

ARCHITECTURAL REVIEW BOARD MEETING  
OF THE VILLAGE OF CHESTNUT RIDGE  
WEDNESDAY DECEMBER 27, 2017

**APPROVED**

The Architectural Review Board of the Village of Chestnut Ridge convened in regular session on Wednesday, December 27, 2017 at 8:00 P.M. at Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, New York.

PRESENT:	Robert Lorenc	Chairman
	Virginia Bartlett	Member
	Michael Scharff	Member
	Paul Van Alstyne	Member

OTHERS PRESENT:	Walter R. Sevastian	Attorney to the Board
	Mary Ballek	Secretary to the Board
	Cheryl Sluys	Recording Secretary

ABSENT:	Laura Dunlop	Deputy Chairperson
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**1. 651 Saddle River Road**

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

**Section: 62.14 Block: 1, Lot: 6 Zone: RR-50**

George Kaushagjian, Applicant appeared.

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

Mr. Kaushagjian presented photographs of the surrounding houses to Mr. Lorenc and the Board members and said he proposes to build a 3500 square foot, center hall colonial on an approximately one acre vacant lot. The house will be set back on a hill. The roof will be asphalt shingles in a slate tone grey by Tamko Heritage. The vinyl siding is in a sand color by Royal Crest. The windows, decorative siding, soffits and fascia are white vinyl. The white trim is by Azek. The black vinyl shutters are by Builders Edge. The doors are white fiberglass; the garage doors are white, steel coated.

Mr. Scharff asked how far away the vinyl siding will be from the poured, plastered foundation. Mr. Scharff also requested the applicant confirm the siding will match the material and color used in the front of the house.

Mr. Kaushagjian said the vinyl siding will start one foot above grade and the colors will match.

Mr. Lorenc asked for additional comments or questions from the Board members. There were none.

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

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

## **2. 4 Hawk Street**

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

Section: 62.08 Block:2, Lot:14 Zone: R-25

Stanley Mayerfeld, Architect (15 Lark Lane, Monsey, NY) and Steven Saffer, Expeditor appeared on behalf of Applicant.

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

Mr. Mayerfeld presented photographs of surrounding houses to Mr. Lorenc and the Board members. Mr. Mayerfeld said applicant proposes to construct a 5000 square foot, two story home on a vacant lot.

Mr. Mayerfeld then reviewed the exterior materials list for Mr. Lorenc and the Board members. The roof will be asphalt shingles in a rustic black color by Tamko. The siding will be brick. The tall windows will have black grills to accentuate the front façade. Shutters, doors, garage doors and decorative siding will be black. The soffits and fascia are white. The chimney is clad with cultured stone to give the sense that it has been there for several years.

Mr. Scharff requested a sample of the cultured stone for the materials board.

Ms. Bartlett said on the materials list trim is N/A. What is the piece above the windows?

Mr. Mayerfeld said there will be a 4 inch trim around the windows to give an early American appearance.

Mr. Scharff voiced concerns with the proposed lights.

Mr. Mayerfeld said the intent is to give a glow to the house.

Mr. Van Alstyne referred to the spec sheet and said the lights are I-75 watt.

Mr. Lorenc and the Board members discussed the eyebrow window to the right side of the roof. Replacement with dormer windows was suggested.

Mr. Mayerfeld said the homeowner wants a clean roof.

Mr. Van Alstyne said this house looks so big for the neighborhood; it needs to be softened in some way.

Ms. Bartlett said the materials list needs to be updated. There is a discrepancy between what is shown and what is represented.

Mr. Scharff suggested the homeowner and builder get together and discuss the roof. If it's detailed differently, possibly in a lighter color, this will be a beautiful house.

Mr. Lorenc asked if any member of the public wished to speak.

No one from the public spoke.

Virginia Bartlett made a motion seconded by Michael Scharff to adjourn this application until January 24, 2018. Upon vote, the motion carried unanimously.

### **3. 8 Lark Lane**

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

Section: 62.08 Block: 2, Lot: 30 Zone:R-25

Stanley Mayerfeld, Architect appeared on behalf of Applicant.

