sevastian said it does not exceed.

Mr. Wilder wanted to know why it wasn't brought up before; Mr. Sevastian said it was a brand new house.

Mr. Wilder then asked why 27 Eldorado Drive wasn't brought up. Mr. Sevastian said it wasn't brought before the ARB board. Mr. Wilder said he sees inconsistencies. Mr. Lorenc said this topic wasn't relevant to this meeting.

Ms. Bartlett said if property was being built excessively similar or dissimilar to contact the Village or the Building Inspector.

Mr. Lorenc asked if there were any questions from the board.

Ms. Bartlett asked if a Conditional Release from Martin Spence the Village Engineer was necessary. She asked Mr. Sevastian for direction. Mr. Sevastian said all the necessary paperwork from the Village Engineer has been provided.

Ms. Bartlett made a motion seconded by Ms. Dunlop to approve the project as presented. Upon vote the motion carried unanimously.

Ms. Bartlett made a motion seconded by Ms. Dunlop to adjourn meeting. Upon vote the motion carried unanimously.