



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: lewplan2@westnet.com

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, September 14, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 8:02 pm and Ms. LoBosco noted the exits.

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

Absent: Alan Kaufman
Kenneth McGahren

- I. Review of the July 13, 2016 minutes was held. Ms. Bonanno made a motion to accept the minutes as presented. Mr. Pillon seconded. In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman and Kenneth McGahren.

II. NEW SUBMISSIONS/REVIEWS

Cal. No. 27-16 –ACARC/SC

DeSantis Residence, 10 Old Shop Road, Cross River, NY 10518, Sheet 17, Block 10530, Lot 1
Zoning District: SCR-.5A (Jonathan and Leah DeSantis, owners of record)

Jonathan DeSantis, owner, and Ken Okamoto, AIA, were present.

Mr. Okamoto described the three-acre site and the main house (c. 1860) which has undergone three major renovations. The applicant is proposing to remove the one-story kitchen addition (1986) and replacing it with a two-story addition including a kitchen and master bedroom. Mr. Okamoto noted that the materials of the new addition will be white siding and trim (possibly in AZEK) to match existing. The fenestration will move from 2-over-2 windows to 6-over-6 in the kitchen and 8-over-8 in the master bedroom. The roof is to be dark, gray architectural shingles to match existing.

Mr. Pillon asked if the addition's foundation will be stone to match existing. Mssrs. DeSantis and Okamoto said yes.

Mr. Okamoto stated the driveway would be extended allowing for more parking and an 18" retaining wall will be installed alongside the loose, gravel driveway. He noted there were no ZBA or wetland issues at this property.

Mr. Pillon asked if pathways are to remain flagstone. Mr. Okamoto stated yes and there is to be a side garden installed.

Mr. Pillon asked about the screened-in porch. Mr. Okamoto stated there was an existing porch with roof and they are proposing to screen in the area.

Mr. Pillon asked about the copper beech that ACARC reviewed in March and is slated for removal. Mr. DeSantis noted limbs are falling from it. Mr. Okamoto stated there was a second copper beech on the property.

By motion Virginia LoBosco; seconded by Craig Pillon; based on the foregoing, the members of ACARC resolved to approve the application as presented for a kitchen expansion, master suite addition and side garden with retaining wall and fieldstone paths. The addition's materials to match existing: white siding and trim; dark, gray architectural shingles; and windows to be 6-over-6 or 8-over-8.

In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman and Kenneth McGahren. To deny: None.

Cal. No. 28-16 –ACARC/SC

Lewisboro Library, 15 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lot 41 Zoning District: SCR-.5A (Lewisboro Library, owner of record)

Peter Parsons, Town Supervisor, was present.

Mr. Parsons stated the library's trustees would like to install a sign on the building's Main Street elevation. He noted that the sign measures 1' x 13,' is beveled with a black border and the font and letter size are to match the sign on the southern elevation.

Mr. Pillon suggested the sign's background color be the same as the building's trim color to make the text of the sign stand out.

By motion Virginia LoBosco; seconded by Craig Pillon; based on the foregoing, the members of ACARC resolved to approve the application to install one sign measuring 1' by 13' on the western elevation of the building. The new sign is to match the existing sign on the southern elevation with 'LEWISBORO LIBRARY,' in 8" Times New Roman capital letters. ACARC also recommends the applicant consider using the building's trim color as a background color on the sign.

In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman and Kenneth McGahren. To deny: None.

Cal. No. 29-16 –ACARC/TB

Town of Lewisboro, 1411 Route 35, South Salem, NY 10590, Sheet 40, Block 10263, Lot 1, Zoning District: R2A (Town of Lewisboro, owner of record)

Peter Parsons, Town Supervisor, was present.

Mr. Parsons stated the Westchester Land Trust is proposing the installation of two signs (one about forest stewardship, the other about meadow stewardship) at the Leon Levy Preserve. He noted the signs are to hang for one year and the purpose of the signs is to educate visitors on the removal of invasive plants.

Mr. Pillon asked where the signs are to be installed. Mr. Parsons stated the Forest Stewardship sign is to be installed along the carriage road and the Meadow Stewardship at the Black Mansion.

The ACARC members discussed the signs details: they are temporary, not to exceed 2' by 3,' be UV-coating, and mounted on posts.