Mr. Mayerfeld presented photographs of surrounding houses to Mr. Lorenc and the Board members.

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

Mr. Mayerfeld said this is a new two story build on a vacant corner lot which is landscaped for privacy. The proposed house is 5,647 square feet. The roof is dimensional asphalt shingles in a charcoal color by GAF. The stucco siding is oyster grey. The stone base is light grey. The windows will be dark grey in a casement style. The soffits and fascia are dark grey aluminum. The trim is white. Wood doors and single aluminum garage door (for a two car garage) are walnut colored. The side door next to the garage leads to the mud room and is walnut colored. There will be a porch in front with white fiberglass columns and grey copper roofing.

Mr. Scharff asked the color of the band around the windows.

Mr. Mayerfeld said on the rendering it is a cream color but it will probably be a version of white. The materials list will be updated with the final color.

Mr. Scharff said the stucco sample color should be changed from 504 to 505.

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

Ms. Bartlett asked about the side of the house that faces Lark Lane.

Mr. Mayerfeld said it will have architectural materials; the stone base will wrap the corner.

A discussion of window sill height on the side of the house was held.

Mr. Lorenc asked if any member of the public wished to speak.

No one from the public spoke.

Michael Scharff made a motion seconded by Virginia Bartlett to approve the project with the following conditions: 1) Applicant is to provide the exact white for window trim to match the rendering; 2) Show the stone base around the side of the house; 3) Change the stucco sample color from 504 to 505. Upon vote the motion carried unanimously.

#### 4. 10 Lillian Drive

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

**Section: 63.14 Block: 3, Lot: 60 Zone R-35**

David Ausch, Applicant appeared.

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

Mr. Ausch said this project started as a second story addition to a one story building with side garage. During construction the first floor deck laying on the foundation had to be replaced due to rot. The foundation remained and construction to re-build the entire house continued. Mr. Ausch presented photographs of neighboring houses to Mr. Lorenc and the Board members.

Mr. Ausch then reviewed the exterior materials list. The roof will be asphalt shingles in black. The vinyl siding and trim will be in a herring-bone color. The windows, soffits and fascia are black. The front door and garage door will be in a shaker style in black. The garage door will not have a window. Mr. Ausch said a decision on shutters hasn't been made.

Mr. Scharff said shutters would improve the plain appearance of the house.

Mr. Ausch continued the exposed foundation is currently stucco in a brown color.

Mr. Scharff suggested painting the stucco to match the siding.

Ms. Bartlett asked when the siding was applied.

Mr. Ausch replied in the last week or two.

Mr. Van Alstyne said you were working on it today before ARB approval?

Mr. Ausch said when the first floor was framed and exposed the Building Department gave us permission to continue building. The roof went on two weeks ago. Three sides of the house have been sided. Mr. Ausch then said we chose a white siding but went to a toned down color because we heard the ARB liked softer tones.

Mr. Scharff suggested another color for the entrance door/garage door.

Mr. Ausch said the black windows are already in. A one inch profile to match the siding will go around the windows.

Mr. Lorenc asked about shutters.

Ms. Bartlett suggested shutters in a charcoal color to pick up the roof color.

Mr. Lorenc suggested the entrance door and garage door also be charcoal.

Mr. Ausch wants to delay his choice.

Mr. Lorenc said make a decision tonight or a stop work order will be issued.

Mr. Scharff said forest green shutters and doors would work with the siding and roof.

Mr. Lorenc said that's our suggestion – it will tie everything together: 1) Siding and decorative trim the same color; 2) Soffits and fascia in black aluminum; 3) Shutters, entrance door and garage door in forest green.

Mr. Ausch said he is in agreement with the ARB.

Paul Van Alstyne made a motion seconded by Michael Scharff to approve the project as updated.

Upon vote the motion carried unanimously.

#### **4. Minutes**

Michael Scharff made a motion seconded by Virginia Bartlett to approve the October 25, 2017 meeting minutes as submitted. Upon vote the motion carried unanimously.

Michael Scharff made a motion seconded by Virginia Bartlett to adjourn the meeting. Upon vote the motion carried unanimously.

