



**TOWN OF LEWISBORO**  
**Westchester County, New York**

**Architecture and Community Appearance Review Council**  
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**ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL**

**MINUTES**

**Wednesday, June 12, 2013**  
**8:00 P.M.**

**Town House**  
**11 Main Street, South Salem**

The meeting was called to order at 8:08pm.

Present: Gail Ascher  
Ciorsdan Conran, Chair  
Stephen Hoyt  
Virginia LoBosco  
Kenneth McGahren  
Julie McCormick, secretary (no voting privileges)

I. Review of the March 13, 2013 minutes was held. Ms. Conran and Mr. Hoyt excused themselves from the vote because they were absent from the March meeting. Ms. Ascher made a motion to accept the minutes as presented. Mr. McGahren seconded. Ms. LoBosco was in favor. Adoption approved.

II. **FURTHER DISCUSSIONS** - None

**III. NEW SUBMISSIONS**

**Cal. No. 06-13-ACARC/TB** This is an application made by Teo Siguenza, 460 Old Post Road, Bedford, NY 10506 [Owner of Record: Diana and Richard Bienen, 34 Elmwood Road, South Salem, NY 10590 [Property Address: 34 Elmwood Road, South Salem, New York 10590] in the matter of interior renovations and addition of 3 dormers. (Previous application was submitted and approved at the January 9<sup>th</sup> for addition to the house, a pool, pergola and fence)  
Sheet 43, Block 10302, Lot 24

Mr. Siguenza was present at the meeting. He brought pictures and site plans for the property. He explained that the Council had previously approved an addition to the house that was going to expand the master suite. After consideration, the property owners decided to forego the expansion to the master suite and instead expand the children's area by adding dormers. Mr. Siguenza proposed to extend an existing dormer to match additional dormers proposed on the opposite side. Ms. Ascher had taken pictures earlier which showed a large tree that would block the view from the road. Mr. Siguenza also eliminated a bay window in the plans and opted to leave an existing window as proposed by the Council at an earlier meeting.

Discussion ensued by the Council about the proposal. Mr. McGahren said the proposal was in keeping with the house. Ms. Ascher said the new proposal had less of an impact, less run off and less all around and better. Ms. LoBosco had no questions. Mr. Hoyt said it looked fine. Ms. Conran made a motion to accept the plans for 2 shed dormers on the southern elevation and 1 shed dormer on the northern elevation. Ms. Ascher seconded the motion. All were in favor.

**Application approved.**

**Cal. No. 07-13-ACARC/TB** This is an application of Janee Waner-Szekely, 2 Lakeshore Drive South Salem, NY 10590 in the matter of the installation of an above ground pool (18'x12'x52' – first choice; 15'x10'x52' – second choice)  
Sheet 0030, Block 10807, Lot 019

The applicant was not present for the meeting. Ms. Ascher asked if the applicant was expected. Ms. McCormick said she had left a message on Monday but had not heard either way.

Ms. Ascher had taken photos from the street. The Council reviewed the photos to see how visible the pool would be from the road. The Council conceded that safety issues would be the concern for the building department. Ms. Conran made a motion to approve the installation of an aboveground pool at 2 Lake Shore Drive; Mystic 2 design no larger than 18x12x52, conforming to all zoning and building department regulations. If a fence is required then the applicant will have to reappear before the Council to have the design of the fence reviewed. Ms. Ascher seconded the motion. All were in favor.

**Application approved.**

**Cal. No. 08-13-ACARC/TB** This is an application of Kara and Damien Whelan, 148 Spring Street, South Salem, NY 10590 in the matter demolition of existing shed and installing a replacement shed. Existing shed supports are cinder blocks.  
Sheet 42B, Block 10287, Lot 13

Kara Whelan was present at the meeting. She expressed how much she would like to keep the current shed but it beyond repair because of rot. She related to the Council the history of the existing shed that it used to be the old Highway Department building before being moved to this site. It even has a doorbell and old road signs hanging on the interior walls. Their intention is to replace the shed with something very much in line with the character of the existing shed though final plans have not been drafted as of yet. She has approval from the building department to demolish the unsafe existing shed but she is wary to do so without approval for a new shed. Mr. Johannsen was supposed to come to the property last Friday (6/7/13) but Ms. Whelan had not heard of any update or his findings. Ms. McCormick said she would ask him about the site on Thursday (6/13/13) when he comes into the office.

The actual size of the current shed is 14 ½' x 14 ½' with no functioning electricity.

The Council needs to see definite shed plans before they can make a decision. Items to be included in the plans are lighting fixtures, if any, a garage door, if any.

Mr. McGahren suggested if they are going to try to get a larger than 16x16 shed approved then they might want to consider putting in a foundation instead.

Ms. Conran advised Ms. Whelan that her application will stay open as long as necessary and she did not have to file another application.

#### **Application will need further discussion**

#### **IV. NEXT MEETING DATE:** July 10, 2013

#### **V. ACARC Business**

1. New application form – Ms. McCormick presented a new application form that includes asking for email information, preferred means of contact, and indicating mode of payment. Property information was moved to the top of the page. Ms. Ascher said she would also like to see at the bottom materials that were received in relation to the application, i.e. site maps, digital materials, photos, materials boards etc. Application was approved with changes.

**VI. Adjourn Meeting** – With no further business, Ms. Conan made a motion to adjourn the meeting. Mr. Hoyt seconded the motion. All were in favor. Meeting was adjourned at 8:59pm

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary  
June 13, 2013