



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
79 Bouton Road
South Salem, New York 10590

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ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, August 11, 2021, at 79 Bouton Road, South Salem, New York 10590.

Mr. Kaufman called the meeting to order at 8:01 p.m. and noted the exits.

Present: Alan Kaufman, Acting Chair
Darren Mercer
Chris Winter

Absent: Rose Bonanno
Ed Ozols

Ciorsdan Conran, Administrator (no voting privileges)

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on July 14, 2021.

Review of the minutes of the ACARC meeting held July 14, 2021.

Mr. Winter made a motion to accept the July 14, 2021, minutes as presented; seconded by Mr. Mercer; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols.

II. NEW SUBMISSIONS/REVIEWS

Cal #10-21ACARC/SC

Koechlin Residence, 61 Elmwood Road, South Salem, NY 10590, Sheet 44, Block 10057, Lot 86, Zone SCR-2A (Nicholas B. Koechlin & Catherine Godbille-Koechlin, owners of record) – Application for an addition.

Catherine and Nicholas Koechlin, owners; and Ken Okamoto, architect, were present.

Mr. Okamoto stated the original house dates from 1790 and has a series of seven additions. He noted the proposal is for the following changes:

- West elevation – entry door replaced with a 6-over-6 window;
- West elevation – screened porch is to be removed;
- South elevation – entry door replaced with a 6-over-6 window;
- South elevation – second-story addition;
- South elevation – installation of front door beneath standing-seam copper roof;
- South elevation – removal of double doors and installation of a row of six 6-over-6 windows;
- North elevation - removal of one 6-over-6 window and installation of Dutch door from porch; and
- East elevation – change of fenestration on first and second stories.

Mr. Okamoto stated the fireplace and driveway are to remain as existing.

Mr. Winter made a motion to approve the application for an addition at the Koechlin Residence, 61 Elmwood Road, South Salem, as submitted; seconded by Mr. Mercer; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols.

Cal #12-21ACARC

Pound Ridge Stone, 2 West Road, South Salem, NY 10590, Sheet 49B, Block 9831, Lot 1, Zone GB (Two West Road, LLC, owners of record) – Application for a storage barn and signage.

David Moorman, owner, was present.

Mr. Moorman stated the proposal is for a wood-sided gabled-roof storage barn with three over-head doors and varying fenestration to house his stone and sculpture studio. He noted there will be a gravel parking lot with 27 spaces and one additional 2' X 1' mahogany sign with gold letters that reads "deliveries."

Mr. Mercer made a motion to approve the application for construction of a storage barn and installation of one new sign at Pound Ridge Stone, 2 West Road, South Salem, as submitted; seconded by Mr. Winter; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols.

Cal #11-21ACARC

Altice/Cablevision Fiber Optic Cabinet in town right-of-way, in front of Pine Croft Meadow Preserve, near 100 Mead Street, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 60, Zone SCR-4A (Town of Lewisboro, owner of record) – Application for a fiber optic cabinet, power pedestal and bollards.

No one was present for this application.

The Council reviewed the application for the concrete slab (61" X 31"), topped with a beige cabinet (51.2" H X 47.2" W X 19.7" D) flanked by a power pedestal (4' to 5'H) and surrounded by five bollards (4' to 5'H) in yellow or green.

The Council recommended the bollards be painted green and all of the equipment be camouflaged with plantings such as arbor vitae or boxwoods.

Mr. Winter made a motion to approve the application for an Altice/Cablevision Fiber Optic Cabinet in the town right-of-way, in front of Pine Croft Meadow Preserve, near 100 Mead Street, Waccabuc, with green bollards and screened with plantings; seconded by Mr. Mercer; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols.

III. DISCUSSIONS

Comprehensive Plan Steering Committee's Draft RFP for consulting services to update the 1985 Master Plan

The Council reached consensus to submit its comments on the RFP to Ms. Conran by 8/21/21.

Cal #06-21ACARC

Kye Viall, Eagle Scout Project at Town Park, 1065 Route 35, South Salem, NY 10590, Sheet 21, Block 10541, Lot 05; Zone SCR-4A (Town of Lewisboro, owner of record) – Application to install two nature-related signs near the Town Park playground.

At ACARC's May 12, 2021, the Council approved Mr. Viall's proposal for two nature-related signs near the Town Park playground with the condition that the applicant submit the sign text to the Council. Having submitted the final sign drafts the Chair made a few revisions and the sign text was finalized and reviewed.

- Sign 1 – near the trail entrance by the playground swings – will measure 18" x 24" and be a 'look for/listen for' nature-based scavenger hunt;
- Sign 2 – near the nature shack - will measure 18" x 24" and be a general overview of the food chain and woodland/marshland habitat;

Mr. Winter made a motion to approve the final sign designs for Mr. Viall's project at Town Park, 1065 Route 35, South Salem, as submitted; seconded by Mr. Mercer; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols. The applicant will be notified via email of this approval.

IV. NEXT MEETING DATE: Thursday, September 9, 2021 – 79 Bouton Road, South Salem

V. **ADJOURN MEETING** – With no further business, the meeting was adjourned on a motion by Mr. Mercer; seconded by Mr. Winter at 8:43 p.m.; In favor: Alan Kaufman, Darren Mercer and Chris Winter. Absent: Rose Bonanno and Ed Ozols.

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator