

**ARCHITECTURE AND COMMUNITY APPEARANCE
REVIEW COUNCIL
TOWN OF LEWISBORO**

Minutes, Monthly Meeting
February 13th 2013- 8:00 P.M.
Town House
11 Main Street
South Salem, NY 10590

Present: Ciorsdan Conran, Chair
Gail Ascher
Virginia LoBosco
Stephen Hoyt
Kenneth McGahren

Absent: None

The Meeting was called to order at the Town House, 11 Main Street, South Salem, NY, at 8:00 p.m., on Wednesday, February 13th 2013. Ms. Conran thanked Mr. Ira Sanchick for his service to ACARC and welcomed our new member, Mr. Kenneth McGahren. Review and adoption of the Minutes of the January 9th ACARC Meeting were held.

I. FURTHER DISCUSSIONS

Cal. No. 13-11-ACARC/TB This is an application of the Town of Lewisboro, 11 Main Street, South Salem, New York 10590 in the matter of the installation of handicap ramps and railings at the rear of the Town House building.
Sheet 36, Block 10807, Lot 06

Mr. Joel Smith was present at the February 13th meeting. He stated that the ramp has moved over approximately 4' off the building and the drop off is approximately 8".

Ms. Conran asked if the 8" drop off is a safety concern.

Mr. Hoyt voiced his concern regarding the public exiting the building in case of an emergency and not being obstructed by the railing.

Ms. Ascher suggested building up the planting bed.

Mr. Smith stated that the area will be paved in front of the bilco doors. Mr. Smith discussed the railing materials to include white metal posts with a grab rail on the inside.

Mr. McGahren recommended a 24" frost wall. He stated that the materials should be consistent.

Ms. LoBosco recommended that the planting bed get raised to meet the concrete landing.

Mr. Hoyt stated that the side of the building comes down very close to the ground.

Ms. LoBosco recalled a previous discussion regarding which back door would be utilized for access.

Mr. Smith stated that in the future they would like to utilize the middle door however; they need to ensure the proper clearance and turning radius inside.

Mr. McGahren stated that the planting bed should be 8” below the wood sill.

Mr. Smith stated that they may need to remove part of the sill because it already is flush with the ground. He stated that they do not know what is down there since it was black topped up against the building. Mr. Smith stated that the Garden Club will take over the planting bed.

Based on the foregoing, the members of ACARC resolved to approve the application as presented. By motion Stephen Hoyt; seconded by Ginny LoBosco; In favor: Ginny LoBosco, Gail Ascher, Stephen Hoyt, Kenneth McGahren and Ciorsdan Conran. To deny: None. Absent: None.

APPLICATION IS APPROVED

Cal. No. 02-13-ACARC/BD This is an application of National Maintenance, 185 Sweet Hollow Road, Old Bethpage, New York 11804 [Owner of Record: EK Cross River, 3 West 57th Street, 7th Floor, New York, New York 10019] on behalf of JP Morgan Chase Bank, 20 North Salem Road, Cross River, New York 10518 in the matter of proposed installation of signage.
Sheet 17, Block 10533, Lot 89

Ms. Conran asked if anyone was adverse to a brick colored raceway.

The members agreed.

Based on the foregoing, the members of ACARC resolved to approve the application as revised

- “Chase” channel letters in white with a Chase blue logo attached to the building via the brick colored raceway.
- Entrance wall plaque “Chase Private Client”

By motion Ciorsdan Conran; seconded by Ginny LoBosco; In favor: Ginny LoBosco, Gail Ascher, Stephen Hoyt, Kenneth McGahren and Ciorsdan Conran. To deny: None. Absent: None.

APPLICATION IS APPROVED

II. NEW SUBMISSIONS

Cal. No. 03-13-ACARC/TB This is an application of the Town of Lewisboro, 11 Main Street, South Salem, New York 10590 in the matter of a proposed parking area at the Leon Levy Preserve.
Sheet 40, Block 10263, Lot 01

Mr. Smith was present to represent the applicant.

Ms. Conran asked if the application was previously reviewed and approved by ACARC.

Ms. Posadas responded no, the only application for this property was for a plaque.