By motion Rose Bonanno; seconded by Virginia LoBosco; based on the foregoing, the members of ACARC resolved to approve the application as presented for the two, educational signs: not to exceed 2' by 3,' made of a durable material (either metal or UV-protected plastic) and mounted on a single post of 4" x 4" pressure-treated wood (embedded at a depth appropriate for the height). The Forest Stewardship sign is to be installed along the carriage road and the Meadow Stewardship at the Black Mansion.

In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman and Kenneth McGahren. To deny: None.

Cal. No. 30-16 –ACARC/BD

NYC Naturally, 792 Route 35, Cross River, NY 10518, Sheet 18, Block 10533, Lots 24 & 25 Zoning District: RB (Rosemary Devlin, owner of record of O2 Living)

Somesh Kaushik, tenant in O2 Living, was present.

Dr. Kaushik proposed three signs for the main building at O2 Living. He stated he will be the only tenant in the building and proposes signs on these elevations:

- Eastern (no details given);
- southern (2' x 5,' wooden, located between the windows to the right of the O2 Living sign); and
- northern (2' x 3,' wooden, to replace La Maison Fête sign near doorway).

Ms. LoBosco noted for Dr. Kaushik's sign to go up on the southern elevation, the O2 Living sign must come down. Ms. Conran is to call Ms. Devlin to determine if the existing O2 Living sign on the southern elevation is to remain and if Ms. Devlin has finalized the colors or her new branding campaign.

Dr. Kaushik proposed his signs include: a white background, a lotus logo, "Dr. Kaushik's" in a red, script font and "Avurvedic and Naturopathic Clinic" in green print font.

ACARC concluded that it needs more information: dimensions of all proposed signs; the distance between the windows on the southern elevation; applicant's preferred sign design; font size and colors; and photographs of the northern elevation.

Cal. No. 31-16 –ACARC/TB

Town of Lewisboro, Mead Street, Waccabuc, NY 10597, Sheet 21, Block 10803, Lot 3, Zoning District: R2A/SC (Town of Lewisboro, owner of record)

Peter Parsons, Town Supervisor, was present.

Mr. Parsons stated the Lewisboro Land Trust (LLT) is proposing the installation of a wheelchair-accessible, reflection garden at the Old Field Preserve. He noted the garden will measure 40' x 25,' be located 1/10th of a mile from the existing parking lot on Mead Street and the LLT will come back to ACARC for signage in 2017.

Mr. Pillon asked if the LLT will maintain the garden. Mr. Parsons stated the LLT is involved and the Westchester Land Trust initiated the project.

By motion Virginia LoBosco; seconded by Rose Bonanno; based on the foregoing, the members of ACARC resolved to approve the application as presented for a 1,000' sq. garden with two stone benches and 5' wide, fine mulch, ADA-compliant paths to be located 1/10th of a mile from the existing parking lot on Mead Street. Applicant is to return for signage review.

In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman and Kenneth McGahren. To deny: None.

Cal# 32-16 ACARC/SC

**Martini Residence, 152 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 44
Zoning District: 2A/SC (Anthony and Mari Martini, owner of record)**

William Besharat, Rayex Construction, was present on behalf of the owners.

Mr. Besharat stated the Martinis are proposing a one-piece, fiberglass in ground pool (3'7" shallow and 7' deepest) surrounded by grey Unilock wall which varies in height from 1' to 3' to create a level patio (made of granite-colored Unilock pavers) around the pool. He noted that the fence around the pool is to be a black, aluminum fence between 4,' and the pool equipment is to be located outside the pool wall.

Ms. LoBosco noted the house is grey with white trim and she asked about the stained fence installed along the road without ACARC approval. She is concerned that there are several colors being introduced. Mr. Parsons stated the Colonial house has had several deck additions and fits into the landscape.

Mr. Besharat stated the pool fence is a Code requirement and will be inconspicuous. He stated he was in attendance tonight for the pool application and didn't have details about the street fence.

Ms. LoBosco requested photographs of the house and fence and adjourned the matter until after the application goes before the ZBA and Planning Board.

Ms. LoBosco requested Ms. Conran send the Martinis an ACARC application for the street fence.

VI. NEXT MEETING DATE: October 13, 2016 (Thursday) – to be held in Cross River Courtroom, lower level of Orchard Square Shopping Center

VII. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Ms. Bonanno at 9:25 pm; In favor: Rose Bonanno, Virginia LoBosco and Craig Pillon.
Absent: Alan Kaufman and Kenneth McGahren.

Minutes respectfully submitted by:

A handwritten signature in black ink, reading "Ciorsdan Conran". The signature is written in a cursive, flowing style.

Ciorsdan Conran
Secretary