



**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, November 14, 2018 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 8:05 p.m. and Ms. LoBosco noted the exits.

Present: Virginia LoBosco, Chair  
Rose Bonanno  
Christine Carrié (arrived at 8:08 p.m.)  
Alan Kaufman  
Craig Pillon  
  
Ciorsdan Conran, Administrator (no voting privileges)

**I. MINUTES**

**Review and adoption of the Minutes of the ACARC Meeting held on October 10, 2018.**

Review of the October 10, 2018. Ms. LoBosco made a motion to accept the minutes as presented; seconded by Mr. Kaufman.

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

**II. OLD 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.**

Priscilla Schaefer, owner, and Deborah Schmidt, designer, were present.

Ms. Schmidt distributed undated revised drawings and the Council reviewed the updates to the proposal: Marvin Tilt Pac double hung sash replacement windows, less steep pitch of gable over master bedroom, stucco or stone veneer under the single kitchen window and new overhangs are to matching existing overhangs.

Ms. Schaefer noted the proposed paint colors: Bradstreet Beige (Benjamin Moore HC-48) for the body of the house, Brandy Cream (Benjamin Moore 1030) for the trim and mullions and Penny (Benjamin Moore 2163-30) for the shutters.

Ms. LoBosco made a motion to approve the applicant's proposal to renovate the residence's exterior at 27 Main Street, South Salem, as resubmitted; seconded by Ms. Bonanno.

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

**Cal #15-17ACARC/PB**

**Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record)** – Amending previous ACARC Resolution for changes in day care center fencing.

The applicant was not present.

The Council discussed the day care fencing that was approved at ACARC's January 10, 2018 meeting; it was 3' 10" white vinyl picket fencing. The applicant is now proposing a 4' solid panel vinyl fence.

Ms. Bonanno made a motion to approve the applicant's proposal to install 4' solid panel white vinyl fences around the two play areas at the Oakridge Commons daycare, 450 Oakridge Common, South Salem, as resubmitted; seconded by Mr. Kaufman.

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

**III. NEW SUBMISSIONS/REVIEWS**

**Cal #24-18ACARC/PB**

**Wolf Conservation Center, 7 Buck Run, South Salem, NY 10590, Sheet 21, Block 10803, Lot 81, Zone R-2A (Wolf Conservation Center, LLC, owner of record)** – Application to construct an education pavilion.

Spencer Wilhelm, Wolf Conservation Center (WCC); and Kevin Baxter, AIA, Baxter Projects; were present.

Mr. Baxter reviewed the architectural plans: the all-concrete education pavilion will be have 3,500 sf of interior space; a 5,000 sf footprint; be located at the 3 Buck Run site (existing split-level house dating from 1980 is to be demolished); be built into the hillside; have a green roof with solar panels and be part of the trail that leads visitors up the hill. He noted it will be visible from Route 35 during the winter and cooling/heating will be achieved through fresh air cross ventilation (dampers and opening skylights) plus floors heated by a geo-thermal heating system.

Mr. Wilhelm stated parking will be moved to 1 Buck Run, the WCC operates year round, runs a summer camp and no additional fencing is proposed at the site.

Mr. Baxter stated the education pavilion will have an open-air exterior staircase that will allow visitors to travel from the building to the trail and access the wolf pens farther up the hill. The pavilion's roof will have pea gravel for the trail portion, a 5'5" parapet with a rear exposure of 3'6" plus a hand rail and guard rail. The decking in front of the building is to be composite. Mr. Wilhelm stated the deck serves as a gathering spot and will have lunch tables.

Mr. Baxter stated to aid in climate control the (steel or aluminum/light grey or anodized in color) window system will feature motorized vents, the front elevation will have a metal sun visor and the three garage-type doors can be opened as needed.

Mr. Baxter stated the WCC is comparing the costs of concrete versus Gabion blocks (which will gradually support vegetation) for the retaining wall. He noted the roof will also have 12" of soil for planting indigenous shrubs and at a later date a landscape architect will be hired to design the green roof.

Mr. Wilhelm stated the WCC is being reviewed by several agencies: the Planning Board (for site plan and Special Use permit approval), NYS DEC and NYS DEP. He noted there are currently 49 wolves at the WCC and the construction is projected to take 24 months.

Ms. LoBosco made a motion to approve the applicant's proposal to construct a 3,500 sf all-concrete education pavilion at the Wolf Conservation Center, 7 Buck Run South Salem, as submitted; seconded by Mr. Kaufman.

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

**Cal #25-18ACARC/SC**

**8 Park Avenue, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 4, Zone SCR-2F (8 Park Avenue, Goldens Bridge LLC, owner of record) – Application for tree removal.**

The applicant was not present.

The Council reviewed the arborist report and discussed the removal of a 34" diameter sugar maple that has visible decay and loose bark; the tree is located on the Meadow Street side of the property.

Ms. LoBosco made a motion to approve the applicant's proposal to remove the 34" diameter sugar maple at 8 Park Avenue, Goldens Bridge, with the understanding that a complete ACARC application is submitted; seconded by Ms. Bonanno.

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

**Cal #20-18 ACARC/SC**

**87 Spring Street, South Salem, NY 10590, Sheet 30, Block 10805, Lots 32 & 54, Zone SCR-2A (New York Telephone, owner of record) – Application for tree removal and general maintenance of front elevation.**

The applicant was not present.

Ms. LoBosco reviewed the matter and stated the proposal is to remove two cedar trees in front of the building and the applicant has requested guidance on paint color for the door and trim.

The Council reached consensus to approve the removal of the two cedar trees, painting the door and shutters Essex green (Benjamin Moore PM-1) and the windows and trim Capitol white (Benjamin Moore CW-10).

Ms. LoBosco made a motion to approve the applicant's proposal to remove two cedar trees in front of the building, the painting the door and shutters Essex green (Benjamin Moore PM-1) and the windows and trim Capitol white (Benjamin Moore CW-10), at 87 Spring Street, South Salem, with the understanding that a complete ACARC application is submitted; seconded by Mr. Kaufman.

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

**IV. NEXT MEETING DATE: December 12, 2018 – 79 Bouton Road, South Salem**

- V. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Mr. Kaufman at 8:48 p.m. All in favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

Minutes respectfully submitted by:

A handwritten signature in black ink, reading "Ciorsdan Conran". The signature is written in a cursive style with a horizontal line above the first name.

Ciorsdan Conran  
ACARC Administrator