

APPROVED

ARCHITECTURAL REVIEW BOARD MEETING
OF THE VILLAGE OF CHESTNUT RIDGE
WEDNESDAY MAY 24, 2017

The Architectural Review Board of the Village of Chestnut Ridge convened in regular session on Wednesday, May 24, 2017 at 8:00 P.M. at Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, New York.

PRESENT:	Laura Dunlop	Deputy Chairperson
	Virginia Bartlett	Member
	Thomas O'Donnell	Member
	Michael Scharff	Member
OTHERS PRESENT:	Walter R. Sevastian	Attorney to the Board
	Mary Ballek	Secretary to the Board
	Cheryl Sluys	Recording Secretary
ABSENT:	Robert Lorenc	Chairman

In Mr. Lorenc's absence, Ms. Dunlop conducted the meeting.

1. Artis Senior Living

An ARB Application to consider the architectural design and materials for the proposed construction of a memory-care Assisted Living Facility and ancillary parking that will serve individuals suffering from memory loss and other forms of dementia.

Section: 62.16 Block: 1 Lot:34 Zone: NS and R-40.

Stuart Strow, P.E. (Brooker Engineering, PLLC), Joe Perez, Architect (LK Architecture Inc.) and Mike Terwilliger, representative of Applicant appeared.

Ms. Dunlop asked Mr. Terwilliger to describe the project.

Mr. Terwilliger said this is a secure, protected, assisted living facility for residents with memory care needs located on a 5.45 acre, wooded parcel. There are four identical 16 bedroom wings surrounding a central core for offices, resident services, main kitchen, etc. In addition to bedrooms, each wing will contain a central hallway, common family room, dining room, pantry and porch.

Mr. Strow said the visually single story building will have a dense, lush landscape with a protected buffer of trees and wetlands in the rear. A privacy fence will screen the sides and rear of the building. Mr. Strow then said there are 32 parking spaces in front of the building and an auxiliary parking area on the south side of the building for employee use on heavy visiting days.

Ms. Dunlop asked about lighting and signage.

Mr. Strow said there are light poles in the parking lot, ballard size lights for walkways, path lights throughout the back of the building to define walkways and lantern lights at the front doors. Lighting

Mr. Sevastian said the Planning Board looks at lighting, signage and landscaping as part of their review.

Mr. Terwilliger reviewed the exterior materials list for the Board members. The roof will be GAF asphalt shingle in a mission brown color, the PlyGem vinyl siding is a wicker color and the manufactured stone by Eldorado Stone is in a color called Durango. The soffits, fascia and trim are PlyGem white vinyl. There are no shutters. Mr. Terwilliger then said the insulated, solid front doors will be stained and have side lights. The description of the front doors was added to the exterior materials list by Mr. Terwilliger. The Buff Tech fence panels are vinyl with aluminum stiffener poles. At the request of the Board, Mr. Strow will provide a fence description from the manufacturer for the exterior materials list.

Ms. Dunlop asked for questions or comments from the Board members. There were none.

Ms. Dunlop noted there was no member of the public present.

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

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