



**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 9, 2023 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 8:13 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 July 12, 2023.**

Mr. O'Hara made a motion to approve the Minutes of the ACARC Meeting held on July 12, 2023 as submitted; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

**II.       SUBMISSIONS/REVIEWS**

**Cal #14-23ACARC/SC**

**Mook Residence, 9 Main Street, South Salem, NY 10590; Sheet 36, Block 10807, Lot 5; Zone SCR-1/2A (Deirdre Casper, owner of record) - Application for a new roof and fenestration.**

Kent Mook was present on behalf of the owner and contract vendee.

Mr. Mook stated the buyer's insurance company is requiring that the cedar roof be repaired or replaced within 30 days of the closing (August 21, 2023). He noted that the proposal is to install weathered wood (light brown) asphalt Certaineed Landmark architectural shingles over the entire roof except the small section on the south side of the house where a copper standing-seam roof would be replaced with EPDM.

The Council discussed the condition of the 2006 standing-seam roof and asked the applicant to have a licensed professional investigate that roof section and provide a comment letter addressing if it is satisfactory to remain or must be replaced. Mr. Mercer noted that this section of the house is very visible, and a standing-seam roof is more appropriate for this 1834 house than a rubber EPDM roof which is better suited for flat, commercial roofs. Mr. Kelly offered to speak to the insurance company about this portion of the roof. [8/10/23 – Building Inspector examined the copper standing-seam roof and found no reason to replace it at this time. In his opinion it is in good standing order.]

Mr. Mook stated three to five windows are also to be replaced on the south side of the house. These are to be Marvin 6-over-6 windows similar to the existing windows.

Ms. Bonanno made a motion to approve two portions of the Mook application for 9 Main Street, South Salem:

- the cedar shingles will be replaced with weathered wood asphalt shingles; and
- three to five 6-over-6 windows are to be replaced on the south side of house;

on condition that building permits are issued. The condition of the 2006 standing-seam roof is to be reported on by a licensed professional prior to any changes; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer, and Steven O'Hara. Absent: Chris Winter.

**Cal #15-23ACARC/SC**

**1156 Development, LLC; 1156 Route 35, South Salem, NY 10590; Sheet 26, Block 10805, Lot 3; Zone SCR-2A (1156 Development, LLC, owner of record) - Application for "after-the-fact," siding and shingle repairs.**

Adam Musa, owner; and Bryan Orser, were present.

Mr. Orser stated they removed the wood trim and painted paper covering the exterior of the house and replaced it with white AZEK panels. He noted the existing garage door remains and they also installed a new front door and new Owens Corning estate grey shingles where needed. Mr. Kelly stated there was an emergency septic repair.

Mr. Orser stated the entire site (house, liquor store and gas station) needs Planning Board site plan approval plus return to ACARC for fencing, landscaping, and paving the driveway.

Mr. Mercer made a motion to approve 1156 Development, LLC's renovations at 1156 Route 35, South Salem as submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer, and Steven O'Hara. Absent: Chris Winter.

**III. NEXT MEETING DATE: September 13, 2023**

**IV. ADJOURN MEETING**

With no further applications, the meeting was adjourned on a motion by Mr. Mercer; seconded by Mr. O'Hara at 8:38 p.m.; In favor: Rose Bonanno, Darren Mercer and Steven O'Hara. Absent: Chris Winter.

Minutes respectfully submitted by:



Ciorsdan Conran  
ACARC Administrator