

# APPROVED

ARCHITECTURAL REVIEW BOARD MEETING  
OF THE VILLAGE OF CHESTNUT RIDGE  
THURSDAY APRIL 28, 2016

The Architectural Review Board of the Village of Chestnut Ridge convened in regular session on Thursday, April 28, 2016 at 6:05 P.M. at Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, New York.

PRESENT: Robert Lorenc Chairman  
Virginia Bartlett Member  
Thomas O'Donnell Member

OTHERS PRESENT: Walter R. Sevastian Village Attorney

ABSENT: Laura Dunlop Member  
Michael Scharff Member  
Nirali Dharani Member

RECORDING SECRETARY; Cheryl Sluys

## 1. FROMOWITZ – 9 ORIOLE STREET

An ARB Application to consider the architectural design and materials approval of a proposed New Single Family Dwelling located at 9 Oriole Street, on the north side of Oriole Street, approximately 446 feet east of intersection of Hungry Hollow Road. **Section 62.8, Block: 2, Lot: 4, R-25 Zone**

Mr. Sevastian said applicant was present at the April 18, 2016 workshop and advised he was unable to attend tonight's meeting. At the workshop applicant was asked to submit a picture of the proposed house, a materials board and materials list. Applicant has complied with the Board's request.

A two story, single family, 5500 square foot colonial style house is to be built on an empty lot. There will be two doors in front and a garage entrance on the east side of the house. The following exterior materials list was provided to the Board:

	Color	Material	Manufacturer
Roof	Virginia Slate	Asphalt	Tamko
Siding	Light Mist	Fiber Cement	James Hardie
Railings	Black	Wrought Iron	Ramapo Iron
Soffits & Fascia	White	Vinyl/Aluminum	Certainteed
Gutters & Leaders	White	Aluminum	Aleris
Windows	White	Wood/Vinyl	Anderson
Trim	White	Vinyl	Certainteed
Garage Doors	White	Fiberglass	Wayne Dalton
Doors	White	Fiberglass	Therma Tru
Deck	Island Mist	Composite	Trex

Mr. Lorenc opened the meeting to the public.

Lenore and Norman Schlissel of 10 Swallow Avenue expressed concern about the size of the proposed house.

Mr. Sevastian said the house meets code as far as the dimensional requirements; no variances are necessary.

Lewis Grabel of 19 Eagle Street asked the consequences if the house as built differs from tonight's presentation.

Mr. Sevastian said that is an enforcement issue. When this Board gives its approval by resolution the proposal doesn't just go away. When the applicant applies for a CO to live in the house, what he built has to match what was presented to the ARB. If it doesn't match up a violation is issued. A short discussion among the Board members and the public was held.

Ms. Bartlett said the jurisdiction of this Board is to look at houses and determine what they look like in the neighborhood. We don't want houses that are too alike or too different. The applicant is required to bring in photos of surrounding homes so we can look at the design of the proposed construction and see how it fits in the neighborhood. Ms. Bartlett then said the ARB only looks at the front of the house from the street. In this neighborhood we observed there are small houses but there are also houses of significant size. Ms. Bartlett noted there are other colonials which makes this house similar but not excessively so.

Mr. Lorenc asked if there were any questions from the Board. There were none.

Virginia Bartlett made a motion seconded by Thomas O'Donnell to approve the project as presented. Upon vote, the motion carried unanimously.

Approval of the February 25, 2016 minutes was postponed until the next ARB meeting.

Virginia Bartlett made a motion seconded by Thomas O'Donnell to adjourn the meeting. Upon vote, the motion carried unanimously.