



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, November 9, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 7:56 pm and Ms. LoBosco noted the exits.

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

Absent: Kenneth McGahren
Craig Pillon

- I. Review of the September 14, 2016 minutes was held. Ms. LoBosco made a motion to accept the minutes as presented. Mr. Kaufman seconded. In favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco. Absent: Kenneth McGahren and Craig Pillon.

II. NEW SUBMISSIONS/REVIEWS

Cal# 34-16 ACARC/SC

Fox Residence, 70 Bouton Road, South Salem, NY 10590, Sheet 32A, Block 10817, Lot 1 Zoning District: SCR-1A (Christian and Kristina Fox, owners of record)

Christian Fox, owner, was present.

The Council reviewed the proposed 16' x 36' in ground pool with one 4' x 8' Roman entry surrounded by a stamped-concrete patio and a fence.

Mr. Fox noted that the patio would extend out from the pool's edge 4' on three sides (north/west/south) and 12' (east) on the house side.

Ms. LoBosco noted that the proposed pool is more visible from Stewart Road. Mr. Fox stated they had lost some willows during a hurricane. Ms. LoBosco noted that the proposed fence is what will be visible from Bouton Road.

The Council discussed the existing fence types on the property and suggested matching the pool fence to one of those instead of introducing another style of fence. Mr. Fox stated for the fence he was comparing the costs of: post and rail, painted wood to match the deck and a black metal fence.

The Council reached a consensus regarding the pool and patio as acceptable as submitted and they discussed the fence and equipment further.

Ms. LoBosco read from Mr. Pillon's emailed comments on the application suggesting additional plantings to screen the existing generator and proposed pool equipment.

Mr. Fox stated the pool equipment would be placed outside the pool fence surrounded by a 4' x 8' x 3' high wooden enclosure with lid.

Ms. Bonanno noted that the total dimensions of the pool fence are 32' x 48'.

No comments were received from Mr. McGahren.

Mr. Kaufman asked when Mr. Fox hoped to begin construction. Mr. Fox stated beginning in November or December and finishing in early spring.

Ms. LoBosco requested Mr. Fox supply the Council with more information on the pool equipment's dimensions, location and screening plus his choice of pool fence. Mr. Fox agreed. Ms. LoBosco stated the additional information could be reviewed via email with input from the ACARC members who are architects.

Cal# 33-16 ACARC/SC

Melnychuk Residence, 100 Bouton Road, South Salem, NY 10590, Sheet 32B, Block 10804, Lot 15, Zoning District: SCR-1A (Mark and Lisa Melnychuk, owners of record)

No one was present on behalf of the applicant as the matter was reviewed and approved electronically.

Ms. LoBosco reviewed the Resolution dated October 27th for the installation of two, 8' x 8' storage sheds -- John Deere package, grey paint, white trim, with plain or architectural shingles -- to be positioned either with ridgelines parallel or in line and 5' apart.

III. GENERAL BUSINESS

Ms. Conran circulated a list of proposed 2017 meeting dates for the members to review. The members will finalize the dates at the next meeting and the list will be sent on to the Town Clerk to reserve the meeting room.

VI. NEXT MEETING DATE: December 14, 2016

VII. Adjourn Meeting – With no further business, the meeting was adjourned by Mr. Kaufman and seconded by Ms. Bonanno at 8:26 pm; In favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco. Absent: Kenneth McGahren and Craig Pillon.

Minutes respectfully submitted by:

A handwritten signature in cursive script, reading "Ciorsdan Conran". The signature is written in dark ink and is positioned above the printed name and title.

Ciorsdan Conran
Secretary