

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

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

Present:

Gail Ascher
Virginia LoBosco
Kenneth McGahren

Absent:

Ciorsdan Conran, Chair
Stephen Hoyt

The Meeting was called to order at the Town House, 11 Main Street, South Salem, NY, at 8:00 p.m., on Wednesday, March 13th 2013.
Review and adoption of the Minutes of the February 13th ACARC Meeting were held.

I. FURTHER DISCUSSIONS

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. Dave Sessions was present at the March 13th meeting and accompanied by Mr. Peter Parsons, Town Supervisor.

Mr. Sessions stated that they submitted additional information including the site plan with a section plan and photographs of the existing vegetation. He stated that once the site is under construction they will strip 6"-8" of top soil and temporarily store it in covered stock piles with erosion control measures in place so that it could be used later on.

Ms. Ascher asked if the top soil stock piles exist there now.

Mr. Sessions responded no, once the work is complete, the soil will be re-graded out in the area. He stated that there are 5 trees to be removed in the right of way; the largest is a Tulip tree which was mandated to be removed by NYS DOT for sight distance. Mr. Sessions stated that the other 4 are all deciduous trees which are 6" to 12". He stated that some brush to the south will be removed with no grading to that area. Mr. Sessions discussed the parking lot section plan dated 2/28/13 as well as the 30' vegetative buffer that will remain. He stated that the parking lot is essentially on grade at approximately 5% and the excess will be spread for the fine grading and the top soil will go on top of that. Mr. Sessions stated that they are showing the 3' high split rail fence on the edge of the parking area. He discussed the mitigation plantings which include Gray Dogwood, Silky Dogwood, Arrow Wood and Viburnum. Mr. Sessions stated that they will remove the invasive Japanese Barberry and plant the wildflower seed mix.

Ms. Ascher asked what will be visible in the winter if the plantings are deciduous.

Mr. Sessions responded that the berm is a good visual buffer and the road is 4'-5' below the stone wall. He stated that the existing embankment that leads up to the stone wall and the grade beyond the stone wall continues to rise. Mr. Sessions stated that the elevation at the center line of the road is 632 and the existing berm is 642 resulting in 9' to 12'.

Mr. Parsons stated that they will not install the gate until they have a clear plan on how it will be used because they must be able to get emergency vehicles in and out. He stated that they will probably block the trails because people are driving on all terrain vehicles in the preserve. Mr. Parsons discussed the installation of bollards in the future.

Mr. Sessions stated that the Planning Board approved the application last night at their meeting. He stated that the gate is not a requirement of the Planning Board approval. Mr. Sessions stated that this was already an approved project. He stated that DEC just has to get their paperwork in order which will not be an issue. Mr. Sessions stated that the DOT permit will be re-approved and the permit will be taken out by the contractor. He stated that the stone wall will remain and it will not be disturbed.

Ms. Ascher asked if the stone wall will crumble.

Mr. Sessions stated that the wall has not been evaluated.

Ms. LoBosco stated that it is a safe distance away from people.

Mr. Parsons commented that it will be nice to have the parking available.

Ms. LoBosco asked what type of signage is proposed.

Mr. Parsons responded that there is an existing standard Lewisboro white sign posted which will remain. He stated that they will also need a Leon Levy Preserve sign with dawn to dusk. Mr. Parsons stated that the Westchester Land Trust has an easement throughout the area and they support the project. He stated that the NYC Watershed easement is on the other side.

Mr. McGahren asked if the gravel is natural or item #4.

Mr. Sessions responded that it will be an item #4 base with a top coat of gravel.

Based on the foregoing, the members of ACARC resolved to approve the application as per the February 28th 2013 submission and that signage conforms to the standard Town of Lewisboro signage. By motion Gail Ascher; seconded by Kenneth McGahren; In favor: Ginny LoBosco, Gail Ascher and Kenneth McGahren. To deny: None. Absent: Stephen Hoyt and Ciorsdan Conran.

APPLICATION IS APPROVED

II. NEW SUBMISSIONS

Cal. No. 04-13-ACARC/TB This is an application of the Gregory Caponetto, 25 Rome Avenue, Bedford Hills, NY 10507 [Owner of Record: Michele Savino, 15 Silo Ridge Road, North Salem, NY 10560 [Property Address: 112 Spring Street, South Salem, New York 10590] in the matter of the installation of a new sign.
Sheet 30, Block 10542, Lot 05

Mr. Caponetto was present at the March 13th meeting.
ACARC reviewed a photo of the proposed sign which was installed recently.

