



**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, January 10, 2024 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 7:54 p.m. and noted the exits.

Present:       Rose Bonanno, Chair  
                  Steven O'Hara  
                  Dana Owen  
                  Chris Winter

Absent:         Darren Mercer  
  
                  Ciorsdan Conran, Administrator

**I.       MINUTES**

**Review and adoption of the Minutes of the ACARC Meeting held on November 8, 2023.**

Mr. Winter made a motion to approve the Minutes of the ACARC Meeting held on November 8, 2023, as submitted; seconded by Mr. Owen; In favor: Rose Bonanno, Dana Owen, and Chris Winter. Abstain: Steven O'Hara. Absent: Darren Mercer.

**II.       SUBMISSIONS/REVIEWS**

**Cal #23-23ACARC/PB**

**Ring's End of Lewisboro solar, 382 Smith Ridge Road, South Salem, NY 10590; Sheet 49B, Block 9827, Lots 23 & 79; Zone GB (Lewisboro Supply Co Inc, owner of record) - Application for roof-mounted solar panels.**

Matthew Dewing and Jody Schrenkel, Ring's End; and Morgan Kennedy; Sync Renewables, were present.

Mr. Kennedy stated the proposal is to clip solar panels onto the building's existing low-pitch steel silver standing-seam metal roof with most panels on the south-facing roof of the lumberyard's warehouse. He noted that the EMT

conduit connecting the panels to the two ground-level SolarEdge inverters will match the roof color and the inverters are located next to the existing electrical panel on the northside of the building.

Mr. Kennedy stated on the DC side the system is 141 KW to produce 171,000 KW hours and will offset 99-100% of the site's electrical needs. He noted it will be connected to NYSEG's grid and there is no battery storage.

Mr. Kennedy stated approvals from the Planning Board and ZBA have already been granted.

Mr. Winter made a motion to approve the roof-mounted solar panels at Ring's End of Lewisboro, 382 Smith Ridge Road, as submitted with the condition that a building permit is issued; seconded by Mr. O'Hara. In favor: Rose Bonanno, Steven O'Hara, Dana Owen, and Chris Winter. Absent: Darren Mercer.

**Cal #24-23ACARC/SC**

**Knight Residence, 1 Howe Street, South Salem, NY 10590; Sheet 36F, Block 11165, Lot 1; Zone SCR-1/4A (April Knight, owner of record) - Application for an above-ground LP tank.**

April Knight, owner, was present.

Ms. Knight stated that the proposal is to install a white above-ground LP tank in her backyard. She noted it will not be visible from either Howe or Gilbert Streets.

Mr. O'Hara made a motion to approve the above-ground LP tank at the Knight Residence, 1 Howe Street, South Salem, as submitted with the condition that a building permit is issued; seconded by Mr. Owen. In favor: Rose Bonanno, Steven O'Hara, Dana Owen, and Chris Winter. Absent: Darren Mercer.

**III. NEXT MEETING DATE: February 21, 2024**

**IV. ADJOURN MEETING**

With no further applications, the meeting was adjourned on a motion by Mr. Owen; seconded by Mr. O'Hara at 8:05 p.m.; In favor: Rose Bonanno, Steven O'Hara, Dana Owen, and Chris Winter. Absent: Darren Mercer.

Minutes respectfully submitted by:



Ciorsdan Conran  
ACARC Administrator