



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, March 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 February 13, 2019.

Review of the minutes of the ACARC meeting held February 13, 2019. Mr. Kaufman made a motion to accept the minutes as presented; seconded by Mr. Pillon.

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

II. OLD 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. Pillon stated he did not like the proposed location of the Gulf sign and recommended a different location on the west side of the maintenance building centered above the garage doors. He noted that the Gulf sign is 5'6" and different than the one seen in historic photos of the market on Spring Street. Mr. Pillon recommended a single cobalt blue 710 light fixture be mounted over the sign.

The Council and applicant agreed with Mr. Pillon's suggestions.

Ms. LoBosco made a motion to accept the proposed signage, location and lighting as amended; seconded by Rose Bonanno; In favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

III. NEW SUBMISSIONS/REVIEWS

Cal #2-19 ACARC/SC

Town House, 11 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lot 6, Zone SCR-.5A (Town of Lewisboro, owner of record) – Application to renovate windows, siding and install two condenser units.

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

Replacement Siding

Mr. Smith stated the Town Board adopted a Resolution at its March 11, 2019 meeting authorizing the exterior of Town House to remain Federal Blue with white window trim. He noted that all the siding is to be replaced with Federal Blue Hardie Plank with a 5" exposure.

The Council discussed ACARC's 2014 approval of the Lewisboro Library's Sandstone beige/Woodstock brown/Sierra white colors and whether the Town House has to match the library per the ACARC 1990 Guidelines but decided it was a moot point given the Town Board's March 11th Resolution. Mr. Smith noted the post office is located on private property, not Town property. Mr. Pillon noted in the historic photos it appears the Town House's exterior was at one time much lighter than Federal Blue

Mr. Smith stated the roofing is to remain as is; slate on the lower slopes, asphalt on the top slopes.

Removal of two doors and wall/window AC units

Mr. Smith stated he proposes to remove the unused exterior door in the Town Clerk's office as well as the unused exterior door near the rear entrance. He noted that all of the through wall/window AC units are also to be removed.

Installation of two condenser units

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.

Mr. Smith stated at a later date there will be a permanent generator installed at the recycling center and the temporary generator will be moved from Town House.

Replacement Windows

Mr. Smith stated the proposal is to replace the windows at Town House with insulated double-hung simulated divided-light vinyl-clad wooden windows. The Council discussed window manufacturers and Mr. Pillon noted that Simonton does not have a great warranty.

Ms. LoBosco made a motion to accept the proposed renovations at Town House:

- residing the exterior with Federal Blue Hardie Plank;
- all windows to be replaced with vinyl-clad windows to match existing;
- window trim to remain white;
- roofing material to remain as is;
- installation of two condenser units next to the Bilco doors;
- at a later date, moving the generator to the recycling center;
- removal of two of the three rear entry doors; and
- removal of all the through wall/window AC units;

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

IV. NEXT MEETING DATE: April 10, 2019 – 79 Bouton Road, South Salem

V. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Ms. Bonanno at 8:34 p.m. In favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

Minutes respectfully submitted by:

A handwritten signature in cursive script that reads "Ciorsdan Conran".

Ciorsdan Conran
ACARC Administrator