



**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, February 13, 2019 at 79 Bouton Road, South Salem, South Salem, New York 10590.

The meeting was called to order at 8:01 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 Meetings held on December 12, 2018 and January 9, 2019.

Review of the minutes of the ACARC meeting held December 12, 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. Abstain: Rose Bonanno.

Review of the minutes of the ACARC meeting held January 9, 2019. Ms. LoBosco made a motion to accept the minutes as presented; seconded by Ms. Carrié.

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

II. OLD SUBMISSIONS/REVIEWS

Cal. No. #10-17ACARC/PB

Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21, Zone CC-20/R-4A (Property Group Partners, LLC, owner of record) – Application for a 42-unit MF development on a ±35.4 acre parcel – updated elevations and signage.

John Bainlardi, Wilder Balter Partners, was present.

Mr. Bainlardi stated the Council had reviewed and approved a previous submission for the five building development on September 13, 2017 and he is returning due to changes in the elevations and the street signage design. He noted the three northern-most buildings have changed from central hall entry buildings to “Bridleside-style” buildings (each unit has a direct entry); and there is a decrease from 46 to 42 units. Mr. Bainlardi stated 4 units were removed from the downhill sides of Buildings 2 & 3; the club house, management office and laundry are located on the ground floor of Building 4; Building 5 is equipped with an elevator and all buildings are to be slab-on-grade. He noted the previously approved siding, trim, fenestration, roof and color scheme remain the same.

Mr. Bainlardi stated that due to a DOT right-of-way, the proposed project identification sign is 60’ from Route 22 and after the driveway is constructed he will determine whether (or not) to install the sign. He noted the wood sign is Benjamin Moore Avon Green with carved gold letters, is to be up lit and sit atop a base of local stone.

The Council discussed whether Campus Commercial or Multi-Family freestanding sign size limits apply; they are 20 sf and 15 sf respectively. Ms. Conran will forward this question on to the Building Inspector for a determination. Mr. Pillon requested the stone base be sized proportionally with the final sign design and requested more information on the capstone. Mr. Bainlardi agreed to both requests.

Ms. LoBosco made a motion to accept the revised elevations (plans dated 12/11/18) which update Buildings 1, 2 & 3 from central hall access to the “Bridleside-style” individual entry-style buildings; seconded by Ms. Bonanno.

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

Ms. LoBosco made a motion to accept the signage as presented, to be no larger than 20 sf, with the condition that the Building Inspector determine if the Campus Commercial or Multi-Family freestanding sign size limits apply and the final capstone design be submitted; seconded by Mr. Kaufman.

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

[2/19/19 - The Building Inspector determined the CC-20 sign guidelines are to be followed and the sign shall not exceed 20 sf.]

III. NEW SUBMISSIONS/REVIEWS

Cal #1-19 ACARC/SC

Gulf sign 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 historic Gulf sign on a building at Onatru Farm.

Joel Smith, Facilities Manager, Town of Lewisboro, was present.

Mr. Smith stated the 6’ metal Gulf sign hung for many years at the Salem Market on Spring Street and it is now in the Town’s possession. He is proposing it be installed on a building at Onatru Farm known as Randy’s Barn, located near the parking lot for the baseball fields. He noted it would not be visible from Elmwood Road nor will it be lit.

The Council discussed alternate locations that would be higher from the ground to protect the sign and the possibility of it being hung beneath a gable end of a different barn. Mr. Smith agreed to provide the Council with photographs of the proposed and alternate sign mounting locations showing barn and sign dimensions.

IV. DISCUSSIONS

Replacement Windows at Town House

11 Main Street, South Salem

Joel Smith, Facilities Manager, Town of Lewisboro, was present.

Mr. Smith stated the proposal is to replace the windows at Town House with insulated simulated divided-light vinyl clad wooden windows. He noted the existing sills are ornate and are to remain and the new windows are inserts. He stated the

exterior and body trim are to match the colors of the Lewisboro Library but instead of brown window trim he would like white window trim and muntins. [The library's current color scheme -- Sandstone Beige Hardieplank exterior trimmed in Woodstock Brown and Sierra White window trim -- was approved by ACARC February 12, 2014 and by the Town Board on March 24, 2014.]

Mr. Smith stated the existing color is Federal blue. Ms. Carrié asked if the Town House could be Federal blue with white trim. Ms. LoBosco stated that per the ACARC Guidelines all three buildings -- post office, library and Town House -- are to be the same color. Mr. Smith noted the post office is located on private property.

Mr. Pillon requested more information on the original windows. Mr. Smith stated he would contact Maureen Koehl, Town Historian, regarding old photos prior to the Town's use of the building in the 1950s.

Mr. Smith noted the highway garage also needs painting and he plans to remove an unused door near the rear entrance; that door may be restored to a window. He stated at a later date there will be a permanent generator installed at the recycling center but in the meantime, the temporary generator will stay near Town House.

Air Compressor at Town House
11 Main Street, South Salem

Joel Smith, Facilities Manager, Town of Lewisboro, was present.

Mr. Smith stated they are installing central air conditioning and heating and there are to be two condenser units measuring 3' x 3' x 4'H next to the Bilco doors at the paved rear alcove of building. He agreed to supply more information on the condenser location.

V. OLD NEW SUBMISSIONS/REVIEWS, CONTINUED

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.

VI. NEXT MEETING DATE: March 13, 2019 -- 79 Bouton Road, South Salem

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

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator