

**ARCHITECTURE AND COMMUNITY APPEARANCE  
REVIEW COUNCIL  
TOWN OF LEWISBORO**

Minutes, Monthly Meeting  
March 12, 2008- 8:00 P.M.  
Town Hall  
11 Main Street  
South Salem, NY 10590

Present: Re Hagele, Chairman  
Ciorsdan Conran  
Gail Ascher  
Peter Clark  
Diane Bilgore

Absent: None

I. The Meeting was called to order at the Town House, 11 Main Street, South Salem, NY, at 8:00 p.m., on Wednesday, March 12<sup>th</sup> 2008.

Review and adoption of the Minutes of the February 13<sup>th</sup> 2008 ACARC Meeting were held.

**II. NEW SUBMISSION(S)**

Cal. No. 04-08-ACARC/PB This is an application of Joseph A. DeLapa, 363 Smith Ridge Road, South Salem, New York 10590 in the matter of the expansion of the existing kitchen into the existing attic space which will necessitate the raising of the roof. Sheet 50, Block 9834, Lot 60

Mr. Gene Vetrano, AIA and Dr. DeLapa were present at the March 12th ACARC meeting. Mr. Vetrano stated that this is the fourth project on the site. He stated that now Dr. DeLapa and his wife would like to expand their kitchen and dining area. Mr. Vetrano stated that they would like to raise the roof and expand the kitchen over the space above the dental office. He explained the existing building. Mr. Vetrano stated that all finishes will match the existing including the cedar shakes, shingles, color and trim. Mr. Vetrano stated that the only disturbance to the soil is a proposed column at the corner of the existing patio which will give him a covered patio, so that they can extend the kitchen out to match the gable roof. He stated that they propose a sunroom addition to the southwest corner. Mr. Vetrano explained the floor plan. He stated that they have been before the Planning Board. Mr. Vetrano stated that Will Agresta had reviewed the plans several weeks ago and they resubmitted. He stated that based on the action of this Council, the Planning Board is ready to approve the project.

Chairman Hagele asked what modifications were made as a result of the Planning Board comments.

Mr. Vetrano stated that they wanted to change the verbiage on the use of the space; they wanted to verify that the disturbance to the site is minimal. He also stated that the set of plans needed to have the sign off area for the Planning Board Chairman and Secretary.

Ms. Conran stated that she realized that they would like a lot of light in the sitting area but it had too much of a contemporary feel compared to the rest of the house.

Mr. Vetrano stated that they proposed installing a snap in grill to match the Andersen windows.

Ms. Conran stated that the house has strong symmetry but the addition does not sit right.

Mr. Vetrano responded that they could remove the trapezoid windows and then the size of the casement windows mirror the size of the double hung windows. He stated that the roof is glass because the point of the sunroom is to allow the sun in.

Ms. Conran stated that she would like to see a little more continuity.

Mr. Vetrano stated that with the prefab system, it has to tie into the roof system and they need a modular dimension that Four Season makes.

Chairman Hagele stated that he has comments from Ms. Ascher who will arrive late. He stated that the second story addition felt bulky from the street with the large gable adjacent to the wall.

Ms. Ascher arrived at the meeting. She stated that it is a pretty antique looking house. Ms. Ascher stated that the gable will be looming over the house.

Mr. Vetrano stated that they looked at other roof options and were concerned with water problems.

Ms. Ascher stated that the question is the appropriateness of a Four Season room facing the street. She stated that it is a visible corner.

Mr. Vetrano stated that they are looking at snap in grills and they are looking for natural sunlight from the south west exposure.

Ms. Ascher stated that the second floor window is not in keeping with the other windows. She stated that the transom windows make it feel commercial. Ms. Ascher stated that she would like to see the applicant be more sensitive to the existing home. She stated that she would like the column to be enlarged and more detail, perhaps an 8" column.

Mr. Vetrano stated that they could match the columns.

Ms. Bilgore stated that she has no comments.

Mr. Clark stated that he agrees with Ms. Conran. He stated that although he agrees with the logic behind the Four Seasons unit, he would rather see the transom windows gone and regular windows with skylights above. Mr. Clark stated that he is concerned about the gable running to the other roof.

Chairman Hagele stated that he has some concerns. He asked when the original house was built.

Dr. DeLapa stated that he purchased the property in 1988 and built the house in 1993 on the old foundation.

Chairman Hagele stated that he is very uncomfortable. He stated it is a beautiful property, well maintained, highly visible with a nice sense of scale going back with the additions. Chairman Hagele stated that he feels very strongly that this is a disruption that is not harmonious with the existing home and certainly will have a negative impact on the inherent quality and scale of this project. Chairman Hagele stated that the way the additions are now going back they still have an identity and it looks like it has been there forever.

Mr. Vetrano stated that the gable is only 5 feet above the ridge. He stated that it is not higher than any other ridge.

Chairman Hagele stated that in perspective going back it doesn't loom above it.

Ms. Ascher stated that it really is nice the way it is broken up in segments.

Mr. Vetrano stated that they obviously started with the footprint to meet the needs of Dr. DeLapa, and then they were looking at roof lines.

Chairman Hagele stated that he still does not like the idea of turning the gable to the front. He stated that he is very respectful of a homeowner's right and tries diligently to avoid any perception of denying someone their right. Chairman Hagele stated that he is very uncomfortable with the massing. He stated that he took pictures from the street. Chairman Hagele stated that right now there is a nice rhythm going back and it will be completely disrupted by a third large gable facing forward.

Ms. Ascher suggested a hip.

Mr. Vetrano stated it does not match anything else.

Chairman Hagele responded no, he would rather see the gable get bigger.

Mr. Vetrano stated that they looked at that and the ridge would be 38 feet. He stated that Dr. DeLapa would like to use space in the attic that is not being used. Mr. Vetrano stated that they need to gain space for cooking and entertaining.

Discussion regarding a double gable amongst the Council members.

Mr. Vetrano stated that they would like to eliminate any concerns.

Chairman Hagele stated that they already have a skylight. He stated that he would be more comfortable with that.

Mr. Vetrano stated that he would rotate the ridge 90 degrees to create the extra gable, eliminate the sunroom and double up the Andersen windows and install skylights.

Dr. DeLapa asked if it will affect the floor plan.

Mr. Vetrano stated that he would keep the footprint and flip the gable. He stated that if he has to shrink the addition then it would not work and defeats the purpose. Mr. Vetrano stated that he wants more windows to take advantage of the south west sunlight.

Ms. Ascher asked that they keep it consistent and maintain the feel.

Mr. Clark suggested that they submit an electronic version to the Council members for review prior to the next meeting.

Mr. Vetrano agreed.

Chairman Hagele stated that they will informally review the materials that are electronically submitted and reappear at the next ACARC meeting on April 9th.

Cal. No. 05-08-ACARC/BD This is an application of Michael DeCandia, AIA, 174 North Salem Road, Katonah, New York 10536 [Owner of Record: Catherine and Willing Biddle, 53 Elmwood Road, South Salem, New York 10590] in the matter of the demolition of an existing one story garage and the construction of a new 2 story, 3 car garage with an accessory apartment above. The construction of a new one story addition to the main residence consisting of a laundry room, mud room, bathroom, changing room and car port.

Sheet 44, Block 10057, Lot 55

Mr. Michael DeCandia, AIA was present to represent the applicant. Mr. DeCandia stated that he had a 3D animation for review. He stated that the front of the house is a classic and very heavily tree lined. Mr. DeCandia stated that there is a wonderful element on the side, and did not want to put anything in the way of the tower. Mr. DeCandia stated that they would like to keep the scale of the 2 story mass down by maintaining a low knee wall. He stated that they looked at various alternatives to gable dormers and felt that a single cross gable would work.

Mr. Clark asked for the height of the main house.

Chairman Hagele responded that they have a dimension of 20 feet to the midline of the roof.

Mr. DeCandia responded that they are trying to keep the mass down as much as possible by keeping the knee wall as low as possible and still have efficient use of space.

Mr. Clark asked what the second floor will be used for.

Mr. DeCandia responded that they are on a separate application to the Zoning Board for an accessory apartment.

Chairman Hagele asked for the location of the bedroom.

Mr. DeCandia responded it is a studio. He stated that it was laid out with the intention that ultimately it would be an accessory apartment. Mr. DeCandia stated that initially it is laid out as a family room.

Mr. Clark stated that he likes the connection to the house. He stated that he would like to see the height brought down a little more.

Ms. Bilgore stated that she was concerned about some of the old trees.

Mr. DeCandia stated that there is one sickly tree to be removed. He stated that at the entry there are 2 old Maples that will remain.

Ms. Bilgore stated that it is a great house.

Chairman Hagele stated that part of the purpose of the island is to leave the tree.

Mr. DeCandia agreed.

Mr. Clark asked if the northern end of the proposed garage is as far north as the existing garage.

Mr. DeCandia responded that it is. He stated that the shed is going away.

Ms. Conran stated that she was on the fence with the carport and how it appeared to cut the tower in half.

Chairman Hagele stated that there is a functional reason for the carport, so that it is not an accessory structure. He stated that it is actually an addition to the main residence. Chairman Hagele stated that you can appreciate the outside space.

Ms. Ascher stated that it is a lovely, well thought out design. She stated that she liked the

scale of the second floor by putting in the lower roof and it works well with the existing house. Ms. Ascher stated that she does not like the breezeway connection. She stated that the house should stand alone as well as the accessory structure.

Mr. DeCandia stated that the building is connected so that from a zoning perspective, size is not an issue. He stated that what he was charged to do was, add a 3 car garage with a mud room and family room.

Chairman Hagele stated that this gives you the separation of massing.

Ms. Ascher stated that the connection bothers her. She stated that functionally there is a covered walkway to go from the garage to the house.

Ms. Bilgore stated that it really is a benefit to have some protection from the elements.

Chairman Hagele stated that it is a big house. He stated that he likes the connecting element, the way it is done. Chairman Hagele asked what they were proposing for the railing.

Mr. DeCandia responded square balusters painted white. He stated that everything is white on white.

Chairman Hagele stated that it is going to be fairly transparent because light will come through it. He asked what the roof material will be.

Mr. DeCandia stated that he believes it is asphalt. He stated that they will match all materials.

Chairman Hagele stated that he likes the house without shutters. He stated that this house is very traditional and likes the portico in front.

Ms. Ascher stated that she can understand the need for the attached garage.

Chairman Hagele made a motion to approve the application as submitted. Seconded by Peter Clark; In favor: Re Hagele, Ciorsdan Conran, Gail Ascher, Peter Clark and Diane Bilgore. To deny: None. Absent: None.

**CASE ADJOURNED**

Meeting adjourned.