



**TOWN OF LEWISBORO
Westchester County, New York**

**Architecture and Community Appearance Review Council
79 Bouton Road
South Salem, New York 10590**

**Tel: (914) 763-5592
Fax: (914) 875-9148
Email: acarc@lewisborogov.com**

**ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES**

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, July 11, 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
Alan Kaufman
Craig Pillon

Ciorsdan Conran, Administrator (no voting privileges)

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on June 13, 2018.

Review of the June 13, 2018. Mr. Pillon made a motion to accept the minutes as presented; seconded by Ms. Carrié.

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

OLD SUBMISSIONS/REVIEWS

NONE

II. NEW SUBMISSIONS/REVIEWS

Cal # 16-18ACARC/BD

Prete Residence, 62 Bouton Road, South Salem, NY 10590, Sheet 32A, Block 10804, Lot 22, Zone SCR-2A (Janine Prete and Tom Gabriel, owners of record) – Application for change in fenestration

Janine Prete and Tom Gabriel, owners, and Raul Bello, AIA, were present.

Mr. Bello stated the proposal is to remodel the first-floor kitchen located at the rear of the house and to change some of the windows on the southern and western elevation; none are seen from Bouton Road. On the rear (western) elevation a two-bay window will be replaced by a three-bay window and on the side (southern) elevation a new window is to be installed at the rear; all windows are to be double hung. Mr. Bello noted the rear bump out will be decreasing from approx. 2' to 4" and the trim is to be white AZEK and beneath the three-bay window are to be AZEK bead board panels.

Ms. Carrié made a motion to approve the applicant's proposal to renovate the fenestration on the rear and side elevations as submitted; seconded by Mr. Kaufman.

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

Cal # 15-18ACARC/PB

Mercedes Benz of Goldens Bridge, 321 Route 22, Goldens Bridge, NY 10526, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 5, 6 & 7 and Sheet 4E, Block 11137, Lot 42, Zone GB (Charisma Holding, Inc., owner of record) – Application for additions to existing showroom (38,500 sf to 50,900 sf) and service building (18,200 to 20,900 sf) plus signage.

Steven Spina, JMC Engineering; Chris Pelella and John Sullivan, Sullivan Architecture; were present on behalf of the applicant.

Mr. Spina stated that Celebrity Motors is the new owner and was not part of the approvals received in 2010 and 2011. Mr. Pelella noted that the previous design was not built and the current design while similar to the old approved plan is larger and includes two parcels that are in contract. He stated the new design keeps both the service building and showroom, both will be enlarged, and the guitar shop on Route 22 remains.

Ms. LoBosco stated her concerns related to how a building this large is screened and sits in the landscape plus the views from Green Hill Road.

Mr. Spina stated one of the houses in contract on Green Hill Road will be removed and replaced with an overflow storage parking lot. The area behind that lot has a 12' retaining wall that will be topped by a safety fence and evergreens. Mr. Spina noted that the purchase of the second lot allows for installation of an indoor parking garage off of the showroom. He noted the rear of the showroom building borders the residential zone and will have a band of landscaping the length of the building.

Mr. Pelella stated the materials are to follow Mercedes Benz's Autohaus design guidelines and for the showroom include:

- the front (west) and side (north and south) elevations are to be floor to ceiling glass;
- window and door frames are to be anodized aluminum;
- pre-cast metal panels on the front and sides elevations of the parking structure;
- the majority of the rear of the showroom building is to be stuccoed with a few window openings;
- showroom is to have a green roof; and
- the screening of the roof-top equipment is to be Venetian fixed louvered aluminum Ametco panels.

Mr. Pelella stated the display tower has a one-car elevator to mount the display car in a tilted manner and it will be illuminated from the front only; the tower is to feature the Mercedes Benz logo. The Council discussed the hours of illumination of the tower and does that need a variance.

Mr. Sullivan stated the property to the northwest is owned by the DOT and the signage on Route 22 and I-684 will not be seen by the Green Hill Road residents. He noted there will be far fewer cars parked outside due to the indoor parking garage.

Mr. Spina stated the service building sits below Green Hill Road and they are separated from by a wooded buffer.

Mr. Sullivan stated the applicant is applying for several variances among them to plant within the Town right-of-way.

The Council reached consensus that the renovations will be an improvement.

Mr. Spina stated he would submit a revised planting plan.

Mr. Pillon made a motion to approve the applicant's proposal to expand the Mercedes Benz service building and showroom as submitted; seconded by Mr. Kaufman.

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

This vote is contingent upon review of final planting and signage plans. As this is a coordinated review under the NY State Environmental Quality Review Act, the Chair will not sign the prepared resolution until after the Planning Board has issued a Negative Declaration of Significance.

III. CORRESPONDENCE/INQUIRES –

The Council reached consensus to review the next Lewisboro Garden Club Golden Roads submission (Goldens Bridge train station and/or Lewisboro Elementary building) electronically.

IV. NEXT MEETING DATE: August 8, 2018

V. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Ms. Bonanno at 8:45 p.m.

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

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator