



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, August 21, 2013
8:00 P.M.

Town House
11 Main Street, South Salem

The meeting was called to order at 8:05pm.

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

Absent: Virginia LoBosco

- I. Review of the July 10, 2013 minutes was held. Ms. Conran entered into the record an email from Virginia LoBosco approving the minutes for the record. Ms. Conran made a motion to accept the minutes as presented. Mr. McGahren seconded. Mr. Hoyt was in favor. Ms. Ascher abstained on the grounds that she had not read them yet. Motion passed.

II. **FURTHER DISCUSSIONS –**

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

No change in status at this time.

Application will need further discussion.

III. NEW SUBMISSIONS

Cal. No. 10-13-ACARC This is an application of Bill Hines on behalf of Kathleen Strickland [Owner of Record] Property Address: 177 String Street, South Salem, NY 10590 in the matter of new construction of an attached garage to the existing house.
Sheet 38, Block 10808, Lot 10, Zone SC-2A

Bill Hines was present along with the owner Kathleen Strickland. As construction manager he told the Council that the plans were for a 3 car garage having matching dormers to the current house. He gave an overview of the materials; same cedar wood siding, asphalt roof and windows as the house, no running water will be connected in the garage. It is connected to the house by an open breezeway, an overhang extending from the front door. There will be a side door that the owner can use to get in and out of the garage. There will be one step down from the house to the garage's elevation. Mr. Hines included that it will be a wide open structure with large windows again matching the current windows in the house which will be attractive from the road during the winter season when it can be glimpsed from the road.

Ms. Ascher confirmed that the setback was 40 feet. Ms. Ascher requested that another survey be done to ensure the set back points. Mr. Hines said he would. Also he had the building inspector come out to walk the property with him to confirm the placement and that it would be attached so that it would not be considered an accessory building.

Ms. Conran asked about the style of the garage doors. Mr. Hines said they would be basic 4 squares panes of glass at the top. The color would be a natural finish stain. The garage and the doors will be the same colors as the house and trim.

With no more comments or questions from the Council, Ms. Conran made a motion to approve the Strickland 3 car attached garage which is to be in keeping with the existing house; color to match, asphalt roof, cedar shake with a natural finish, and garage doors with 4 panes of glass. Mr. McGahren seconded the motion. Ms. Ascher and Mr. Hoyt approved. Motion passed.

Application approved.

Cal. No. 4-11-ACARC This is a review of a previously approved application of Smith Ridge Housing, LLC; Property Address: 900 Oakridge Commons, South Salem, NY 10590 in the matter of minor changes to materials originally approved October 10, 2012
Sheet 49D, Block 9830, Lot 279 & 325

Phil Pines was present with additional drawings and renderings of Buildings 1-4. The Planning Board referred Mr. Pines back to ACARC during the Planning Board August 13th's meeting because there was a change in the building materials. The manufacturer stated to Mr. Pines that they would not warranty a certain Hardie Board materials used in areas of the outside of the building around the windows and dormers due to water exposure. The manufacture suggested using another material, clapboard instead of the panels that were originally approved. The clapboard would still be available in the colors already approved.

The Council had the original approved plans from the archives to compare to the new design. The Council reviewed the front elevation plans. Mr. Pines explained that the main issue is the way the panels needed to be installed –they needed to be furred out- Hardie manufacturer will not warranty the product because they have concerns water will get behind the planking due to the amount of flashing in that area of the building. The alternative suggested by the Hardie rep along with Mr. Pines’ artisan builder is that they go with another Hardie product that is clapboard. The main reason to stay with the Hardie products is the low maintenance.

Ms. Ascher asked about the corner boards. Mr. Pines was not sure what the builder decided either PVC or the Hardie Board. The Council reviewed which design elements would be trim and other design details as compared to previous drawings such as the number of chimneys, the recessed dormers, the angle was taken off so that the garage doors are squared off. Mr. Pines said the chimneys are not functional so 2 were removed so that the building will look less multi family.

Mr. McGahren and Ms. Ascher had some opinions about the design changes but they recognize it is subjective. Ms. Conran said that they lost some detail when they changed the dormers. The Council suggests that they take the roof line across, keeping the dormers.

On the back elevation, the brick face was removed, again a concern with water coming off the hill.