Mr. Caponetto stated that the upper case letters are 5.5" in height and the height of the sign is 12". He stated that the material is aluminum sheet metal with a tan background and burgundy applied letters. Mr. Caponetto stated that the background color appears to be almond in color and the font style is Palatino Bold.

Mr. McGahren stated that he looked at the sign and it seems fine.

Ms. LoBosco stated that it looks fine.

Ms. Ascher agreed.

Mr. Caponetto stated that the dimensions of the new sign are the same as the previously approved sign.

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

APPLICATION IS APPROVED

Cal. No. 05-13-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 a memorial bench and plaque at the dedication stone of field #6 and the addition of plaques to the player's benches.
Sheet 44, Block 10057, Lot 05

Ms. Dana Mayclim was present at the March 13th meeting and accompanied by Mr. Drew Hoffman from the Lewisboro Soccer Club. Ms. Mayclim stated that the Lewisboro Soccer Club approached PRAC with an application for upgrading field #6. She stated that they have a \$4000 grant from the Forever Molly and Gregory Fund to upgrade field #6 and honor Gregory by retiring his jersey. Ms. Mayclim stated that a dedication stone is located just before the main parking lot on the left side and has existed since field #6 was built. She stated that they would like to install permanent player benches on the far side of field #6 with a plaque. Ms. Mayclim discussed the PRAC approval process of the original submission by the Forever Molly and Gregory Fund.

Mr. Hoffman stated that the two benches would be 21' to accommodate a team of approximately 16-18 players.

Ms. Mayclim stated that the existing bench for the softball field is 21'. She stated that they are

proposing a 5' memorial bench near the dedication stone on the hill overlooking the field.

Mr. Hoffman stated that currently there is no place to sit. He stated that the proposed benches would be made of a material similar to Trex.

Ms. LoBosco asked if the benches will have the memorial plaques.

Ms. Mayclim responded yes.

Mr. Hoffman stated that there is a safety issue with balls rolling across the dirt road because the field is raised and slopes down 7'-8' to the dirt road. He stated that when he presented the idea to the Town Board, they were concerned about bees and upkeep.

Ms. Ascher asked if they considered a fence.

Ms. Mayclim asked if ACARC would consider temporary black fencing. She stated that fencing was recently replaced at AP Farm Fields and the soccer club was looking into obtaining the fencing that could no longer be used there.

Ms. LoBosco asked what is meant by temporary fencing.

Mr. Hoffman responded that it would be installed for the spring season, April to June and the fall season which is September to November. He stated that it would be specifically for safety purposes.

Ms. Mayclim stated that the posts would be permanent.

Ms. LoBosco requested more information about the proposed fencing and posts.

Ms. Ascher stated that it would get demounted and then a plug is placed over the hole.

Mr. McGahren agreed.

Ms. Ascher stated that they would not be adverse to that idea.

Ms. LoBosco stated that there are restrictions on the property.

Mr. Hoffman stated that it would be similar to what they do at the contest field.

Ms. Ascher asked why the plaques have the 2013 year.

Mr. Hoffman responded that the tragedy occurred in 2011; Gregory's jersey was retired in 2012 and the installation the player benches will take place in 2013. He stated that the language came directly from the fund.

Ms. LoBosco asked if the language regarding the landscaping will be deleted from the plaque.

Mr. Hoffman responded that they want to keep it as is and plan for the actual landscaping to be done in the future. He stated that they will work with Parks and Rec to cut some of the tall grasses and poison ivy from behind the player benches.

Ms. Mayclim stated that currently players are sitting on rocks and are exposed to the poison ivy.

Based on the foregoing, the members of ACARC resolved to approve the application as presented with two 21' player benches in dark green powder coat aluminum with a beige Trex material, the modification to the grassy area, installation of the plaques and 5' bench by the dedication stone. By motion Ginny LoBosco; seconded by Kenneth McGahren; In favor: Ginny LoBosco, Gail Ascher and Kenneth McGahren. To deny: None. Absent: Stephen Hoyt and Ciorsdan Conran.

APPLICATION IS APPROVED

The meeting was adjourned.

The next ACARC Meeting will be held on Wednesday evening, April 10th 2013.