Mr. Smith stated that they had DOT approval.

Ms. Ascher commented that she does not know where the proposed location is in relation to Route 35.

Mr. Hoyt responded it is on the west side of Route 123 with an existing entrance for one vehicle.

Ms. Ascher asked about tree removal.

Mr. Smith stated that there a number of trees will be removed including one large tree. He stated that the proposed driveway will be relocated north due to sight distance. Mr. Smith stated that there will be parking to accommodate school buses and horse trailers.

Mr. Hoyt stated that it is a private preserve for Kitchawan because there is no available parking for residents.

Mr. McGahren commented that a number of trees will have to be removed.

Mr. Hoyt stated that to have adequate sight distance a lot of trees would have to be removed.

Mr. McGahren commented that the proposed lot is approximately 6' above the road.

Ms. Ascher requested a sight section view, a cross section through the road with grade numbers.

Mr. Smith stated that there will be no disturbance between the lot and the road.

Ms. Conran stated that there is concern about ATV usage at the site.

Mr. Hoyt voiced his concern regarding the proposed gate.

Mr. Parsons stated that it is possible they could abandon the gate because it is not vital.

Ms. LoBosco stated that she is concerned that the parking area is large.

Mr. Parsons stated that it is illegal to park around the lake and on Mill River Road. He stated that they will have an event on March 10th at the preserve and will be utilizing private property at the Handler houses for parking.

Ms. LoBosco asked if the parking lot is visible from the road.

Mr. Parsons responded yes.

Ms. Ascher stated that they need more information.

Mr. McGahren stated that the proposed lot will be raised up approximately 6' above the road and all the trees are wiped out.

Mr. Smith stated that there is no disturbance between the road and the lot. He stated that the 6' grade and the stone wall already exist.

Mr. Hoyt stated that no one can access the beautiful park.

Mr. Parsons stated that the location of the driveway and lot have been determined by the New York State DOT and they are intent on the location of the driveway. He stated that they are also limited because of the large NYSDEC wetland. Mr. Parsons stated that they need to ensure the

ability of horse trailers to park there because it is the only park that can accommodate them.

Ms. Ascher stated that she is concerned about the visual appearance from the road

Mr. Parsons stated that the area is unfortunately constrained by DOT and wetlands.

Ms. LoBosco asked about the planting plan.

Mr. Smith stated that the trees will be marked for removal

The members reviewed the Parking Area Wetland Mitigation plan dated 4/23/08.

Mr. McGahren stated that it appears the grade is 4' in height.

Ms. Ascher stated that they received a variance and asked if the turn around could be in the back as opposed to the front.

Mr. Parsons stated that the engineer who originally drew the plan, no longer works for the town therefore it would be difficult to revise the plans. He stated that all the approvals were in place and the project was set to go but the town did not have the money. Mr. Parsons stated that now the money has been donated.

Ms. Ascher stated that perhaps a sketch from Kellard Sessions would give them more information as to the visual impact.

Mr. Parsons stated that DOT is the dominant regulatory body.

Ms. LoBosco stated that her concern is that the area between the road and the parking area is replanted. She stated that they need to review a planting plan for the area and stated that she was surprised that they could find an area that size that is level and not wet.

Mr. Hoyt stated that the first 20' from the road to the edge of the parking lot is not disturbed.

Mr. Parsons stated that the Land Trust will not agree to a plan that takes down more trees than necessary.

Mr. Hoyt stated that they should rethink the gate because it will not work.

Mr. Parsons stated that Ms. Foley, a direct neighbor is pleased with the proposed plan.

Ms. LoBosco asked if plantings could be installed between the road and the parking area.

Mr. Parsons stated that he is hesitant to spend too much on plantings that may not last in that area.

Ms. LoBosco stated that a lot of trees are coming down in the area of disturbance.

Mr. Hoyt asked for the disposition of the top soil piles.

Mr. Smith stated that the top soil stock pile is for the construction.

Mr. Parsons stated that the Land Trust is anxious for the work to be completed.
APPLICATION IS HELD OVER

The meeting was adjourned.

The next ACARC Meeting will be held on Wednesday evening, March 13th 2013.