



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, October 11, 2023 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 8:01 p.m., noted the exits and welcomed Dana Owen to the Council.

Present: Rose Bonanno, Chair
 Darren Mercer
 Steven O'Hara
 Dana Owen

Absent: Chris Winter

 Ciorsdan Conran, Administrator
 Kevin Kelly, Building Inspector

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on September 13, 2023.

Mr. Mercer made a motion to approve the Minutes of the ACARC Meeting held on September 13, 2023, as submitted; seconded by Mr. O'Hara; In favor: Rose Bonanno, Darren Mercer, and Steven O'Hara. Absent: Chris Winter. Abstain: Dana Owen.

II. SUBMISSIONS/REVIEWS

Cal #24-18PB rev'd

Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88; Zone R-2A (Wolf Conservation Center, LLC, owner of record) – Application to construct an education pavilion as resubmitted.

Spencer Wilhelm, Wolf Conservation Center (WCC); Janet Giris, Esq.; and Travis Schnell, AIA; were present.

Ms. Giris stated the WCC's proposed education pavilion was reviewed and approved by ACARC November 14, 2018, however the WCC has changed architects and revised the plans. She noted that this application is before the Planning Board for a subdivision and a Special Use Permit for a private nature preserve. The Planning Board has been named lead agency on this application and has adopted a Negative Declaration of Significance as part of the State Environmental Quality Review Act (SEQR) process.

Mr. Wilhelm presented a five-minute promotional video that gave an overview of the private driveway; parking lots; sidewalks; 5,060 sf education pavilion (reception area/50-person classroom/gift shop); pergola; 750 sf conference building; courtyard; amphitheater (stone seating); comfort station (composting toilets); twelve (4-person) sleeping pods and a freezer building.

Mr. Schnell stated there is to be a solar roof atop the standing-seam metal roof of the education pavilion, a vegetated roof on the conference building, native plantings, terraced retaining walls, bluestone pathways, and aluminum-clad windows with bird-friendly glass to minimize bird strikes. He noted other materials include Hardie lap siding, trimmed in Douglas fir, and nature stone veneer on the lower level.

Mr. O'Hara made a motion to approve the Wolf Conservation Center's education pavilion, conference building, comfort station and associated improvements at Buck Run (Atka's Way), South Salem as revised 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, and Dana Owen. Absent: Chris Winter.

Cal #14-23ACARC rev'd

Mook Residence, 9 Main Street, South Salem, NY 10590; Sheet 36, Block 10807, Lot 5; Zone SCR-1/2A (Conor and Elizabeth Mook, owners of record) - Application for a new roof on the barn.

Conor and Elizabeth Mook, owners, were present.

Mr. Mook stated reroofing the main house had been reviewed and approved by ACARC on August 9, 2023. He noted that that project is done but the roof on the garage started leaking so tonight's proposal is to install weathered wood (light brown) asphalt Certainteed Landmark architectural shingles on the barn.

Mr. O'Hara made a motion to approve reroofing the Mook barn at 9 Main Street, South Salem, as submitted with the condition that a building permit is issued; seconded by Mr. Owen. In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, and Dana Owen. Absent: Chris Winter.

Cal #17-23ACARC/SC

Hollis Residence, 178 Elmwood Road, South Salem, NY 10590; Sheet 47, Block 10056, Lot 30; Zone SCR-2A (Amory and Matthew Hollis, owners of record) - Application for a new roof-mounted solar.

Amory and Matthew Hollis, owners; Linda Bourie and Jude Jean-Pierre, RWE; and Robert Billings, Master Electrician; were present.

Ms. Hollis stated the proposal is to install new weathered wood (light brown) asphalt Certainteed Landmark architectural shingles and roof-mounted solar panels. She noted that no trees are to be removed.

Ms. Bourie stated four solar panels (Tier-1 Qcells) are proposed with a bisque-colored Generac battery storage system (cabinet and inverter).

Mr. Mercer made a motion to approve the Hollis' new roof and roof-mounted solar panels at 178 Elmwood Road, South Salem, as submitted with the condition that a building permit is issued; seconded by Mr. Owen. In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, and Dana Owen. Absent: Chris Winter.

III. NEXT MEETING DATE: November 8, 2023

IV. ADJOURN MEETING

With no further applications, the meeting was adjourned on a motion by Mr. Owen; seconded by Mr. O'Hara at 8:35 p.m.; In favor: Rose Bonanno, Darren Mercer, Steven O'Hara, and Dana Owen. Absent: Chris Winter.

Minutes respectfully submitted by:

A handwritten signature in black ink, appearing to read "Ciorsdan Conran". The signature is fluid and cursive, with the first name being more prominent.

Ciorsdan Conran
ACARC Administrator