



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

**Architecture and Community Appearance Review Council  
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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, October 10, 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 September 12, 2018.**

Review of the September 12, 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. Abstain: Craig Pillon.

**OLD SUBMISSIONS/REVIEWS**

NONE

**II. NEW SUBMISSIONS/REVIEWS**

**Cal #23-18ACARC/SC**

**Page-Schaefer Residence, 27 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lot 11, Zone SCR-1/2A (Gary Page and Priscilla Schaefer, owners of record) – Application to renovate residence exterior.**

Gary Page and Priscilla Schaefer, owners, were present.

Mr. Page stated they are not proposing major changes to the street elevation. Ms. Schaefer noted they are proposing ivory for the body of the house; sand for the trim and mullions; and a deeper brown for the shutters plus the through-wall AC unit on the second floor will be removed.

Mr. Page stated the footprint is to remain the same, all elevations will be sided with HardiePlank wood clapboards or shakes painted ivory and the new roof is to match existing.

Ms. Carrié asked why the roof pitch of the master bedroom (with Juliette balcony) on the side elevation differs from the existing roof pitch of the gable on the same elevation. The Council reached consensus that raising the plate there would achieve the desired head room in the master bedroom and the new roof could have a common look and mimic the existing gable's roof pitch. Ms. Schaefer agreed to discuss the proposed roof pitch with their designer.

Mr. Page noted they had first considered joining the two properties (they also own 25 Main St.) and there were concerns over septic.

Mr. Pillon asked about the kitchen window, as there is one on the elevation but two on the floor plan. Ms. Schaefer stated it should be a single window and that the screened porch on the side elevation is to be removed and its flat roof is to remain.

Ms. Carrié recommended the 3' overhang on the rear elevation be decreased and more in keeping with the rest of the house which has 1' overhangs.

The Council reached consensus to defer a determination until the applicant supplies supplemental information including:

- consideration that the new roof over the master bedroom match the existing gable roof on the side elevation;
- confirmation if the roof over the kitchen is flat or pitched (a roof plan would be helpful);
- all new overhangs should match existing 1' overhangs;
- the balcony should be shown on the rear elevation;
- a cut sheet of the iron balcony rail; and
- confirmation of how many windows are in the kitchen.

Ms. Schaefer stated she would send these recommendations/requests to their designer and email a response to the Council.

### **III. CORRESPONDENCE/INQUIRES –**

### **IV. NEXT MEETING DATE: November 14, 2018**

- V. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. Bonanno and seconded by Mr. Kaufman at 8:22 p.m. In favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

Minutes respectfully submitted by:



Ciorsdan Conran  
ACARC Administrator