



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, May 14, 2014
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
Virginia LoBosco
Kenneth McGahren
Julie McCormick, secretary (no voting privileges)

Absent: None

I. Review of the April 9, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Mr. Hoyt seconded. Mr. McGahren and Ms. LoBosco were in favor. At the April meeting Ms. Ascher arrived while the meeting was already in session. She abstained from the vote. Motion passed.

II. **Applications for further discussion**

HELD - 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

HELD - Cal No. 1-14-ACARC This is an application by **02 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. No approval for new signage.
Sheet 18, Block 10533, Lot 24, Zone SC-RB

III. NEW SUBMISSIONS

Cal. No. 8-14-ACARC/BD This is an application by **Robert Eberts of Cross River Architects** on behalf of Noel and Linda Rae [Owners of Record] Property Address: 27 Old Shop Road, Cross River in the matter 2 small additions to the existing house.
Sheet 18, Block 10525, Lot 8, Zone SCR-2A

Joe Rodriguez was present on behalf of Robert Eberts of Cross River Architects. Noel and Linda Rae, owners of 27 Old Shop Road in Cross River, were also present. They have lived in the house for 43 years. Mr. Rae, a published author, does a lot of research and copying for his books which require a lot of space. Currently he is working in the noisy and cold basement because the study is too small for the scope of the work. Mr. Rodriguez stated that the study will be expanded to be a larger and more useful office space. Currently Mr. Rae is 81 and he is looking ahead to when a first floor bathroom will be more convenient. Mr. Rodriguez stated the location of the bathroom is away from the other living areas on the first floor near the front door. It is the smallest bathroom that would still accommodate the fixtures.

The existing house is a mix of stucco and cedar shingles. The additions will use matching roof and cedar shingles with colors to match. Mr. Rodriguez reiterated that these are very small additions. Mr. Rodriguez said there will be plantings added. There will be no windows on the exterior side facing the neighbors of the office addition. There will be plenty of windows on the back side to take in the views of the gardens.

Letters were filed with Ms. McCormick from all the neighbors expressing they had reviewed the plans for the addition and had no objections.

Ms. Conran asked if anyone had any additional questions to pose. Ms. Ascher asked about the pitch of the roof. The addition will have its own shed roof. The new shed roof will frame into the old roof. Mr. Rodriguez explained that making it one long shed roof made the roof too high. The grade drops off there and didn't want the roof to look too tall. Mr. McGahren liked the break up in the roof line.

Ms. LoBosco made a motion to approve the application as presented. Mr. McGahren seconded the motion. All were in favor.

Application passed.

Cal. No. 4-11-ACARC/PB **REVIEW** This is an application by Smith Ridge Housing LLC [Owner of Record] Property Address: 900 Oakridge Common, South Salem in the matter of review of architectural plan changes in the façade due to proposed changes before the Planning Board to replace one garage for additional living space and discussion about use of approved colors.
Sheet 49D, Block 9830, Lot 279 and 325, Zone RMF

Council members, Ascher, Conran, LoBosco and Hoyt, took a walk on site on Monday, May 12th with Phil Pine to see the construction in progress.

Joe Rodriguez was present on behalf of Robert Eberts of Cross River Architects. Phil Pine, owner and Jeff Pine, project manager were also present to answer questions.

Phil relayed the changes and the proposed changes to the Phase I (f/k/a Phase IV) units (Buildings 1-4). The first issue has to do with colors of the buildings in Phase I and II (Buildings 5-8). Phil is requesting to alternate the approved colors on the body of the building (Heathered Moss and Khaki Brown). All the trim (Cobblestone) will be the same color. Originally it was thought the entire lower phase (Buildings 1-4) would be one color but now with the buildings up it will look like one long building. His proposal is Building 1 & 3 would be Heathered Moss and Cobblestone trim. Buildings 2 & 4 Khaki Brown and Cobblestone trim. All these colors were previously approved ACARC.

Next issue is the window in the closets of the bedrooms facing the front of the building was eliminated, allowing for more usable room in the closet.

Lastly, on the end units facing other buildings within the Phase, some windows were eliminated for privacy so owners are not looking directly into other units, specifically in the bay window on the first floor and a window in the second floor master bedroom. These windows are marked optional in the latest plans for Phase II.

