



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, June 14, 2023 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 8:01 p.m and noted the exits.

Present: Rose Bonanno, Chair
 Darren Mercer
 Steven O'Hara
 Ed Ozols
 Chris Winter

Absent: None

 Ciorsdan Conran, Administrator

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on May 10, 2023.

Mr. Ozols made a motion to approve the Minutes of the ACARC Meeting held on May 10, 2023, as submitted; seconded by Mr. Winter; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, Ed Ozols and Chris Winter.
Absent: None.

II. SUBMISSIONS/REVIEWS

Cal #09-23ACARC/SC

Lindberg driveway, 74 Elmwood Rd, South Salem, NY 10590, Sheet 44, Block 10302, Lot 11, SCR-4A (Kevin and Naomi Lindberg, owners of record) - Application to pave an existing gravel driveway.

Naomi Lindberg, owner, was present.

Ms. Lindberg stated the proposal is to pave (3" asphalt over 2-4" Item #4 base) and pitch their existing gravel driveway using the same 3,600 sf footprint. She noted that a two-car parking area is to the southeast of the barn and the driveway will be outlined in 310' of Belgian blocks (mortared halfway up the 4" reveal).

The Council discussed paving over the septic tank. Ms. Lindberg stated the leaching fields are to the north of the house and her paving contractor will include a manhole cover and use special non-vibrating machinery when working over the septic tank. She will submit more information on the manhole cover(s). Ms. Lindberg stated she will be discussing the project with the Wetland Inspector tomorrow.

Mr. Ozols made a motion to approve the Lindbergs' application to pave their existing gravel driveway at 74 Elmwood Rd, South Salem, as submitted with the condition that site plan and wetlands (if necessary) approval be granted by the Planning Board, a building permit is issued and manhole cover design be submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, Ed Ozols and Chris Winter. Absent: None.

Cal #08-23ACARC/PB

Moran deck, 119 Willow Court, Cross River 10518; Sheet 17B, Block 10533, Lot 319; Zone R-MF (Kristie Moran, owner of record)- Application to construct a deck.

No one was present on behalf of the owner.

The proposal is to install a new 210 sf Timbertech deck; this project did receive approval from the homeowners' association.

Mr. Ozols made a motion to approve the Moran application to install new 210 sf Timbertech deck at 119 Willow Court, 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. Mercer; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, Ed Ozols and Chris Winter. Absent: None.

III. CORRESPONDENCE

Ms. Bonanno stated there is to be a feasibility study for developing a sewer and wastewater treatment plant for parts of these lakes: Oscaleta, Rippowam, Truesdale and Waccabuc and the Town Board is requesting it be lead agency under the NY State Environmental Quality Review Act (SEQR).

Mr. Ozols made a motion to authorize the Chair to sign off on the Lead Agency Agreement granting the Town Board lead agency status under SEQR; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, Ed Ozols and Chris Winter. Absent: None.

IV. NEXT MEETING DATE: July 12, 2023

V. ADJOURN MEETING

With no further applications, the meeting was adjourned on a motion by Mr. Ozols; seconded by Mr. Winter at 8:25 p.m.; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, Ed Ozols and Chris Winter. Absent: None.

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator