



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, November 13, 2013
8:00 P.M.

Town House
11 Main Street, South Salem

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

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

Absent: Gail Ascher

- I. Review of the October 16, 2013 minutes was held. Ciorsdan Conran made a motion to accept the minutes as presented. Ginny LoBosco seconded. Mr. McGahren and Mr. Hoyt were in favor. Ms. Ascher was absent from the vote. Motion passed.

II. **FURTHER DISCUSSIONS –**

Cal. No. 14-13-ACARC This is an application made by Michael Novak owner of Trilex, LLC D/B/A Cross Wine Merchant [Owner of Record] Property Address: 16 North Salem Road, Cross River, NY 10518 in the matter of new signs.
Sheet 17, Block 10533, Lot 117, Zone RB

Ms. McCormick gave an update regarding the referral of this application to the Town Zoning Board (“ZBA”) due to the number of signs allowed per retail space. During the process of writing the memo from ACARC’s chairman to the ZBA, Ms. McCormick conferred with Aimee Hodges (ZBA Secretary) and Peter Barrett (Building Inspector) with respect to the relevant section of the Town Code (“Code”).

In doing so it was apparent that this application would not need to be referred to the ZBA on the basis of the following.

- Per section 185-5 E(2)(a) businesses are allowed a free standing sign per each access driveway. Mike Novak has 2, one for the front of the store and the one for the Lions Club.
- Per section F(1) (a) and (b) talks about the free standing sign and the wall sign and they cannot be on the same side of the building. The way Cross River Wine plans on placing the free standing in front, it faces out to the side not out to the front like the planned wall sign.
- Per section 185-5 F(3)(a) one wall sign per business occupant and 185-5 F(4) permits another sign as long it conforms to the specifications.
- The ZBA/building Dept are not counting the signs per business occupant. They are regulating the color, size and placement among the signs.

An email was sent to the Council members including all the above information requesting their approval on 10/22/2013. Replies were received by all council members in the affirmative to approve the application as presented and to proceed with the resolution.

Application approved.

III. NEW SUBMISSIONS

LATE SUBMISSION – Applicants for the WCC were gracious to let the following applicant be heard first.

Cal. No. 18-13-ACARC This is an application made by Adam Brodsky [Owner of Record; D/B/A EK Cross River, LLC] 20 North Salem Road, Cross River, NY 10518 Property Address: Vacant lot on NYS Rte. 35 between the entrance to the Meadows Complex and Cross River Wine Shop located at 16 North Salem Road, Cross River, NY 10518 in the matter of a new free standing sign to display the tenants of the Orchard Shopping plaza (formerly known as Cross River Shopping Plaza) located at 20 North Salem Road, Cross River, NY 10518 Sheet 17, Block 10533, Lot 116, Zone RB

Mr. Michael Sirignano, attorney for Mr. Brodsky, and Mr. Edward Specht, a tenant at Orchard Square presented their request on behalf of Mr. Brodsky to be allowed to erect a free standing sign on the vacant lot to advertise the tenants in the plaza around the corner to take advantage of the visibility on Rt. 35. Mr. Sirignano pointed out that the vacant lot is a separate tax parcel from the lot the plaza occupies. Before incurring the expenses of developing a sign for the space, they would like assurances that the sections in the Code relating to the business having to be on the same lot as the sign as well as there is no access driveway on the lot will be waived in consideration for the good of the retail businesses in the plaza. Mr. Sirignano had a site plan for the vacant lot and showed the members where the sign would be located 15 feet in from the buffer and in the middle of the length between the tree line and Lewisboro Lions Club sign presently on the property of the Cross River Wine Shop.

Mr. Sirignano then turned the presentation over to Mr. Specht to convey what the tenants in the plaza were hoping to achieve with this sign. Mr. Specht began by saying that there are town offices in the plaza as well as the local police department. This sign would also benefit the town. Mr. Specht suggested that maybe the Town Offices would put up their own sign in keeping with all the traditional colonial type signs in the town in addition to the free standing sign for the tenants. Mr. Specht asked about the leeway afforded to the tenants with respect to various logos, the colors and the variety of fonts and graphics that will ensue. Mr. McGahren expressed that seeing Dunkin' Donuts pink and orange colors for example would have a greater impact for him than seeing Dunkin' Donuts in black and white. The council was in agreement that trying to keep the different colors to as much of a minimum as possible with a outer frame to be consistent with the current Orchard Square sign, that they would be agreeable to allow the logos.

Mr. Specht said the sign would be at an angle that would better serve the traffic traveling east on Rt. 35. The sign maybe made out of carved wood with inserts for the retailers to be interchangeable as tenants rolled over. Another feature of the sign would be illumination, possibly a case built at the base of the sign aiming lighting upward.

The ground slopes down so they have some concerns about the size allowed. The size of the sign is an issue that will have to be directed to the ZBA. A 10' foot sign allowed per the Code measured from the soil would not be tall enough to account for the grade and allow space for the 20+ tenants to be included on the sign.

Ms. Conran summed up that they should design the sign so it has no larger than 12" font size, allowing for logos and try to keep within the 10 feet dimensions. Ms. LoBosco said that the sign should have some uniformity with the other signs. Satisfied with the feedback and guidance given by the Council, Mr. Sirignano and Mr. Specht said they would be back with a submission for the sign.

Application being held over.

Cal. No. 13-13-ACARC This is an application made by Waccabuc Country Club ("WCC") at 90 Mead Street, Waccabuc, NY 10518 [Owner of Record] Property Address: Perch Bay Road, Waccabuc, NY 10597 in the matter of new snack bar at Waccabuc Lake and relocate grill area, improve drainage
Sheet 25A, Block 10813, Lot 1, Zone R-4A and Sheet 25, Block 11155, Lot 148, Zone R-4A

Mr. Michael DeCandia, architect, and Mr. Darrell Alfieri, a WCC Board member were present on behalf of the Waccabuc Country Club's application to rebuild a new snack bar, relocate the grill and improve drainage at the site. The Planning Board referred the application according to Sec. 7-3 (b) of the town Code.

Mr. DeCandia gave some background relating to the parcel at Perch Bay Road. WCC has 9 acres on the waterfront. There are 2 parcels of land continuous to make up the 9 acres. The Boat House is the oldest building on the lake. He brought site maps showing where the new snack bar will be located. Plans include building a new snack bar increasing the size from the current building 200sq ft size and 320 sq ft for the prep area. The new building would be 500 sq ft to include 2 new handicap accessible bathrooms. He referred to additional features and advantages of the new building including a storage room. Mr. DeCandia said they were picking up the same design elements already present in the Boat House, bracket and gable. The new snack bar would be made out of the same materials; siding and cedar; same color (Rockport Grey) and trim color (Alabaster); black asphalt roof. The biggest difference between the two buildings would be the openings due to the serving areas, counters and menu board versus the specific use of the Boat House. The existing snack bar will be razed but the deck will stay. The current building is a

bit of an eye sore because it blocks the view of the lake. The new building will be tucked into the hillside. The council members reviewed access to the building from the parking areas. The lane leading down to the facility is fairly steep which is leading to some erosion issues. Item 4 has been used every other season. There was a great job on the maintenance of the lane this past year so they are hopeful there will be less erosion. There is no new lighting proposed. There may be a small railing leading to the Snack Bar. Mr. McGahren motioned to accept the improvements as presented Mr. DeCandia and Mr. Alfieri. Mr. Hoyt seconded the motion. Ms. Conran and Ms. LoBosco were in favor. Ms. Ascher was absent from the vote.

Application approved.

IV. OTHER BUSINESS:

ACARC Application - no new changes were made to the application. A spot is already included for the applicant to print their name at the top.

V. NEXT MEETING DATE: December 11, 2013.

VI. Adjourn Meeting – With no further business, Mr. Hoyt made a motion to adjourn the meeting. Ms. LoBosco seconded the motion. All were in favor. Meeting was adjourned at 8:42 pm

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
November 13, 2013