



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
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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 13, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 8:01 pm and Ms. LoBosco noted the exits.

Present: Virginia LoBosco, Chair
Rose Bonanno
Alan Kaufman
Kenneth McGahren
Craig Pillon
Ciorsdan Conran, Secretary (no voting privileges)

- I. Review of the June 8, 2016 minutes was held. Mr. Kaufman made a motion to accept the minutes as presented. Ms. Bonanno seconded. Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, and Mr. Pillon were in favor. Mr. McGahren abstained.

II. NEW SUBMISSIONS/REVIEWS

Cal# 20-16 ACARC/PB

Crissy and Salvatore Colangelo, 8 Park Avenue, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 4 Zone SCF (Crissy and Salvatore Colangelo, owners of record)

Crissy and Salvatore Colangelo, owners, were present to propose the installation of a white, vinyl privacy fence similar to the one installed by their neighbors on the south side of the Katonah Arts Center (see Rogers Resolution 12-16 ACARC/SC). The Colangelos outlined that they would like to install an 8' fence consisting of a 68" solid panel topped by a 16" picket between their property and the Katonah Arts Center, a 6' fence at the back side of the property beginning at the shed on Park Avenue to partway down the Meadow Street side of the yard to terminate at a large oak tree. In the front of the house, they propose installing a two or three rail horse/farm fence, also made of white vinyl.

Mr. Kaufman made a motion to approve the installation of the four, white, vinyl fence segments: 8' on the south side of the property, 6' at the rear (Park Avenue) and side (Meadow Street) and a 3- or 4-rail ranch fence in front of the house with an opening for a walkway; seconded by Ms. Bonanno. This resolution is approved with the condition that height variance is obtained from the Zone Board of Appeals. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

III. OLD SUBMISSIONS/REVIEWS

Cal. No. 14-16 –ACARC/SC

Town of Lewisboro – 65 Old Bedford Road, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 2, Zoning District: SCR-2F (Town of Lewisboro, owner of record)

Peter Parsons, Town Supervisor, was present and noted that the chain-link fence to be removed on the north side of the property is identical to the one previously removed on the south side of the property. He stated that the Town is happy to have it removed if the Colangelos' contractor removes it otherwise it can remain next to the Colangelos' new fence. Mr. Parsons stated that the Rogers paid for the removal of the chain-link fence on the south side of the Katonah Arts Center.

Mr. McGahren suggested the Town remove and coil up the old fence and bring it to the Town recycling center. Mr. Parsons noted that the recycling center no longer takes items such as this or it has charged for this type of disposal.

Ms. Lobosco made a motion to approve removal of the chain-link fence and amend the previous Resolution; seconded by Mr. Kaufman. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

IV. NEW SUBMISSIONS/REVIEWS, CONTINUED

Cal# 21-16 ACARC/SC

William and Michelle King, 48 Old Bedford Road, Goldens Bridge, NY 10526, Sheet 4C, Block 11116, Lot 9, Zone SCF (William and Michelle King, owners of record)

William King, owner, was present to propose a two-story, rear addition. He stated that the addition is to match the existing house's roof lines and stucco exterior. Mr. Pillon asked if the dormer is to be removed. Mr. King said yes. Mr. McGahren commented that the front elevation will stay the same and he has no problem with the application.

Ms. Lobosco made a motion to approve the two-story, rear addition as submitted; seconded by Mr. Kaufman. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Cal# 22-16 ACARC/SC

Lee and Chris Georgs, 24 Mead Street, South Salem, NY 10590, Sheet 21, Block 10801, Lot 17, Zone SCR-4A (William and Lee Georgs, owners of record)

Lee and Chris Georgs, owners, and Sandra Ahrstrom, Sandra Ahrstrom Interiors, were present. Mr. and Mrs. Georgs proposed replicating their current fence – it will be a 4' high, red cedar picket fence painted white with 5' high, recessed paneled posts at driveway; there will be no driveway gates. The arbor accessing the backyard is to have a picket gate with scalloped top.

Mr. Georgs stated if they finish off the third story they will need egress windows. He would like to replace two of the third story double-hung windows with casement windows; no visual change. The windows are located on the left-side elevation over the porch and in the rear.