The previously approved elevation of Building 5 of Phase II was presented by Mr. Rodriguez and Phil as well as the new proposed elevation. A determination was made that the target market will consist of empty nesters attracted by the low maintenance and lower taxes who would rather the master bedroom on the first floor. Floor plan "D" has the master bedroom on the first floor. By removing one of the two car garages, there would be more usable living space to accommodate changes in the floor plan.

Phil believes that changes made to the façade on the Building 5's elevation alleviate some of the "busy-ness". The elevations have been simplified. Phase II has more roof visible which necessitates the changes in design. Detailing and trim pieces were removed as well as vents.

Colors used in Phase II will be Boothbay Blue and Cobblestone trim and Khaki Brown and Cobblestone trim.

Cross River Architects agreed to keep the two single garage doors versus a single double width door as suggested by the Council on Monday's site visit. However, another suggestion to broaden the end dormer will not be feasible. The truss system coming from the front to the backside of the building makes it challenging because the truss system interferes with interior design. There were a lot of reasons that went into selecting the current truss system. Mr. Rodriguez felt it was still in proportion with the opposite end of the building even though it is smaller than the next unit in the building. Since the approach is from the side, it was the feeling of both the architect and Phil that no one will be looking directly at the building to scrutinize the width of the dormer versus the other dormers on the same building. Another change would be to take out the 3 window unit on the first floor in the kitchen to a 2 window unit to help balance.

Mr. McGahren asked if the two dormers on the roof were functional. Phil said they were not. Personally, Mr. McGahren said he thinks they should come out to simplify the roof. Phil and Ms. LoBosco agreed also. In the perspective they look like add-ons, which is what they are. The Council agreed to have Phil take them out.

Mr. McGahren said would like to see the Boothbay Blue Hardiplank between the dormers on the 2nd floor between the units removed. Boothbay Blue will only be used at the base.

Phil continued on to the problem involving the chimney detail. The original plan shows a corbled chimney. Due to the thinness of the brick veneer it will not support a textured look. Instead they want to introduce another color brick to show an accent. They are getting different colors to create mock-ups to see which will look better. There may be a pattern accent instead of the original textured one. Ms. Conran asked Phil to send over the final decision on color to Ms. McCormick for the ACARC files.

Mr. McGahren had concerns with the color of the brick. He believes the color is too bright to compliment the approved siding colors. The samples are terra-cotta in nature instead of an old-fashioned common brick color. The brick they are using will not be as orange as portrayed in the rendering which distracts the viewer. Ms. McCormick took a picture of the material board showing the brick and materials used for the buildings.

Another change Robert Ebert suggested was using a shingled look at the upper portion. The elevation was looking very horizontal. Cedar shingles would be used on the bump outs.

Ms. Ascher asked if they could step down the brick on the side elevation. It does not wrap around the back. Mr. McGahren also suggested dropping its highest point down on the side wall to allow room below the windows. Ms. Ascher commented that it should be up to the architect to make the decision regarding stepping down the brick or removing it entirely. An earlier version had no brick but the elevation was not as attractive. Mr. Rodriguez wants to try to do the step down rendering first. If that was not acceptable then the brick would be taken out completely on the side elevation with a possible wide molding board under the windows.

Ms. Ascher asked if all the buildings are the same makeup of floor plans. Phil said the buildings consist of differing floor plans. One of the buildings has 5 units and the other 3 buildings in the Phase have 4 units.

Ms. Ascher would like the windows over the side elevation to be centered and balanced under the eave. Mr. Rodriguez said those window are for the upstairs study at the top of the stairs. The windows are not centered in the room either. Mr. Rodriguez said it could be revisited. Ms. Ascher suggested maybe a smaller window to fit with the roof slopes.

Ms. Conran asked the Council to break up the application into 2 resolutions, approving the changes in Phase I today and wait for resubmissions on Phase II regarding changes; Buildings 5 & 7 Boothbay with Cobblestone trim and Building 6 & 8 Khaki Brown with Cobblestone trim; chimney accent changes, brick step down on side elevation, add-on dormers removed, double garage door replaced by 2 single car garage doors, color removed on upper level between dormers, window changing 3 down to 2 in the kitchen in floor plan "D", position of windows on the side elevation under the eave; removal of vents and trim pieces; windows marked optional may be eliminated on end units that face another end unit for privacy.

