



**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, September 12, 2018 at the Town House, 11 Main Street, South Salem, New York 10590.

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

Present: Virginia LoBosco, Chair  
Rose Bonanno  
Christine Carrié  
Alan Kaufman

Absent: Craig Pillon  
  
Ciorsdan Conran, Administrator (no voting privileges)

**I. MINUTES**

**Review and adoption of the Minutes of the ACARC Meeting held on July 11, 2018.**

Review of the July 11, 2018. Ms. LoBosco made a motion to accept the minutes as presented; seconded by Mr. Kaufman.

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

**OLD SUBMISSIONS/REVIEWS**

NONE

**II. NEW SUBMISSIONS/REVIEWS**

**Cal # 22-18ACARC/BD**

**Ryan Comstock, Eagle Scout Project at Town Park, 1065 Route 35, South Salem, NY 10590, Sheet 21, Block 10541, Lot 5, Zone SCR-4A (Town of Lewisboro, owner of record) – Application to install a gaga pit.**

Ryan Comstock, Eagle Scout candidate, and Peter Parsons, Town Supervisor, were present.

Mr. Comstock stated the proposal is to install a moveable octagonal gaga pit made of pressure-treated wood near the playgrounds and pavilion at the Town Park. He noted at its meeting tonight, the Town Board approved the project. Mr. Parsons concurred, noting the Parks & Recreation Dept. is enthusiastic about the gaga pit and prefers the proposed location. He added the Planning Board determined a Wetland Permit is required because the location is within the wetland buffer.

Ms. Bonanno asked if there would be signage explaining how to play gaga. Mr. Comstock stated he would notify residents the gaga pit is completed and open to the public via the Town web site and social media.

Mr. Comstock noted he is building the gaga pit, not from a kit, and it will have a grass floor. He stated the side posts will be not be anchored into the ground. James Comstock, Ryan's father, stated 2' x 10' wood will be used and screwed together and if the Town needs to move the gaga pit they can disassemble/reassemble it.

Ms. LoBosco made a motion to approve the applicant's proposal to install a gaga pit at the Town Park playground, as submitted; seconded by Ms. Bonanno with the conditional review of the Building and Wetlands Inspectors.

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

**Cal # 18-18ACARC/ SC**

**Lebrecht Residence, 42 Old Bedford Road, Goldens Bridge, NY 10526, Sheet 4C, Block 11116, Lot 12, Zone SCF (42 Old Bedford Road, LLC, owners of record) – Application to install four parking spaces.**

Patrick Croke AIA, was present on behalf of the owners.

Mr. Croke stated the proposal is to install four steel-edged gravel parking spaces with a turnaround for a two-family house. He noted the house has been vacant for years, neighboring properties have similar yard parking and the Building Inspector determined they will not require ZBA review. Mr. Croke stated the goal is to avoid residents backing out into the road and he added on street parking is limited to weekends only. He noted there is not room for plantings or a fence on the Lebrecht's property and the proposed spaces are 10' from the road. Mr. Parsons stated planting on Town land is reviewed by the Highway Dept. Mr. Croke stated it would also involve a licensing agreement through the Town Board.

Ms. Carrié suggested one parking space be GeoGrid and grass to eliminate the look of a sea of parking. Mr. Croke agreed that the turnaround could be GeoGrid.

Ms. LoBosco made a motion to approve the applicant's proposal to install four gravel parking spaces and a turnaround to be trimmed in black or dark green steel landscaping edge at 42 Old Bedford Road, Goldens Bridge, as submitted; seconded by Ms. Bonanno.

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

**Cal # 19-18ACARC/SC**

**Kleinknecht Residence, 38 Bouton Road, South Salem, NY 10590, Sheet 26, Block 10803, Lot 63, Zone SCR-4A (Gilbert Farm, LLC, owner of record) – Application for kitchen addition plus change in rooflines, fenestration and chimney; restoration of detached barn.**

John Bassett, AIA, was present on behalf of the owners.

Mr. Bassett stated the proposal is to renovate the barn and main house. He noted the restoration of the barn will include: repair and repainting to match existing colors (red with white trim), repair and repaint cupola/shutters (white), relocate flue from south to north elevation, remove exterior staircase and deck from north elevation, remove existing through-wall AC unit from north elevation, replace fuel tank with AC condenser unit near north elevation and remove Gulf sign from the east elevation. No change to the existing roof, windows or exterior hardware or lighting.

Mr. Parsons recommended relocating the Gulf sign to a barn at Onatru Farm.

Mr. Bassett stated the main house dates from circa 1750 and there have been several additions over the years. On the north elevation the proposal is to increase the massing, raise the roof line, renovate the existing chimney to be an outboard brick chimney and install an additional second-floor window (to match) and dormer (facing east) in the rear portion. Fenestration is to be single-glazed, with grille pattern/mullion profile to match historic.

Mr. Bassett noted the renovation on the south elevation is limited to general restoration work, raising of the roof on the eastern addition and new windows in the existing sleeping porch (2 new double-glazed with grille pattern to match existing); the west and north sides of the sleeping porch will have 3 and 2 new double-glazed windows, respectively.

Mr. Bassett stated on the east elevation the roof line is to be raised, the fenestration will be renovated to create a symmetrical three-bay façade and the demilune window will be centered under the roof peak. There is to be a new roof (pent eave) with side-mounted supports that match existing eave brackets (under main house roof) over the new side entry roof to replace existing; existing granite side entry stone steps to remain. He noted a second demilune window is to be removed from the larger house attic section due to the raised roof line. Ms. Carrié recommended reusing that demilune window on the west elevation of the sleeping porch. Mr. Bassett agreed to consider this reuse.

Mr. Bassett noted the renovation on the central portion of the north elevation includes a bump out with shed dormer with standing seam metal roof and removal of a 7-over-5 bay window; the new fenestration is to be a row of six 2-over-2 windows. A new wood screen door is also to be installed.

Mr. Bassett stated on the west elevation of the side addition, the bay window is to be replaced by four French doors and two windows are to be installed on the second floor.

Mr. Bassett noted general restoration work to all facades including: patching, re-painting (white), where required all new clapboard to match historic in species and exposure (approx.. 4-1/2"), repair existing hardware and shutters (black) and fenestration will be a mix of single- and double-glazed. The new roofing is to match existing cedar shingles.

The Counsel thanked the applicant for the excellent presentation materials.

Ms. LoBosco made a motion to approve the applicant's proposal to renovate the barn and the main house at 38 Bouton Road, South Salem, as submitted; seconded by Ms. Carrié.

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

**Cal # 21-18ACARC/TB**

**Composting Toilet at Onatru, 99 Elmwood Road, South Salem, NY 10590, Sheet 44, Block 10057, Lot 5, Zone SCR-4A (Town of Lewisboro, owner of record) – Application to install a composting toilet.**

Peter Parsons, Town Supervisor, was present on behalf of the Town.

Mr. Parsons stated the proposal is to install a composting toilet at Onatru Farm. He noted that tournaments need to rent port-a-johns and this would lessen that need; the existing bathroom facilities are to remain. Mr. Parsons stated the composting toilets at Town Park have been a success.

Mr. Parsons noted of the two proposed locations, Option #1 (between the storage barn and the parking lot near the existing bathroom building) is preferred. He stated the toilet would have two stalls, measure 11' x 10', and be white with grey roof to be consistent with the other buildings at Onatru.

Ms. LoBosco made a motion to approve the applicant's proposal to install a composting toilet at Onatru Farm, 99 Elmwood Road, South Salem, as submitted (Option #1 location was selected); seconded by Mr. Kaufman.

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

**Cal. # 17-18-ACARC/SC**

**Lewisboro Garden Club, Golden Roads sites: Old Bedford Rd. & North St., Goldens Bridge, NY 10526, Sheet 4C, Block N/A, Lot N/A (part of roadbed), Zone SCR-2F, (Town of Lewisboro, owner of record) and 79 Bouton Rd., South Salem, New York 10590, Sheet 31, Block 10805, Lots 31, 50 & 78, Zone SCR-2A (Katonah-Lewisboro School District, owner of record) - Application to plant 4,000 daffodils in the lawn in front of the fence at the former Lewisboro Elementary building (79 Bouton Rd., South Salem) and planting of 2,000 daffodils in the traffic triangle at Old Bedford Rd. & North St., Goldens Bridge.**

No one was present on behalf of the Katonah-Lewisboro School District.

Ms. Bonanno stated the proposal has been amended to include only planting daffodils at the former Lewisboro Elementary building, in front of the fence at the police station.

Ms. LoBosco made a motion to approve the applicant's proposal to plant 4,000 daffodils in the lawn in front of the fence at the former Lewisboro Elementary building, 79 Bouton Rd., South Salem, as submitted; seconded by Mr. Kaufman.

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

**III. CORRESPONDENCE/INQUIRES –**

**IV. NEXT MEETING DATE: October 10, 2018**

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

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

Minutes respectfully submitted by:



Ciorsdan Conran  
ACARC Administrator