Mr. McGahren made a motion to approve the picket fence as submitted to run along Mead Street; a picket gate with scalloped top in the rear arbor and two of the third-story double-hung windows are to be replaced with casement (egress) windows; seconded by Mr. Pillon. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Cal# 23-16 ACARC/SC

Evan Neu, Eagle Scout Project on Main and Spring Streets, South Salem, NY 10590. The six signs included in his Historical Walking Tour are proposed at:

Lewisboro Library, 15 Main St., Sheet 36, Block 10807, Lot 41 Zone SCR-0.5A
(Lewisboro Library, owner of record)

Lewisboro Town House, 11 Main St. Sheet 36, Block 10807, Lot 6 Zone SCR-0.5A
(Town of Lewisboro, owner of record)

Presbyterian Church, 111 Spring St., Sheet 30, Block 10542, Lot 21 Zone SCR-0.5A
(Presbyterian Church, owner of record)

Presbyterian Church Graveyard, 111 Spring St., Sheet 30, Block 10807, Lot 20 Zone N/A
(Presbyterian Church, owner of record)

Russell Antiques, 110 Spring St., Sheet 30, Block 10542, Lot 4 Zone SC-RB
(Presbyterian Church, owner of record)

Horse and Hound, 94 Spring St., Sheet 30, Block 10542, Lot 1 Zone SC-RB
(Agostino and Albina Vales, owners of record)

Evan Neu, applicant, was present and proposed a six sign series for the Main and Spring Streets area of South Salem. He described the six, historical signs that will make up a walking tour that he created using InDesign. Ms. Lobosco noted that the applicant received permission from the various property owners and the project will add a lot to the hamlet.

Mr. Kaufman asked who would be organizing the walking tours. Mr. Neu noted that there would be a map on the sign and that this is a self-guided tour. Ms. Bonanno asked if there would be leaflets at Town House. Mr. Neu stated he could provide leaflets with a map to the Town.

The applicant noted that the signs will be a durable laminate attached to a wood backing and the posts unpainted pressure-treated wood. He will coordinate the installation of the signs near the buildings or in flower patches as the leadership portion of his Eagle Scout project. The Council suggested the posts be placed in at a depth of 18 – 20.”

Mr. Pillon asked about the signs content. Mr. Neu stated he researched the buildings, worked with Town Historian Maureen Koehl and made several revisions of the text.

Ms. Lobosco asked about the timeframe. Mr. Neu stated the signs would be installed either this Fall or next Spring. He stated he turns 17 in March 2017. Mr. McGahren commended the applicant on his energy and his project.

Ms. Lobosco made a motion to approve the six signs for the South Salem Historic walking tour as submitted; seconded by Mr. McGahren. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Cal# 24-16 ACARC/SC

Three Lakes Council, Long Pond Preserve, Mead Street, South Salem, NY 10590, Sheet 22, Block 11155, Lot 143, Zone SCR-4A (Three Lakes Council, owner of record)

Janet Andersen, President of the Three Lakes Council, was present and proposed installation of three new trail signs and the painting of a concrete outlet structure in a catch basin along Mead Street.

Ms. Andersen stated there was a change in stewardship for the Long Pond Preserve from the Nature Conservancy to the Three Lakes Council and the signs need to be updated. She proposed three new trail signs for the preserve; one large (16" x 36" x 1/8") between two posts (4" x 4" x 93" – 73.5" to be above ground) and two small (4.75" x 12" 1/8") mounted on a single post measuring 4" x 6" x 85" (55" to be above ground). The large sign is to be installed 1/5 of a mile into the trail and the two smaller signs are to be installed on Mead Street near Chapel Road and set back from Tarry-a-Bit near the stream. The Council, applicant and Supervisor discussed the limited parking for the preserve.

Mr. Kaufman noted that the current sign cannot be seen from Mead Street and the new one will be farther in the trail. The applicant noted the signs will be manufactured by Terrabilt and are double sided and can be flipped to last a total of 20 years. The signs are to be installed by the Three Lakes Council with an embedment of 3'. Mr. McGahren stated the signs' graphics were concise and commendable.

Ms. Andersen proposed a painted treatment to an existing weir located in a stormwater basin off of Mead Street. She would like to use concrete paint to create a rock pattern on the weir. If the painting is not a visual improvement Ms. Andersen will paint it grey. Mr. Pillon stated the rendering was very convincing and a nice improvement.

The Supervisor stated the signs cannot be installed where maintenance or emergency vehicles may need to pass. Ms. Andersen agreed.

Mr. Kaufman made a motion to approve the three trail signs and painting of the weir as submitted; seconded by Ms. Bonanno. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Cal# 25-16 ACARC/SC

J2 Boniello, 2 Bouton Road, South Salem, NY 10590, Sheet 26, Block 10803, Lot 18, Zone SCR-4A (J2 Boniello Builders, owner of record)

Jared and Jesse Boniello, owners, were present to propose the construction of a 4-bedroom house.

Mr. Jared Boniello stated they had submitted a site plan, floor plans, elevations and photographs for a traditional Colonial style home and that the site has been cleared. Ms. LoBosco noted that the front posts are not in keeping with the Colonial style. Mr. Boniello described the posts as a tapered post sitting atop a granite base. The house is proposed to be: grey with white trim, have charcoal grey shingles, measure 4,000 sf and be built on spec.

