

APPROVED

ARCHITECTURAL REVIEW BOARD MEETING
OF THE VILLAGE OF CHESTNUT RIDGE
WEDNESDAY OCTOBER 25, 2017

The Architectural Review Board of the Village of Chestnut Ridge convened in regular session on Wednesday, October 25, 2017 at 8:00 P.M. at Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, New York.

PRESENT:

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| Robert Lorenc | Chairman |
| Virginia Bartlett | Member |
| Michael Scharff | Member |
| Paul Van Alstyne | Member |

OTHERS PRESENT:

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| Walter R. Sevastian | Attorney to the Board |
| Mary Ballek | Secretary to the Board |
| Cheryl Sluys | Recording Secretary |

ABSENT:

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| Laura Dunlop | Deputy Chairperson |
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1. **8 Bluebird Road**

An ARB Application to consider the architectural design and materials for the proposed construction of a new single family home.

Section: 56.20 Block: 1 Lot: 14 Zone: R-25

Joel Freund, Applicant/Contractor appeared.

Mr. Lorenc asked Mr. Freund to describe the project.

Mr. Freund said the existing house will be demolished and a one story, 4984 square foot, single family dwelling is proposed. The house will have a modern design with elevated ceiling height to provide character.

Mr. Freund then reviewed the exterior materials list for Mr. Lorenc and the Board members. The roof will be in rustic black asphalt shingles by Tamko Heritage. White AZek siding (pieces create a design) will be used in front and vinyl siding in a Harvard slate color by American Dream will be used on the sides and back of the house. Pennsylvania Laurel brick by Stone Craft in a dark color will be used across the lower 36 inches in front with a 12 inch return on both sides of the house. Pella black vinyl clad, Low-E windows will have a white trim. The soffits and fascia are white aluminum. The front door is fiber classic with a transom by Therma Tru. The front door and door next to the garage are both in a walnut stain. The white steel, insulated garage door is by CloPay. Architectural windows will be provided in the garage door.

Ms. Bartlett asked about the front steps.

Mr. Freund said there are two 24 inch risers in concrete without a railing.

Mr. Lorenc asked for additional comments or questions from the Board members.

Ms. Bartlett said the record should reflect that a workshop was held prior to the meeting and that the rendering was extensively discussed.

Mr. Lorenc noted there was no member of the public present.

Michael Scharff made a motion seconded by Virginia Bartlett to approve the project as presented. Upon vote the motion carried unanimously.

Mr. Lorenc and the Board members then discussed returning to an earlier meeting time and having the workshop a week earlier. The Board members felt having the workshop at least a week before the meeting was fairer to the applicant, providing time to get all requested information together so that a finished project could be presented at the meeting.

Mr. Sevastian agreed with returning to separate days for the workshop and meeting.

Virginia Bartlett made a motion seconded by Michael Scharff to approve the May 24, 2017 meeting minutes as presented. The following vote was taken: Virginia Bartlett-yes, Michael Scharff-yes.

Robert Lorenc made a motion seconded by Paul Van Alstyn to adjourn the meeting. Upon vote the motion carried unanimously.