



**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, June 13, 2018 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 7:59 p.m. and Ms. LoBosco noted the exits.

Present: Virginia LoBosco, Chair
Rose Bonanno
Christine Carrié
Craig Pillon

Ciorsdan Conran, Administrator (no voting privileges)

Absent: Alan Kaufman

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on May 9, 2018.

Review of the May 9, 2018. Ms. LoBosco made a motion to accept the minutes as presented; seconded by Ms. Carrié.

In favor: Christine Carrié, Virginia LoBosco and Craig Pillon. Abstain: Rose Bonanno. Absent: Alan Kaufman.

II. OLD SUBMISSIONS/REVIEWS

Cal # 09-18ACARC

**Love Preserve, West Road, South Salem, NY 10590, Sheet 49B, Block 9827, Lot 27
Zone: R-1A**

**Rose Preserve, Route 121, Cross River, NY 10518, Sheet 13, Block 10802, Lot 122
Zone: R-4A**

**Pinecroft Preserve, Mead Street, Waccabuc, NY 10597 Sheet 22, Block 10802, Lot 60
Zone: SCR-4A**

(Westchester Land Trust (WLT), owner of record) – Application to install information kiosks at three preserves.

Tate Bushnell and Mike Surdej were present on behalf of the owner.

At the May 9th meeting, the Council reached consensus that the applicant should resubmit the kiosk with a smaller overall size (including width in addition to height) and the need for signage on both sides is to be evaluated by the WLT.

The Council reviewed the revised dimensions and materials of the kiosks:

- 6' x 6' posts of either found Eastern red cedar or purchased unpainted non-pressure treated cedar;
- posts to be 42" in the ground;
- 7' to the roof;
- total post length is 12' 6";
- posts 5' apart;
- 5' x 4' panels for double-sided signs;
- 2' x 7' gable roof topped with cedar shingles;
- gable end to include a triangular plywood panel also covered in shingles; and
- posts and shingles will be left to weather naturally.

Ms. LoBosco asked about the proximity of the Pinecroft Preserve sign to the neighbor's house. Mr. Surdej stated they would be planting conifers to screen the kiosk from the neighbor's view. Ms. LoBosco asked if the directional parking sign could be highlighted. Mr. Bushnell agreed.

Mr. Surdej stated they preferred gravel over concrete and use a PVC tube at the base packed with gravel and soil as it is very durable.

Ms. LoBosco asked about the proximity of the Rose Preserve sign to the two neighbors' houses. Mr. Surdej stated they are moving the kiosk back from the original proposed location and it will not be seen by either land owner; it is now to be installed 1,000' from the road.

Ms. Bonanno made a motion to approve the applicant's proposal to install one information kiosk at each of the following preserves: Love, Rose and Pinecroft Preserves as amended; seconded by Ms. Carrié.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

III. NEW SUBMISSIONS/REVIEWS

Cal # 11-18ACARC/BD

Kirby Residence, 233 Elmwood Rd, South Salem, NY 10590, Sheet 49C, Block 9834, Lot 131, Zone R2A-SC (Mark and Nicole Kirby, owners of record) – Application to install a fiberglass in-ground pool.

Mark Kirby, owner, was present.

Mr. Kirby stated the proposal is to install an in-ground pool 350' from the road, surrounded by a new patio, fire pit and fence. He noted that his house is grey.

Ms. LoBosco noted the proposed pool location is not visible from the road.

Mr. Kirby stated the final decision on the type of patio paver has not been made, waiting on Wetland Inspector decision, but they will either be non-permeable (Beacon Hill - Steel Mountain) or permeable (Unilock/Thornbury-Alpine Grey).

Mr. Kirby stated the fence is to be a 48" black aluminum fence (Eastern Ornamental Aluminum EO-54202-BK).

The Council discussed the location of the applicant's stone wall, the proposed fire pit and removal of one tree.

Ms. LoBosco made a motion to approve the applicant's proposal to install an in-ground pool, fence and patio as submitted; seconded by Ms. Bonanno.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

Cal # 12-18ACARC/BD

Schulman Residence, 1 Boutonville Rd, Cross River, NY 10518, Sheet 18, Block 10528, Lot 6, Zone R.5A-SC (Deborah Rankowitz, owner of record) – Application to renovate existing garage and install fence.

Mark Schulman, AIA, owner, was present.

Mr. Schulman stated the proposal is to renovate an existing garage and install a fence near the northern property line.

Ms. Carrié stated the maximum height of an accessory building is 12'. Mr. Schulman discussed the average grade calculation and agreed to speak with the Building Dept regarding the proposed height and if a variance is required.