Ms. LoBosco noted that in this Special Character District many of the houses are Colonial in style and these posts are not in keeping with the Colonial style. Mr. McGahren noted that this was a personal decision and his overall impression was that the design was fine. Mr. Boniello stated the houses details would be in keeping with the others on the street. Mr. Kaufman noted that during the summer months the houses on the street are difficult to view. Mr. Pillon stated that the house's design was compatible with those on the street and that there is a mixed bag of styles found on the street.

Mr. Jared Boniello stated the house will have a standard wood trim and siding, perhaps Hardy Board (Willowcreek or Pewter Grey) with white trim and they are considering either a grey or blue asphalt shingle (Charcoal, Pewter Grey or Slate). Mr. McGahren and Mr. Pillon stated the charcoal is too dark.

Mr. McGahren made a motion to approve the construction of a 4-bedroom house as submitted; seconded by Ms. LoBosco. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Cal# 26-16 ACARC/SC

Lewisboro Garden Club, Onatru Farm 99 Elmwood Rd, South Salem, NY 10590, Sheet 44, Block 10057, Lot 5, Zone SCR-4A (Town of Lewisboro, owner of record)

Ms. Bonanno recused herself on this application.

Timi Parsons and Susie Andrews, Lewisboro Garden Club, were present to propose the renovation of Alice Poor's garden at Onatru Farm. Ms. Parsons noted that the garden currently blends into the landscape and is not defined, the Garden Club would like to give it some architectural definition. She stated that the Garden Club would like to keep the same configuration but include a 2" thick bluestone curb around the garden's perimeter, a bluestone mowing strip to line the garden's interior and to widen three of the entrances to 4' to accommodate the mowers. The fourth entrance on the Elmwood Road side is sloped and will be raised and a blue stone step installed. The main garden entrance will be 5 - 6' wide and feature an arbor.

Ms. Andrews stated the work would commence in October after the Library Fair and the current benches are to remain; those in disrepair will be replaced.

Mr. Kaufman made a motion to approve the renovation of Alice Poor's garden at Onatru Farm as submitted; seconded by Mr. McGahren. All in favor: Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon. Abstained: Ms. Bonanno

The Supervisor stated that the Town Board was very enthusiastic about this project and also the installation of a sprinkler system.

V. DISCUSSION

On July 11, 2016, Mr. Kaufman and Mr. Pillon attended a Town Board work session to discuss hamlet and gateway signs. Mr. Kaufman noted that the Town Board would like to improve Lewisboro's branding and make the town name more prominent than just the hamlet signs. He stated an example might be "Welcome to Lewisboro – Entering the Hamlet of _____." Mr. Kaufman stated one Town Board member was insistent that the Town Seal be on the signs.

The Supervisor stated the Town Board was looking for design advice for the gateways signs. Ms. LoBosco asked if the Town has identified the gateway locations. The Supervisor said no. Mr. Pillon suggested the Town identify the gateways and prioritize the key spots such as Routes 35, 123 and 138. Ms. LoBosco stated the gateway signs should be in keeping with the existing hamlet signs.

Mr. McGahren noted the use of the hamlet names is confusing and should be deemphasized. The town is fractured as a result and should be referred to as Lewisboro.

The Supervisor noted that cost would be a factor and it could be at least \$1,000 per sign. Ms. LoBosco asked if the signs would be on Town Property. The Supervisor noted that many of these signs would be on NYS roads and he raised the concern of state snow plows damaging the signs.

The Supervisor noted that this discussion started because of the new signs in Pound Ridge and New Canaan and the Town Board is looking to ACARC for a suitable design. The Supervisor asked that ACARC report back to the Town Board its thoughts on the matter.

Mr. Pillon stated the gateway signs be compatible with the existing hamlet signs. The Supervisor noted that Town Board isn't recommending the removal of the existing hamlet signs but rather investigate ways to assert Lewisboro's identity through gateway signs.

The Council discussed taking photos and examining the scale and size of the signs in neighboring towns. Ms. LoBosco suggested modifying the existing hamlet signs to include "Town of Lewisboro, Hamlet of _____." Mr. McGahren and the Supervisor stated they would take photos of the existing signs in town and neighboring towns. Mr. McGahren would like to have the signs act as a unifying feature in Lewisboro.

VI. NEXT MEETING DATE: August 10, 2016

VII. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Mr. McGahren at 9:22 pm. All in favor: Ms. Bonanno, Mr. Kaufman, Ms. LoBosco, Mr. McGahren and Mr. Pillon.

Minutes respectfully submitted by:

A handwritten signature in black ink, reading "Ciorsdan Conran". The signature is written in a cursive, flowing style with a large initial 'C'.

Ciorsdan Conran
Secretary