Ms. Conran made a motion in regards to Phase I whereas the Council resolves to accept the alternating colors: Building 1 & 3 in Heathered Moss with Cobblestone trim and Buildings 2 & 4 are Khaki Brown with Cobblestone trim; the windows in the front closet were eliminated; windows marked optional maybe eliminated on end units that face another end unit for privacy. Ms. Ascher seconded the motion. All were in favor.

Motion passed for Phase I.

Ms. Ascher made a motion in regards to Phase II whereas the Council resolves to accept the proposal that an end unit with floor plan "D" be updated with a one car garage and replacing the 3 windows in the kitchen to 2 windows. Mr. Hoyt seconded the motion. All were in favor.

Motion passed for Phase II.

Cal. No. 5-14-ACARC This is an application of the **Town of Lewisboro** [Owner of Record] Property Address: 1411 Route 35, South Salem in the matter of engineering reinforcements to the existing portions of the Black Mansion and fencing on the Leon Levy Preserve.
Sheet 40, Block 10263, Lot 1, Zone R2

Peter Parsons, Town Supervisor, along with James Gainfort, architect for the project, were present for this application. After Mr. Parsons summarized the project as a stabilization of the ruins of Black Mansion in the middle of the Leon Levy Preserve, he turned the presentation over to James Gainfort.

All the Council members have been to the site.

A few years ago Mr. Gainfort made an initial assessment as requested by the Leon Levy Foundation. The incredible overgrowth blocked the visual condition of the building. They hired someone to remove most of that material as well as accumulated garbage. Once the debris was cleared the ruins were judged to be unsafe at that point. A decision was made to get pricing for possible options.

Mr. Gainfort presented 3 possible options as follows:

Option #1: Partial restoration with people kept away from the worst unsafe walls with a split rail fence and posted signs.

Option # 2: To build a chain link fence around the entire sight and keep people back completely.

Option # 3: A complete restoration in which people could occupy the site.

In recent months the Foundation has chosen to go with the third option. Currently the Foundation is getting quotes for the cost of the restoration based on the drawings presented.

The scope of the work will include stabilization of all the tops of the walls, to make them firmer and more solid, because it is also a point where water can get into the walls.

There are places in the walls where stones are missing. They are going to take the stones found on the ground and replace them and replaster. Mr. Gainfort said they are in a unique position whereby most of the material they need is on site.

Edges and ends of walls that require reconstruction of a similar fashion will be braced to strengthen the walls in the possibility of lateral movement due to severe storms or earthquakes.

Ms. Conran asked about the bracing materials. Mr. Gainfort stated that most of the stone lintels are broken. The engineer does not think they are safe under any circumstances. Bracing will keep the lintels from breaking. Cross braces made from pressure treated wood in the windows to keep the lintels from collapsing will be affixed by a back plate to the wall. Mr. McGahren asked if a cross brace was necessary; if it is only to support the lintel. Mr. McGahren said the lintel could be supported on the sides and take out the cross bracing. Mr. Gainfort said the idea here was to do the least amount of drilling into the stone and the cross bracing in the end could be self-supportive. However, he appreciates the fact that it spoils the view and the idea can be revised. Ms. Conran raised some concerns that it will be inviting to visitors to climb on. Mr. Hoyt remarked the whole site is an attractive nuisance.

The choice of pressure treated wood over steel supports was selected so that any tradesman could come in and follow the design. A steel support system would require a specialist to come in. The longevity of the wood is about 40-60 years. The connections to the concrete would most likely go before that.

Mr. Gainfort said he could come up with a different support system that would not have the cross beams to invite climbers as well as to be less intrusive to the sight lines.

Mr. Hoyt asked about the treatment to firm up the top of the walls. Mr. Gainfort said that they would replace as many of the stones as they could and then repoint. Mr. Hoyt asked if parging would be used. Mr. Gainfort did not know of a parging that would last very long. Discussion followed about the benefits of using parging. Parging will also render the wall solid at the top so that it would shed water off the top. They could fill all the joints with full depth mortar. To the extent they will need to they will go down a course or two and rebuild the wall.

