



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, March 12, 2014
8:00 P.M.

Town House
11 Main Street, South Salem

The meeting was called to order at 8:11pm.

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

Absent: Stephen Hoyt
Virginia LoBosco

- I. Review of the February 12, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Mr. McGahren seconded. Ms. Ascher was in favor. Ms. LoBosco and Mr. Hoyt were absent for the vote. Motion passed.

Due to poor weather conditions our presenter for the next item on the agenda was delayed. The Council went ahead to the next item; the application for the new covered riding ring for Hazelnut Farm.

II. NEW SUBMISSIONS

Cal No. 4-14-ACARC This is an application by Hazelnut Farm [Lynn Bygott: Owner of Record] 21 Waccabuc River Lane, South Salem; to erect a new covered riding ring
Sheet 26, Block 10803, Lot 110, Zone R-4A

Lynn Bygott and Patrick Medeo were present to answer questions for the Council members. The location of the proposed ring was shown on an aerial map next to an existing riding ring. The proposed

ring will be stick built, wooden sided 60x8x16 ft pavilion style ring with engineered trusses. She added the size of the ring was relatively small with the smallest trusses available. She wanted a smaller ring in keeping with the scale of the other current buildings. The ring will be mostly for private use but she will give some lessons. The wood will be stained either a natural or darker stain. The trim will be Essex Green by Benjamin Moore. The roof will be a green metal roof to avoid snow loads in the winter months. The roof will be the only visible portion of the ring from the road.

Ms. Conran made a motion to approve the application of the 60x80x16 ft pole barn, consisting of a wooden body stained a natural to a darker stain with Benjamin Moore Essex Green trim covered with a green metal roof. Ms. Ascher seconded the motion. Ms. Conran, Ms. Ascher and Mr. McGahren were in favor. Ms. LoBosco and Mr. Hoyt were absent for the vote. Motion passed.

Application approved.

III. FURTHER DISCUSSIONS –

Cal No. 1-14-ACARC This is an application by 0 2 Living/Cross River Wellness, LLC to cure a violation issued by the building department in regards to a new sign erected in place of old sign without prior approval.

Sheet 18, Block 10533, Lot 24, Zone SC-RB

Andrew Wynnyk, architect for Ms. Devlin, was present. There was a recap of the events from the last meeting. Mr. Wynnyk summed it up by saying that Ms. Devlin left the meeting last month with the understanding that the orange color was objectionable by the Council. A motion had been made but not seconded. She would like to address the issue of the orange, possibly substituting it for one of the other colors on the sign. If acceptable then Mr. Wynnyk would proceed with the other issues involving the sign (size and placement).

Ms. Conran asked if there were plans to move the sign. It was relayed to Mr. Wynnyk that Jan Johannessen, Town Planner/Wetlands Consultant) and Ed Delaney, a separate consultant, had a meeting in relation to a separate Planning Board application. It was Mr. Delaney's understanding that since the installation of the sign, the NYS widened RT 35. which has caused the sign to be in the D.O.T. right of way. At this time no proof has been found to support Mr. Delaney's claim. There was a question of which should happen first regarding the sign; if it should go to Zoning Board of Appeals ("ZBA") or the Planning Board first and then ACARC.

The discussion switched back to the colors so that ACARC could review the current sign as presented. Ms. Conran said that she appreciated that Ms. Devlin would consider changing out the orange color. Ms. Devlin suggested one of the blues already being used in the sign. Ms. Ascher asked about the purple and the silk screens behind each panel as well. Mr. Wynnyk suggested using Tiffany Blue, a light blue, with all the panels. Ms. Conran said it would match the sign on the building and it would be consistent. It was Mr. Wynnyk opinion that Ms. Devlin was trying to keep the cost down and would probably have a solid background and no silk screening. Mr. McGahren commented the design would not be readily apparent while driving past. Ms. Ascher asked if the lettering would be white. Mr. Wynnyk agreed that it would be and it would be the same font and size. Ms. Ascher said the simple design would stand out more. Questions were brought forward if the sign had to be moved. ACARC would have to refer Ms. Devlin to the ZBA. Ms. Conran said it was her hope that it could be grandfathered in. Some tangible information beyond ACARC that states the position of the sign was approved at an earlier date would be required.

Ms. McCormick was given the task to search in the building department and planning board files to see if she could locate an earlier survey to show the property line at the time of installation.

Some discussion was held regarding whether the sign posed a safety concern where it was positioned now. Since the sign has been in place for some time it was decided that it was not a hazard.

Further discussion took place relating to possible sources and ways to determine the location of the sign. In addition questions regarding past codes was also raised. Ms. Conran had the prior Sign Code from 1993 that stated the size had to be 8 sq ft. same as the current code. A section stated the location of the sign could not be within 75ft of an intersection. Provisions could not be found regarding distance from the center line or the right of way.

Ms. Conran made a motion to approve the color change from the four multicolor panels to Tiffany Blue background with white letters with the following conditions:

- The sign is to be grandfathered in regarding the issues of size and location as determined by an outside source by June 12, 2014.
- If the sign is moved failing grandfather status then ACARC would have to review and approve a new sign. Depending on the parameters of the new sign, any variances will have to be approved by the ZBA.

Motion was seconded by Mr. McGahren. Ms. Conran, Mr. McGahren and Ms. Ascher were in favor. Ms. LoBosco and Mr. Hoyt were absent from the vote. Motion passed.

Application approved with condition.

Cal No. 8-12-ACARC This is a review of an approved application of the exterior color of the expanded and renovated library subject to further discussion of the identification sign, location of the eagle, existence of a stone wall and landscaping by the Lewisboro Library Association with the intent of acquiring approval for open items.

Sheet 36, Block 10807, Lot 41, Zone SRC

Application is being held. Mr. Page will have to appear before the Town Board regarding the color before he appears again before ACARC. There is an ACARC guideline that states all the buildings on the Town Campus have to be the same color. Mr. Page was not available for either the Town Board meeting held on March 10th or this evening's ACARC meeting.

Cal. No. 18-13-ACARC This is an application of the Cross River Plaza; [Owner of Record: EK Cross River, LLC] Property Address: vacant lot on Rt. 35 in between front entrance of The Meadows located on Rt. 35 and the Cross Wine Merchant located at 16 North Salem Road, Cross River in the matter of new free standing sign on Rt. 35.

Sheet 17, Block 10533, Lot 116, Zone RB

Application held until further notice.

IV. OTHER BUSINESS: None

V. NEXT MEETING DATE: April 9, 2014.

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Conran at 8:57.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
March 13, 2014