



**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, December 12, 2018 at 79 Bouton Road, South Salem, South Salem, New York 10590.

The meeting was called to order at 8:03 p.m. and Ms. LoBosco noted the exits.

Present: Virginia LoBosco, Chair  
Christine Carrié  
Alan Kaufman  
Craig Pillon

Ciorsdan Conran, Administrator (no voting privileges)

Absent: Rose Bonanno

**I. MINUTES**

**Review and adoption of the Minutes of the ACARC Meeting held on November 14, 2018.**

Review of the November 14, 2018. Ms. LoBosco made a motion to accept the minutes as presented; seconded by Mr. Kaufman.

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

**II. NEW SUBMISSIONS/REVIEWS**

**Cal #27-18ACARC/BD**

**Carriage Barn Florals & Gifts, 389 Smith Ridge Road, South Salem, NY 10590, Sheet 50A, Block 9834, Lot 71, Zone GB (Elizabeth and James Grant, owners of record) – Application for a 2' x 3' wall sign.**

Douglas Frey, applicant, was present on behalf of the owners.

Mr. Frey stated his proposal is a composite aluminum 2' x 3' wall sign to read, "Carriage Barn," above a graphic of a horse and carriage and below that "FLORALS & GIFTS." The letters and graphic are to be black vinyl on a white background and the sign will have a grey border line. Mr. Frey noted there is to be no additional illumination of the sign.

Ms. LoBosco requested the applicant supply the font names and dimensions of the letters on the sign. Mr. Frey agreed.

The Council reached consensus to continue discussion of the application after Mr. Frey supplied the dimensions of the letters on the sign.

[Applicant emailed on 12/13/18 that “the font size is lower case 2 inches upper font 2.5/8ths. The carriage & horse is 17 inches.”]

**Cal #26-18ACARC/SC**

**Ciuffo Residence, 167 Post Office Road, South Salem, NY 10590, Sheet 32A, Block 10804, Lot 26, Zone SCR-2A (Lorna Zaia, owner of record) – Application for a fence and generator.**

Debbie Ciuffo, owner, was present.

Ms. Ciuffo stated the proposal is to install a 6’ black chain link fence along the property’s rear and side yards. She noted the fence is to be buried 6”, topped by two straight or angled wires and be 4” from the property lines. She noted a 5’ decorative aluminum fence is to engage at either side of the house and will include two gates (matching the fence); the one on the south will have one 4’ door, the other on the north will have two 4’ doors;. Ms. LoBosco suggested a mix of plantings (evergreens, perennials and ornamental grasses) to soften the appearance of the fence. Ms. Ciuffo agreed to consider this suggestion.

Ms. Ciuffo is also proposing installation of a generator with buried propane tanks. The Council reached consensus to approve the installation of the generator.

Ms. LoBosco made a motion to approve the applicant’s proposal to install fences and a generator at 167 Post Office Road, South Salem, as amended to possibly include planted screening in front of the fence seen from the road; seconded by Mr. Kaufman.

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

**Cal #28-18ACARC/BD**

**Waccabuc Country Club, 90 Mead St, Waccabuc, NY 10597, Sheet 22, Block 10802, Lots 37 (Zone SCR-4A) & 61 (Zone R-4A), (Waccabuc Country Club, owner of record) – Application for construction of a chemical wash station and bulk storage building.**

John Doyle, AIA, and Patrick Hagen, Waccabuc Country Club (WCC), were present.

Mr. Doyle stated the proposal is to install a chemical wash station and bulk storage building. He noted that other golf courses are installing buildings to house chemical mixing and to capture runoff from washed sprayers and mowers. Mr. Hagen stated the water would be recycled and these buildings also contain chemical spills.

Mr. Doyle stated his firm is working on a Master Plan for the WCC and one of the goals was to clean up the Carriage House Road area. The location of the chemical wash station was selected for its flat ground and distance from a stream. The new building will separate a residence from the maintenance area, has gable ends, measures 30’ by 110’ (height 19’) and has three closed and two open bays (with bollards). The building is patterned after the chemical wash station at the Bedford Golf and Tennis Club with its concrete base, green metal siding and aluminum standing seam metal roof.

Mr. Doyle stated the fences near the proposed building will be dark green wood fence comprised of vertical boards topped with pickets; 6’ near the residence and 8’ where it is on top of a retaining wall on the maintenance building side. He noted the concrete-block foundation is to be painted green and there will be plantings at the southern gable end of the building and at Carriage House Road entrance.

Mr. Doyle stated the open-front two-bay wood bulk storage shed is to be built into the hill and will house sand and gravel piles. He noted it measures 26' by 25' (height 18' 5") with a 6' overhanging front roof and is patterned after the WCC's paddock building with its curved side walls.

Mr. Hagen stated there is a berm that will block the view of the bulk storage shed from the greens. Mr. Doyle noted the floor is dirt and the concrete-block foundation is to be painted green; the same green will be used throughout this proposal.

Mr. Pillon expressed concern over the removal of the 42" elm. Mr. Hagen agreed it is a shame to lose it but it is right in the proposed driveway and has been dropping branches.

Ms. LoBosco made a motion to approve the applicant's proposal to install a chemical wash station and bulk storage building at Waccabuc Country Club, 90 Mead St, Waccabuc, as submitted, seconded by Mr. Kaufman.

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

### **III. OLD NEW SUBMISSIONS/REVIEWS**

#### **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.

Ms. Conran updated the Council that the applicant has not submitted a complete application; the resolution will remain unsigned.

#### **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. Conran updated the Council that the applicant has not submitted a complete application; the resolution will remain unsigned.

### **IV. MEETING DATES FOR 2019**

The Council reached consensus to approve the proposed meeting dates for 2019: January 9, February 13, March 13, April 10, May 8, June 12, July 10, August 14, September 11, October 10 (Thursday), November 13 and December 11.

Ms. Carrié made a motion to approve the Council's meeting dates for 2019, as submitted; seconded by Mr. Pillon.

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

### **V. NEXT MEETING DATE: January 9, 2019 – 79 Bouton Road, South Salem**

**VI. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Mr. Kaufman at 8:47 p.m. In favor: Christine Carrié, Alan Kaufman and Virginia LoBosco and Craig Pillon. Absent: Rose Bonanno.

Minutes respectfully submitted by:

A handwritten signature in black ink, reading "Ciorsdan Conran". The script is cursive and fluid, with the first name "Ciorsdan" and the last name "Conran" clearly distinguishable.

Ciorsdan Conran  
ACARC Administrator