



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, April 10, 2019 at 79 Bouton Road, South Salem, South Salem, New York 10590.

The meeting was called to order at 8:04 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 March 13, 2019.

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

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

II. NEW SUBMISSIONS/REVIEWS

Cal #3-19ACARC/PB

Dedvukaj vacant land, 170 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 38 (Yuliya and Zef Dedvukaj, owners of record) – Application for a single-family residence.

Zef and Yuliya Dedvukaj, owners; Tracy Chalifoux, RLA; and Teo Siguenza, AIA were present.

Mr. Siguenza stated the three-story house is designed in a layered fashion to integrate into the topography and there will be plantings around the house's foundations, receding roof lines and sloping lawns. He reviewed the materials:

- grey 6" deep Connecticut Fieldstone (photos to be submitted) stone veneer walls (lower levels) and chimney;
- cedar shakes on the upper levels (allowed to age);
- light grey aluminum-clad windows;

- cedar railing (allowed to age) with metal spindles painted grey;
- cedar trusses to age or be painted grey;
- two pairs of columns at entry to be painted grey;
- Lepage windows (various sizes);
- GAF Grand Slate weathered wood architectural shingle; and
- copper accent roofs (allowed to age).

Mr. and Mrs. Dedvukaj stated the bridge across the stream will be two tone and feature Belgian block, grey 6" Connecticut Fieldstone stone pillars topped with lights and cedar safety rails.

Ms. Carrié recommended using stone from the property. Ms. LoBosco concurred and requested a sample of the proposed Connecticut Fieldstone be submitted. Mr. Dedvukaj agreed.

Ms. Chalifoux reviewed the proposed mitigation planting plan which includes:

- removal of invasives;
- integration of the retaining walls;
- planting ornamentals near the foundation;
- a lawn surrounding the house;
- planting native plants and three rain gardens;
- a row of white spruce to create a privacy screening on the northern property line;
- a second privacy screening on the south side of the house with ornamental grasses and trees from the beech family; and
- a wildflower meadow will be planted over the septic leeching fields and that is to be mowed once per year.

Ms. LoBosco made a motion to accept the residence and landscaping as proposed, with the condition that a photographic sample of the proposed Connecticut Fieldstone be submitted; seconded by Rose Bonanno; In favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

III. DISCUSSIONS

Generator at Onatru, 99 Elmwood Road, South Salem, NY 10590, Sheet 44, Block 10057, Lot 5, Zone SCR-4A (Town of Lewisboro, owner of record) – Installation of a generator outside of the Book Barn.

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

Mr. Smith stated a new well water system at Onatru Farm requires a generator which will power the water system plus the main house, rental cottage and maintenance garage; these buildings are heated by oil. He noted the generator is to be beige, 75" tall, installed this fall behind the Book Barn, (10' from the Book Barn, 10' from the parking lot), on a slab (total height 6') and will be funded by Westchester County. Mr. Smith stated the generator will run on diesel and provide power for three days.

Ms. Bonanno recommended the generator be installed and studied for traffic patterns and determine the appropriate screening at a later date.

The Council reached consensus to review a complete application.

Lewisboro Garden Club at Onatru Farm, 99 Elmwood Rd, South Salem, NY 10590, Sheet 44, Block 10057, Lot 5, Zone SCR-4A (Town of Lewisboro, owner of record) – Planting additional Golden Roads daffodils in front of Onatru Farm.

Rose Bonanno, Lewisboro Garden Club, was present.

Ms. Bonanno stated the proposal is to plant Golden Roads daffodils at Onatru Farm.

The Council reached consensus to review a complete application.

Lewisboro Garden Club with Lewisboro Land Trust, multiple locations throughout Lewisboro – Installation of Pollinator Pathway signs.

Rose Bonanno, Lewisboro Garden Club, was present.

Ms. Bonanno stated the proposal is for homeowners who take the Pollinator Pathway pledge – plant native plants, avoid pesticides and chemical fertilizers -- to post 8" x 10" signs depicting a butterfly within a circle in their yards.

The Council discussed contacting local lawn companies and reached consensus to review a complete application.

Lewisboro Library, 15 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lot 41, Zone SCR-2A (Lewisboro Library, owner of record) – Installation of a rock with a plaque in front of Lewisboro Library.

The Council discussed the proposal for installation of a rock with a plaque at the SE corner of the Lewisboro Library. Mr. Pillon asked about the rock's size and type. Ms. Bonanno stated the rock would be 3' x 2'.

Ms. LoBosco stated the Town Code currently prohibits the installation of a sign on a rock (§185-4) however the Town has installed two at Onatru and one at Leon Levy Preserve.

The Council reached consensus to review a complete application.

IV. NEXT MEETING DATE: May 8, 2019 – 79 Bouton Road, South Salem

V. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Mr. Pillon at 8:49 p.m. In favor: Rose Bonanno, Christine Carrié, Alan Kaufman, Virginia LoBosco and Craig Pillon.

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator