



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, July 12, 2023 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
 Steven O'Hara

Absent: Chris Winter

 Ciorsdan Conran, Administrator
 Kevin Kelly, Building Inspector

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on June 14, 2023.

Mr. Mercer made a motion to approve the Minutes of the ACARC Meeting held on June 14, 2023, as submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

II. SUBMISSIONS/REVIEWS

Cal #10-23ACARC/PB

Arbor Hills Water System, 0 Brundige Drive, Goldens Bridge, NY 10526; Sheet 12, Block 11152, Lot 200; Zone R-2A (Liberty Utilities, owner of record) - Application for a new water treatment building.

Ken Gehring, AIA, and Robert Hein, AIA, were present on behalf of the owner.

Mr. Gehring stated the proposal is to construct a new 48' x 36' water treatment building. He noted that the structure will:

- be set back from the road;
- be made of dark grey split face concrete block;
- have a pitched green metal standing-seam roof; and

- the mechanicals systems and exhaust fans will not be facing the neighbors' houses.

Mr. Mercer made a motion to approve the new 48' x 36' water treatment building at the Arbor Hills Water System, 0 Brundige Drive, Goldens Bridge, as submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

Cal #11-23ACARC/PB

Indian Hills Water System, 0 Apache Circle, Katonah, NY 10536; Sheet 10, Block 11152, Lot 189; Zone R-1ACON (Liberty Utilities, owner of record) - Application for a new water treatment building

Ken Gehringer, AIA, and Robert Hein, AIA, were present on behalf of the owner.

Mr. Gehringer stated the proposal is to construct a new 48' x 36' water treatment building. He noted that the structure will:

- be set back from the road;
- be made of dark grey split face concrete block;
- have a pitched green metal standing-seam roof; and
- the mechanicals systems and exhaust fans will not be facing the neighbors' houses.

Mr. O'Hara made a motion to approve the new 48' x 36' water treatment building at the Indian Hills Water System, 0 Apache Circle, Katonah, as submitted; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

Cal #13-23ACARC/SC

Lewisboro Library, 15 Main Street, South Salem, NY 10590; Sheet 36, Block 10807, Lot 41; Zone SCR-1/2A (Lewisboro Library, owner of record) - Application for two new granite posts.

Priscilla Luckow, Lewisboro Library trustee, was present.

Ms. Luckow stated the proposal is to install two 3' granite posts flanking the southern end of the bluestone walkway in front of the library. She noted parked cars and snowplows have been damaging the walkway. Ms. Luckow stated there is no additional signage proposed and she agrees with the Building Inspector's recommendation to stripe the walkway access area in the parking lot. She noted that other parts of the parking lot need to be restriped.

Mr. Mercer made a motion to approve the two new 3' granite posts at the southern end of Lewisboro Library walkway, 15 Main Street, South Salem, as submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

Cal #12-23ACARC/SC

Arnold Residence, 28 Main Street, South Salem, NY 10590; Sheet 31, Block 10805, Lot 19; Zone SCR-2A (Barbara & Stephen Arnold, owners of record) - Application for a new screened-in porch.

Barbara Arnold, owner, was present.

Ms. Arnold stated the proposal is to construct a new 24' x 24'2.5" screened-in porch with two doors at the rear of the house. She noted the structure's floor is to be tan, the frame beige and the roof black to match the house.

The Council discussed lighting; there is a floodlight beneath the gable and a sconce on one side.

Mr. O'Hara made a motion to approve the new screened-in porch at the Arnold Residence, 28 Main Street, South Salem, as submitted; seconded by Mr. Mercer with the condition that a variance be granted by the ZBA and a building permit is issued; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

III. NEXT MEETING DATE: August 9, 2023

IV. ADJOURN MEETING

With no further applications, the meeting was adjourned on a motion by Mr. Mercer; seconded by Mr. O'Hara at 8:21 p.m.; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

Minutes respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Ciorsdan Conran', with a long horizontal flourish extending to the right.

Ciorsdan Conran
ACARC Administrator