

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

Minutes, Monthly Meeting
October 15, 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, October 15th 2008.

Review and adoption of the Minutes of the September 10th 2008 ACARC Meeting were held.

II. NEW SUBMISSION(S)

Cal. No. 15-08-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, 2 car garage with an accessory apartment above. The construction of a new one story addition to the main residence and car port. Previously approved under Cal. No. 05-08ACARC/BD
Sheet 44, Block 10057, Lot 55

Mr. Michael DeCandia was present to represent the applicants at the October 15th meeting. He stated that because of a prominent tree it was necessary to revise the design as previously submitted. Mr. DeCandia stated that it is the same footprint going back, the proposed building was turned 90 degrees. He stated that the proposed garage is now a 2 car garage instead of a 3 car garage as previously approved.

Mr. DeCandia presented a 3D animation for review by the Council members.

Mr. Clark stated that he had no questions or comments regarding the revisions to the plans.

Ms. Bilgore stated that she had no questions or comments.

Ms. Conran stated that she was curious why the applicant changed the previously approved plans, but the tree explains it.

Mr. DeCandia stated that they prefer to treat the building as a barn. He stated that all materials, details and colors would remain the same as previously approved. Mr. DeCandia stated that board and batten would work best and they have no intention to change the color.

Chairman Hagele agreed that vertical board and batten would be best.

Ms. Ascher stated she likes it.

Based on the foregoing, the members of ACARC resolved to approve the application as presented with the modification that the board and batten be painted white. By motion Re Hagele; seconded by Peter Clark; In favor: Ciorsdan Conran, Gail Ascher, Peter Clark, Diane Bilgore and Re Hagele. To deny: None. Absent: None.

CASE ADJOURNED

Cal. No. 16-08-ACARC/BD This is an application of Donika Ulaj, 9 Park Avenue, Goldens Bridge, New York 10526 in the matter of an as built deck constructed on the back of the home.
Sheet 4A, Block 11113, Lot 04

Mrs. Ulaj was present at the October 15th meeting. She stated that she thought that her architect had included the deck in the plans that were submitted to ACARC last year. Mrs. Ulaj apologized and explained that the deck had been built already. She stated that the Building Inspector came out to the house for the inspection and told them that she had to get the deck approved by ACARC.

Chairman Hagele asked the applicant for photos of the existing deck. He stated that he would prefer to review what was actually built as opposed to the sketch that was provided with the application. Chairman Hagele stated that the deck is not visible from the road.

Mrs. Ulaj stated that she would come back to the next meeting with photos of the deck from the sides, rear as well as from the second floor.

Chairman Hagele stated that would be fine.

Ms. Ascher asked if the deck is in the setbacks.

Chairman Hagele responded no.

CASE ADJOURNED

Cal. No. 17-08-ACARC/BD

This is an application of Anton Kola, 27 Spring Street, South Salem, New York 10590 in the matter of repairs to an existing dwelling. Previously approved under Cal. No. 02-07ACARC/BD Sheet 39, Block 10543, Lots 16 & 17

Mr. Kola was present at the October 15th ACARC meeting and represented by Mr. Michael Sirignano, Esq. and Mr. Paul Dennis, AIA.

Mr. Sirignano stated that the applicant has been before the Planning Board for quite some time on this project. Mr. Sirignano stated that the applicant has returned to ACARC for amended approval due to design changes during the wetland permit application process. He stated that virtually the entire property is wetlands. Mr. Sirignano reviewed the site plan with the Council members. He stated that the applicant has obtained a DEP wetland permit and NYS DEC has signed off on this project. Mr. Sirignano stated that ACARC granted prior approval for the original plans on 2/28/07 under Cal. No. 02-07ACARC/BD

Mr. Dennis discussed the new elevations and floor plan with the members. He stated that they obtained the DEP permit. Mr. Dennis reviewed the proposed garage plans. Mr. Dennis stated that he likes the design changes that have been made. He stated that the siding would be wood clapboard with white corner boards and columns. Mr. Dennis stated that the doors would be white and they will use architectural asphalt shingles in grey weathered wood. He stated that the colors are predominantly white. Mr. Dennis stated that they have a fieldstone chimney.

Ms. Ascher stated that there was something that bothered her regarding the elevations, but she did not recall specifically what it was.

Ms. Bilgore asked if they were using veneer stone.

Mr. Dennis responded no, it would be 4" fieldstone.

Ms. Conran stated that she was fine with the changes and had no comments.

Mr. Dennis stated that the Planning Board asked the applicant to move the driveway.

Ms. Ascher stated that the garage looked very nice with the carriage doors. She asked about plantings.

Ms. Bilgore stated that there is mature growth there.

Chairman Hagele stated that the design is relatively similar.

Mr. Clark stated that he has no problem with the proposed design and understands the logistics. He stated that it is a vast improvement from what is there now.

Chairman Hagele stated that the shutters only appear on 2 windows. He stated that the house would look better without the shutters. Chairman Hagele asked about the windows.

Mr. Dennis responded that they will be Andersen windows with the snap in grill.

Chairman Hagele stated that he liked the library that was previously approved.

Based on the foregoing, the members of ACARC resolved to approve the application as presented subject to no shutters on the windows. By motion Re Hagele; seconded by Diane Bilgore; In favor: Ciorsdan Conran, Gail Ascher, Peter Clark, Diane Bilgore and Re Hagele. To deny: None. Absent: None.

CASE ADJOURNED

III. FURTHER DISCUSSIONS

Cal. No. 10-08-ACARC/BD This is an application of Sansome Estates Inc., Le Chateau Restaurant, 1438 Route 35, South Salem, New York 10590 in the matter of the proposed installation of 4 signs on the existing stone pier.
Sheet 39, Block 10549, Lot 17

Ms. Monique Jaffre was present at the October 15th meeting. She stated that she had put up temporary wood signs on the stone piers but that the actual signs would be different from what she posted. Ms. Jaffre stated that the actual signs would be the same color as the existing Le Chateau sign which is Derby Brown. Ms. Jaffre provided a color sample for the record.

Chairman Hagele asked if the signs meet zoning.

Ms. Posadas responded that the Building Department referred the application to ACARC and was aware of the 4 temporary signs that had been posted.

Discussion regarding the size and style of the lettering amongst the Council members.

Chairman Hagele stated that the lettering and thickness should be the same size on all 4 signs.

All the Council members concurred.

Based on the foregoing, the members of ACARC resolved to approve the application as presented subject to the lettering will be the same size and thickness. By motion Ciorsdan Conran; seconded by Peter Clark; In favor: Ciorsdan Conran, Gail Ascher, Peter Clark, Diane Bilgore and Re Hagele. To deny: None. Absent: None.

CASE ADJOURNED

Meeting adjourned.