There is some brick on the sides. A change from a 3 window to a single gained interior wall space plus it would reduce the visibility of some ends units looking into the end unit of the adjacent building. They reduced the 4 pillars by the doors to 2.

There will be 11 buildings in total. This phase has 5 buildings; 4 will look like the drawings he is presenting tonight at the meeting, with 3 levels in the front, a 2 car garage and walk out basement allowed by the lay of the land. The 5th building will have 2 levels in the front with 3 in the back, the opposite of buildings 1-4. Each building will have 5 units. Some of the units are middle income units. Two ends units will be 2100 sf with 2 bedrooms and 2 garages. Two interior units will have 1500 sf and the affordable unit will have 1300sf. To get the density approved by the Town 5 of these affordable units had to be included.

Colors were revisited. Each building could be a different color all with the same trim color.

With no further comments, Ms. Conran made a motion to approve the changes to buildings 1-4 as follows:

Front elevation

- panels around the windows and dormers would be switched to clapboard
- dormer inset is approved as submitted but the Council would like the applicant to explore the option of making the dormer a continuous 6 inches though not a requirement
- 2 chimneys are removed
- the chamfering around the garage doors are squared off
- garage doors now have 4 panes of glass

Rear elevation

- the panels would be switched to clapboard
- no brick at the foundation
- windows are changed from custom with muntins to 1-over-1 double hung

Left and right elevation

- 4 pillars reduced to 2 by entry
- 3 windows down to single window

- windows are changed from custom with muntins to 1-over-1 double hung
- louvered detail is removed from below gable peak

Paint colors to stay the same: Heathered Moss, Boothbay Blue and Khaki Brown with Cobble Stone for the trim.

Mr. Hoyt seconded the motion. Mr. McGahren and Ms. Ascher were in favor. Motion passed.

Changes to application approved.

Mr. Pines also brought in design plans for building 5 for review and discussion purposes only. No formal motions were made at this time.

Cal. No. 11-13-ACARC This is an application of Beth Beeby, contractor vendee; Patricia Greeley [Owner of Record] Property Address 52 Bouton Road, South Salem, NY 10590 in the matter of new post and rail fence surrounding 3 sides of the property not to exceed 4 feet in height.
Sheet 032, Block 10804, Lot 025, Zone SCR-2A

The Council reviewed the application, drawings and photos taken from Bouton Rd and Post Office Road. The Council liked that the fence was pushed back from the front of Bouton Road. Mr. Hoyt made a motion to approve the 4 foot high post and rail fence with chicken wire on the inside of the fence on 3 sides of the property; back, side along Post Office Road and front, with up to 4 gates. Mr. McGahren seconded the motion. Ms. Conran and Ms. Ascher approved. Motion passes.

Application approved.

Cal. No. 12-13 ACARC Property Address 16 Old Shop Road, Cross River, NY 10518 in the matter of removal of 2 mature rotting sugar maple trees
Sheet 17, Block 10530, Lot 003, Zone SCR-5

For the record let it be known that Nick Constantinides, President of Nick's Tree Service on behalf of Joseph Villen [Owner of Record] Property Address 16 Old Shop Lane, Cross River, NY 10518 reported to Ms. McCormick on August 8, 2013 that 2 sugar maple trees should be removed due to safety concerns at 16 Old Shop Road. In the professional opinion of Mr. Constantinides due to stress cracks at the lower trunk, cavities and decay evident on the 2 trees leaning over the house at 16 Old Shop Road should be removed. Per telephone conversations between Ms. Conran and Ms. McCormick, due to the safety concerns Mr. Constantinides would have to deliver a letter to the office stating all the above along with pictures prior to removal but would not require the owner to wait for the scheduled meeting. He did so and the trees were removed. Ms. Conran made a motion to accept information into the record. Ms. Ascher seconded. All were in favor.

IV. NEXT MEETING DATE: September 11, 2013. Mr. McGahren will not be attending the September meeting. Mr. Hoyt and Mr. McGahren will be absent for the October meeting. There is a strong possibility that Ms. Ascher will not be attending the November meeting.

VI. Adjourn Meeting – With no further business, Ms. Conran made a motion to adjourn the meeting. Mr. McGahren seconded the motion. All were in favor. Meeting was adjourned at 9:15 pm

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
August 21, 2013