



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

**Architecture and Community Appearance Review Council**  
**PO Box 725**  
**Cross River, New York 10518**

**Tel: (914) 977-8038**  
**Fax: (914) 763-3637**  
**Email: lewplan2@westnet.com**

**ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL**

**MINUTES**

**Wednesday, April 9, 2014**  
**8:00 P.M.**

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

The meeting was called to order at 8:04pm.

Present: Gail Ascher (arrived at 8:10pm)  
Ciorsdan Conran, Chair  
Stephen Hoyt  
Virginia LoBosco  
Kenneth McGahren  
Julie McCormick, secretary (no voting privileges)

Absent: None

- I. Review of the March 12, 2014 minutes was held after Ms. Ascher arrived. Ms. Conran made a motion to accept the minutes as presented. Ms. Ascher seconded. Mr. McGahren was in favor. Ms. LoBosco and Mr. Hoyt were absent for the March 12<sup>th</sup> meeting so they abstained from the vote. Motion passed.

**II. NEW SUBMISSIONS**

**Cal No. 6-14-ACARC** This is an application by Lisa Miller, Property Address: 94A Spring Street, South Salem; [Owner of record: Agostino and Albina Vale] to review signage for a new antiques store.  
**Sheet 30, Block 10542, Lot 01, Zone SC-RB**

Lisa Miller and Jerry Pozniak were present for the review of this application. They brought the actual sign to be used for Cottage Antiques. The font was a type of Gaudi, the largest letter estimated to be no more than 4-5" high. Ms. Miller informed the Council that there was an existing post with brackets that the sign would be mounted on. She said they tried to match the current Horse and Hound sign already on that parcel. The handmade sign had black letters on a white background on both sides. Ms. Conran asked if there would be additional lighting. Ms. Miller replied that the post that the sign would be attached to is a lamp post and has a working light for the parking lot. The Council commented the sign was very nice and in keeping with the building and its surroundings.

With no other questions or comments from the Council Ms. Conran made a motion to approve the wooden Cottage Antiques sign; white background with black 4" letters to be mounted on the existing post with rod iron hook. Mr. McGahren seconded the motion. Ms. LoBosco and Mr. Hoyt were in favor. Ms. Ascher was absent for the vote.

**Application approved.**

### III. FURTHER DISCUSSIONS –

**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**

The Library Association's choice of colors was approved by ACARC on February 12, 2014. Additionally the colors were approved by the Town Board at their meeting on March 25, 2014. Ms. Conran had sent an email notification to the Council for their information. Ms. Ascher reiterated her dissent for the chosen colors. The Town expects to have all the buildings on the Town Campus painted to match over the course of the 2-3 years.

**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**

Mr. Wynnyk, Architect for applicant Rosemary Devlin, sent Ms. McCormick and email relating the status of the revised drawing showing the new approved colors for the sign. They are in the process of having the image made up in the Tiffany Blue color with white letters as approved in the March 12<sup>th</sup> meeting. Ms. McCormick is waiting for the new drawings so that Ms. Conran can sign off on them to have the Resolution released to the applicant.

**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**

Ms. McCormick has been in contact with Mr. Brodsky via email. Mr. Brodsky conveyed that he has been away and would not be ready to appear before the Council this month. He asked for the next month's meeting date and deadline which Ms. McCormick provided.

#### **IV. OTHER BUSINESS:**

##### **Inquiry made by Dana Mayclim, Town of Lewisboro Park & Recreation Supervisor**

Ms. Mayclim reached out to Ms. Conran via email requesting that signs be posted on Town Property especially at Onatru notifying dog owners to keep their dogs on leashes and curb their dogs as defined by the Town Code section 105. Mr. Hoyt was all for that. Ms. Mayclim sent a sample of a sign from another town that was very displeasing to the eye due to the bright color. Ms. Conran made a suggestion that the colors should be consistent with other signs and have green lettering on a white background. Ms. Mayclim was in agreement. Ms. Mayclim is going to supply Ms. Conran with another sample showing the dimensions of the sign, letter font, size and language. Mr. Parson has allowed the sign to be approved via emails and does not have to go through the ACARC meeting process.

##### **Other Town Business**

Ms. McCormick relayed to the Council that there are 3 Town issues, not including the dog signage mentioned above, that could potentially be on the May agenda. The first is that the Town Board has declared the Town of Lewisboro a Purple Heart Town. Mr. Parsons will be looking to get signage approved at the end of Spring St. near St. John's Episcopal Church. Next, the Town would like to change out the port-a-potties for composting potties at the Town Park, hopefully, before the start of the summer camp. And lastly, the Town is looking to reinforce the remains of Black Mansion at the Leon Levy reserve with the help of Shelby Winter and the Leon Levy Foundation. Three options will be presented next month to the Council to review regarding supports for the remaining structures and fence types. Ms. McCormick distributed copies of the architectural drawings of the 3 options. The Council briefly reviewed the plans. Mr. Hoyt commented that the walls would have to be sealed at the top to keep water from seeping into the walls creating further deterioration. Mr. McGahren said he didn't understand their intention with this project. He felt that if someone wanted to get in a chain link fence would not be a deterrent. Further discussion was tabled until the architect and the Town's representative were available to answer their questions

**V. NEXT MEETING DATE:** May 14, 2014.

**VI. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. Conran at 8:36.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary  
April 10, 2014