Mr. Hoyt also made note that the existing mortar was damaged by the fire. Mr. Gainfort agreed that the mortar was damaged but as a result the cracks let out as much water as comes in on the top. Mr. Gainfort believes he will not do a 100% point job on the top because the way the walls sit now with the cracks let the rainwater out. Mr. Hoyt who has done some restoration work with New York State parks and stabilization projects asked about a membrane being used across the top and then lay some stones across the top. Ms. Ascher also suggested some type of coping system. Mr. Gainfort said these were all good ideas to keep water off the top.

There were several places where the ground is unstable and Mr. Gainfort fell through up to waist during the initial inspection. Ground is covered with moss that has grown over rotting debris. One of the items they will take care as part of the restoration is make sure the ground is solid. While they are clearing they have the potential to find more potential replacements for the walls.

Also part of the restoration Mr. Gainfort pointed out a unique structure; brick arches onto steel beams that are badly deteriorated. For discussion purposed Mr. Gainfort has identified the structure on the drawings as the root cellar. The roof is badly deteriorated. The scope of the work here calls for a roof to be demolished. The walls will be stabilized. Currently the root cellar is more of a cave you crawl into will into. Without the roof, it will be an open air structure.

Another portion of the restoration looks like a base of a silo. They will replace the stones. Clean out inside the base.

Mr. McGahren commented on the beauty of the place before the fire and Mr. Hoyt said it was amazing with an elevator, an indoor swimming pool in the basement. It had been abandoned for years letting adventurers travel through the house unimpeded. A fire was some time in the 1980's and it has completely destroyed most of the structure. Mr. Gainfort thought if there was swimming pool in the basement that could account for ground giving way, not being properly filled in. Sadly, there is not much in the way of pictures according to Mr. Parsons. Mr. McGahren said it would have been built around the same time as Le Chateau. Maureen Kohl, Town Historian, has some information.

Ms. Conran made a motion on a portion of the application. She stated that she felt they were all in agreement that Option 3 was the best way to go. Mr. Gainfort thought the idea to keep the ruin intact as possible would not interfere with hikers' meanderings. Mr. Parsons said it was taking the town's ruins and make it into almost a folly, as Mr. Gainfort called it almost romantic in a sense. Shelby White is prepared to fund the project restoration costs. Mr. Hoyt thought a split rail fence would still not be a bad idea to keep honest people honest.

The outstanding point would be the buttress/cribbing design in the windows to support the stone lintels. Mr. Gainfort will simplify the window bracing, a minimalist approach that will not block the view through the openings, however, the walls are not continuous and will need the bracing at the ends.

Ms. Conran made a motion to approve the submission for option 3 stabilization of Black Mansion with tops of the walls being reset; walls being replastered and repointed; bracing in the window, whether a cross or cribbing of the buttresses to be resubmitted; all the ground to be solid; the root cellar roof to be removed. The motion was

seconded by Mr. McGahren. All were in favor. Mr. Hoyt said to make sure to document the ceiling of the root cellar for historic reasons. The roof is really beautiful according to Mr. Gainfort. Six months between Mr. Gainfort's visits a big chunk of the cellar roof had fallen and it was determined it can't be saved.

Application passed with conditions on the cribbing design in the windows.

Cal. No. 10-14-ACARC/ This is an application by **Town of Lewisboro** [Owner of Record] Property Address: 1411 St 35, South Salem in the matter of replacing porta-potties at the Town Park with composting toilets.
Sheet 40, Block 10263, Lot 1, Zone R-2

Mr. Parsons presented the application for the installment of composting toilets at the Town Park. Ms. Mayclim, Supervisor for Park & Recreation, Town of Lewisboro was also on hand to give further information and answer questions. He referred to the spec sheet for the Clivus Multrum Model M54 Double wide toilet as well as the Location Map of the Town Park showing NYSDEC and Town buffer zones and specified wetland areas. They want to keep the toilets outside the DEC buffer so they can avoid additional approval process. The Town has unofficially approved the 118' feet from the stream which is within the Town buffer limit of 150' due to the minimal ground disturbance. Their hope is to have the toilets installed for this summer. Location of the composting toilets will be more visible from the parking lot than the current facilities.

Mr. Parsons and Ms. Mayclim have visited 2 sites in North Salem to operational composting toilets. Their opinion is they work incredibly well. Ms. Mayclim said they are in use all over now ie. in Somers, in Ward Pound Ridge Reservation across from the trail side museum, in Chappaqua and Poughkeepsie's Walkway over the Hudson.

