



**TOWN OF LEWISBORO**  
**Westchester County, New York**

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

**Tel: (914) 763-5592**  
**Fax: (914) 875-9148**  
**Email: [acarc@lewisborogov.com](mailto:acarc@lewisborogov.com)**

**ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL**  
**MINUTES**

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, May 11, 2022 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 7:58 p.m. and noted the exits.

Present:       Rose Bonanno, Chair  
                  Darren Mercer  
                  Ed Ozols

Absent:         Chris Winter

Ciorsdan Conran, Administrator (no voting privileges)

**I.       MINUTES**

**Review and adoption of the Minutes of the ACARC Meeting held on February 9, 2022.**

Due to a lack of a quorum, the review of the Minutes of the ACARC meeting held on February 9, 2022 was adjourned to the next meeting.

**Review and adoption of the Minutes of the ACARC Meeting held on April 13, 2022.**

Mr. Ozols made a motion to approve the Minutes of the ACARC Meeting held on April 13, 2022, as submitted; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

**II.       NEW SUBMISSION/REVIEWS**

**Cal #10-22ACARC/BD**

**Henshaw garage, 102 Mead Street, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 10, Zone SCR-4A (Liza and Richard Henshaw, owners of record) - Replacement of existing garage.**

Liza and Richard Henshaw, owners, were present.

Mr. Henshaw stated their current garage is falling down and instead of repairing it, they are proposing to replace it.

Mr. Ozols made a motion to approve the application for the new garage at the Henshaw residence, 102 Mead Street, Waccabuc, as submitted with the condition that a building permit is issued; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

**Cal #11-22ACARC/PB**

**The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lots 2 & 8; Zoning District RB (GHI Real Estate Corp., owner of record) - Application for new deck and windows.**

Steven Helmes, Helmes Group Architects, was present on behalf of the owners and applicants.

Mr. Helmes stated the building is office space currently; the first floor is proposed to be converted into a café and the second story into a yoga studio. He noted the parking is to remain the same and there will be a deck added for 12 outdoor seats; there will be 24 seats inside. Mr. Helmes stated the deck is to be accessed by four black-trimmed 10' x 7' folding doors (three on the north elevation, one on the west). He noted on the second floor, the fenestration is to be replaced with new black-trimmed 6/1 windows, all in the same previous locations.

Mr. Helmes stated the building is to be clad in dark grey Hardie ship lap siding and topped with a charcoal grey shingle roof.

The Council discussed the proposed landscaping and plant list. The Chair mentioned that boxwoods are prone to blight, knock-out roses are not pollinators, Norway spruce are not native and some plants to explore could be *ilex crenata* (Japanese holly or box-leaved holly) and *cornus florida* (flowering dogwood).

Mr. Helmes stated there will be no cooking on the premises and the proposal is before the Planning Board who will conduct a public hearing is to be held on May 17<sup>th</sup>.

Mr. Mercer made a motion to approve the application for the new deck and windows at the Boro Café, 873 Route 35, Cross River, as submitted with the condition that site plan approval be granted by the Planning Board and a building permit is issued; seconded by Mr. Ozols; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

**Cal #12-22ACARC/BD**

**Cameron's Deli, 890 Route 35, Cross River, NY 10518, Sheet 20, Block 10801, Lot 30, Zoning District RB (Central Ave., White Plains LLC, owner of record) – Application for new signage.**

Chris Pyzik, Star Sign and Graphics, was present on behalf of the owner.

Mr. Pyzik stated the proposal is to install two new wall signs at Cameron's Deli. He noted there are existing signs at the two locations (south and west elevations) and the new signs will have the same text "Cameron's Deli" and 24/7 logo in black on a white background, the signs will not flash, the illuminated channel letters are 3" deep, are either 12.7" or 9.81" in height and are affixed 3" aluminum backer panel measuring 144" x 24" and 84" x 24" respectively. He noted the perforated vinyl letters are black during the day and at night their LEDs glow white.

Mr. Ozols made a motion to approve the application for the new signage at the Cameron's Deli, 890 Route 35, Cross River, as submitted with the condition that the length be no longer than 120" and a building permit is issued; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

**Cal #13-22ACARC/BD**

**Ferguson Residence, 160 Spring Street, South Salem, NY 10590, Sheet 39, Block 10543, Lot 35, Zoning District SCR-2A (John and Nancy Ferguson, owners or record) – Application for a generator.**

Michael Weigold, Weigold Electric, was present on behalf of the owners.

Mr. Weigold stated the proposal is to install a tan generator and one horizontal white propane tank (320 g) on the east side of the house.

Mr. Mercer made a motion to approve the application for the new generator and tank at the Ferguson Residence, 160 Spring Street, South Salem, as submitted with the condition that a building permit is issued; seconded by Mr. Ozols; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

**III. OLD SUBMISSIONS/REVIEWS**

None.

**IV. NEXT MEETING DATE: Wednesday, June 8, 2022 at 79 Bouton Road, South Salem**

**V. ADJOURN MEETING** – With no further business, the meeting was adjourned on a motion by Mr. Ozols; seconded by Mr. Mercer at 8:20 p.m.; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

Minutes respectfully submitted by:



Ciorsdan Conran  
ACARC Administrator