Mr. Schulman stated the garage is to have white clapboards, cedar shingles and black-clad windows. On the southern elevation the single door and existing garage door are to be removed and replaced with wood, gray stained (Classic Z Brace with 2x3 lights) swing-out carriage doors topped by a 24" round window with black cross. On the western elevation the pair of 8-over-8 windows are to be removed and replaced with black-clad French doors and a 2-over-2 window. The three new lights on the garage are to be either carriage lights or traditional lanterns.

Mr. Schulman stated the 6' picket fence is to be either white or natural (weathered gray) and located near the northern property line turning toward the house and will feature one gate.

Ms. LoBosco made a motion to approve the applicant's proposal to renovate the existing free standing garage and install a picket fence as submitted; seconded by Ms. Carrié. This approval is contingent upon review by the Building Dept. regarding maximum height of an accessory building and possible referral to the ZBA for a height variance.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

Cal # 13-18ACARC/TB

Jack Capobianco, Eagle Scout Project at Town Park, 1065 Route 35, South Salem, NY 10590, Sheet 21, Block 10541, Lot 5, Zone R4A-SC (Town of Lewisboro, owner of record) – signage.

Jack Capobianco, applicant, was present on behalf of the owner.

Mr. Capobianco stated the proposal is to install two new signs near the Town Park's baseball diamond's parking lot and he noted he had received approvals from PRAC and the Town Board.

Mr. Capobianco stated the two signs are to be manufactured and mounted on two pressure-treated wood posts.

The Council and applicant reviewed the other details for the informational sign:

- located near the concession stand/press box staircase;
- three sections: a bulletin board, "Welcome to Town Park" sign and directional information;
- 3' x 3' pressure wood posts, 5'4" apart;
- 7' to the base of roof;

- 8'9" overall height;
- the posts are to be 42" in the ground;
- cement at base;
- open sides with wood brackets; and
- charcoal gray asphalt roof shingles (like those found on the nearby press box).

Mr. Capobianco stated the second sign is to be near the eastern end of the walkway with text to read "Accessible Walkway," above and below the international handicap symbol. He noted the posts are to be 3' x 3' pressure-treated wood posts, 5' tall, 1'6" apart, 42" in the ground with cement at the base.

Mr. Capobianco stated both signs are to match the font and colors (green background and white lettering) of the existing score board.

Ms. Bonanno made a motion to approve the two proposed signs at Town Park as submitted; seconded by Ms. Carrié. Applicant is to confirm with OSPAC that the height of the wheelchair sign is ADA appropriate in terms of height from ground.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

Cal # 14-18ACARC/SC

**Pizzurro Residence, 69 Bouton Road, South Salem, NY 10590, Sheet 31, Block 10805, Lot 8, Zone R2A-SC
(Lisa and Chris Pizzurro, owners of record)**

Lisa Pizzurro, owner, was present.

Ms. Pizzurro stated the proposal is to remodel the first-floor kitchen located in a rear addition and raise the roof on the small attic above. She noted the new second-story space will include a family room and laundry room; a bathroom will be moved. Ms. Pizzurro stated the new materials will match the existing clapboards and the house's footprint remains the same.

Mr. Pillon asked why the windows in the dining room do not have divided lights when all the other windows are divided. Ms. Pizzurro stated those are existing and there are no current plans to change them.

Mr. Pillon asked about planting some screening in front of the propane tanks. Ms. Pizzurro agreed.

Ms. Carrié asked why the new dormer has a casement window with transom while the rest of the fenestration is double hungs. Ms. Pizzurro stated the architect's intent was to have the dormer windows tie into the new long windows in the kitchen.

Ms. Carrié noted the design should be consistent and feature eave returns throughout like those found off the front elevation. Ms. Pizzurro agreed.

Ms. Carrié asked about the alignment of the windows in the stairway. Ms. Pizzurro stated they were balancing the interior views and the proximity of the windows to the stair landing/risers with the exterior appearance. The Council discussed the architect revisiting the alignment of the stairway windows. Ms. Pizzurro agreed.

Ms. LoBosco made a motion to approve the applicant's proposal to renovate the rear elevation as submitted; seconded by Ms. Bonanno. This approval is contingent upon further review of the alignment of the stairway windows by the architect; revised elevations can be sent to ACARC electronically.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

IV. CORRESPONDENCE/INQUIRES –

None

V. NEXT MEETING DATE: July 11, 2018

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Bonanno and seconded by Ms. LoBosco at 9:07 p.m.

In favor: Rose Bonanno, Christine Carrié, Virginia LoBosco and Craig Pillon. Absent: Alan Kaufman

Minutes respectfully submitted by:

A handwritten signature in cursive script, reading "Ciorsdan Conran".

Ciorsdan Conran
ACARC Administrator

