



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

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, March 15, 2023 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 7:59 p.m. and noted the exits.

Present: Rose Bonanno, Chair
 Darren Mercer
 Chris Winter

Absent: Ed Ozols

 Ciorsdan Conran, Administrator
 Kevin Kelly, Building Inspector

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on January 11, 2023.

Mr. Winter made a motion to approve the Minutes of the ACARC Meeting held on January 11, 2023, as submitted; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer, and Chris Winter. Absent: Ed Ozols.

II. NEW SUBMISSION/REVIEWS

Cal #03-23ACARC/BD

Waccabuc Country Club, 74 Mead Street, Waccabuc, NY 10597; Sheet 22, Block 10802, Lot 23; Zoning District SCR4-A (Waccabuc Country Club, owner of record) – Application for construction of pickleball courts.

John Assumma, Waccabuc Country Club; and Dawn McKenzie, Insite Engineering; were present.

Ms. McKenzie stated the proposal is to convert (resurface and restripe) an existing tennis court at 74 Mead Street (the abutting parcel south of the club) into four pickleball courts. She noted that the property is currently improved with a

house, pool and tennis court and the court currently has California corners. Ms. McKenzie stated those corners are to be squared off and the 10' black vinyl-coated chain-link fence is to remain and be clad in a dense green windscreen cloth. Mr. Assumma stated that the cloth will provide noise dampening and he noted that pickleball is quieter than tennis.

Mr. Assumma stated the pickleball courts will be used late April / early May to October and no lighting is proposed.

Mr. Mercer made a motion to approve the Waccabuc Country Club's application for four pickleball courts at 74 Mead Street, as submitted with the condition that site plan approval be granted by the Planning Board and a building permit is issued; seconded by Mr. Winter; In favor: Rose Bonanno, Darren Mercer, and Chris Winter. Absent: Ed Ozols.

Cal #05-23ACARC/BD

Dimos Residence, 3 Stonewall Court, South Salem, NY 10590, Sheet 43, Block 10067, Lot 4, Zone SCR-2A (Bill & Gianni Dimos, owners of record) – Application for a new 275 g. above-ground oil tank.

Greg DiNapoli, Envirostar Innovation Corp.; was present on behalf of the owner.

Mr. DiNapoli stated the proposal is to install a new 275 g. 27" wide above-ground oil tank to replace the existing underground tank. The tank will be located near the corner of the house close to where the mechanicals are also located. He noted the tank is located behind a fence and the homeowner will be replacing that fence.

Mr. Kelly stated that the tank is located in the side yard setback and will need to be reviewed by the ZBA.

Mr. Winter made a motion to approve the Dimos' application for an above ground oil tank at 3 Stonewall Court, South Salem, as submitted with the condition that a variance be granted by the ZBA and a building permit is issued; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer, and Chris Winter. Absent: Ed Ozols.

Cal #11-22ACARC/PB

The Boro Café, 873 Route 35, Cross River, NY 10518; Sheet 20, Block 10800, Lot 8; Zoning District RB (GHI Real Estate Corp., owner of record) – Revision of previously approved new deck and fenestration.

Skaz Gejac and John Swertfager, owners; and Steven Helmes, Helmes Group Architects, were present.

Mr. Helmes stated the previous ACARC approval was May 11, 2022 and since then the applicant has received DOH and DOT approvals. He noted a demolition permit to remove the exterior finishes was issued and when examining the building the applicants deviated from the approved design and installed larger windows in the second-floor yoga studio. Mr. Helmes stated the applicants want to give the 100-year old building a more modern barn look and they are also ready to propose two signs. He noted muntins will be added to the windows and the building will be painted a lighter grey. Mr. Gejac stated the exterior will have iron grey board-and-batten siding.

The Council discussed the original deck railing approval compared to the proposed cable wire railing system.

Mr. Helmes stated the black roof shingles will remain.

Mr. Gejac stated the first-floor folding doors were replaced with fixed store front windows because of the long wait time for the vendor to get the folding doors. He noted the second and third story fenestration was changed because of deteriorating headers. Mr. Helmes stated he was not privy to these field changes and then the Building Inspector issued a Stop Work Order.

Mr. Mercer stated the building has a much more commercial look, less residential without the 6-over-1 windows.

Mr. Helmes stated the next steps are to submit a check set to Planning and final construction drawings to the Building Dept.

Mr. Kelly stated ACARC cannot vote on the proposed changes to the previous approvals but can give feedback. He noted the proposed sign at the corner of North Salem Road and Route 35 will need a size variance from the ZBA and is in the DOT right-of-way. Mr. Helmes stated they will investigate the visibility, the DOT right-of-way issue and submit the sign designs to the Building Dept.

The Counsel discussed bifurcating the application into the building and signage.

The Counsel reached consensus that the signs' verbiage / materials were acceptable, and Mr. Kelly added that the single light cannot be shining into traffic.

ACARC adjourned voting on this matter until after ZBA has reviewed the sign sizes; the ACARC voting may be done electronically.

III. NEXT MEETING DATE: Wednesday, April 12, 2023 at 79 Bouton Road, South Salem

IV. ADJOURN MEETING – With no further applications, the meeting was adjourned on a motion by Mr. Mercer; seconded by Mr. Winter at 8:45 p.m.; In favor: Rose Bonanno, Darren Mercer, and Chris Winter. Absent: Ed Ozols.

Minutes respectfully submitted by:

A handwritten signature in cursive script that reads "Ciorsdan Conran".

Ciorsdan Conran
ACARC Administrator