Mr. Parsons used a video showing the Supervisor of North Salem doing an endorsement for the company's toilet toilets. North Salem has 2 different vendors but favors the Clivus Multrum.

They are requesting approval for a double unit where both sides would be unisex and ADA compliant. Sanitizer is available instead of sinks.

The toilets will require regular maintenance to refill toilet paper and clean the inside. Maintenance of the composting tank is between once every 6 months or once a year depending on usage. Ms. Mayclim talked to a prospective vendor. Their approach would be to come in 3 times a year to rotate/stir up the tank and clean out the tank similar to a septic field.

Each unit will have a fan. Mr. Parsons and Ms. Mayclim commented that there wasn't any smell in the units they visited. The unit will require electricity to run the fan which can be easily accessible from the proposed location. The nearby Pavilion/Camp Office already has electricity.

They are looking to put in an interior motion sensor light because the park is open after dusk with the volleyball and basketball courts. Exterior lighting was not considered at this time. There was discussion about having exterior lighting both for security reasons as well as safety but Ms. Mayclim said that the glow from the courts lights will spread to the walkway and the structure.

Natural colors were proposed so that the structure will not stand out. At the end of discussions it was decided that the unit will have an asphalt roof. The texture1-1 exterior stained the same color as the existing buildings in the park. Mr. Hoyt pointed out it will be easier for maintenance in the future if all the buildings are the same.

Ms. Conran asked if there were plans for a walkway or additional plantings. Ms. Mayclim said they were just planning on installing the units with no additional landscaping same as the existing porta potties now. The door will face the parking lot to allow easy access for handicapped individuals as well as for maintenance. The tank is serviced from a metal platform in the front of the container.

Mr. Parsons said he saw these composting toilets as an improvement over the porta potties. He did not know a lady who does not get in their car and drive several miles to avoid using the porta potties. Ms. Mayclim said there is a lot of vandalism with the porta potties.

The composting toilets will be open all the time.

A motion was made by Ms. Conran to accept the proposal to install the Clivus Multrum Model M54 double wide unit in the Town Park, located 118' from the stream, universal signs with white letters indicating unisex/handicap use on the doors, the roof will have asphalt shingles and panels to be stained the same color of the existing buildings. Possible exterior light will be determined at a later date if deemed necessary. Motion was seconded by Virginia LoBosco. All were in favor.

Application passed.

Cal. No. 9-14-ACARC This is an application by **Town of Lewisboro** in the matter of additional signage posted at the western end of Spring St at the intersection with Rt. 35 to an existing sign post.

ADJACENT to Sheet 30, Block 10542, Lot 13, Zone SCR-1A – no B/L assigned to this parcel per tax assessor's map

Mr. Parsons said that the Town Board decided about 6 weeks ago to make Lewisboro a "Purple Heart" Town. Mr. Parsons had a copy of the sign used in Yorktown. He would like to copy with the obvious changes being to take out "Yorktown" and put in "Lewisboro" and swap out the town seals.

Ms. Conran asked what exactly a "Purple Heart" Town was. Mr. Parsons explained that our town would support an association of Purple Heart volunteers, recipients themselves, who support with aid to Purple Heart recipients who lack mobility and/or shelter and other necessities. We are indicating our support for that. The association is anxious to get our signage up because it will be publicity for them. Mr. Parsons would like to get the creator of the Yorktown sign to have him do one for Lewisboro. An anonymous donor would gift the sign to Lewisboro.

Mr. Parsons would like to see the sign on the triangle piece of property (state owned property) west end of Spring St where it meets with Rt. 35. There is already a hodge podge of 3 sign posts located on this property; for Town of Lewisboro, St. John's and the Presbyterian Church. As we don't have a town center, he would like to put it somewhere where there is a fair amount of traffic.

Greg Ball is helping get this sign approved from the state prospective.

Mr. Parsons would look into getting the churches to consolidate their signs onto one post.

The location was favored by the Council.

Discussion was held about the different options for the sign with one seal versus three. If the sign has only seal then Mr. Parsons would have to speak with the "Purple Heart" Association because then their name is cut off the design. Another consideration is the number of colors introduced on the sign. Mr. Hoyt commented on that the

recipients have given a lot and they should be able to have this sign. It was all agreed that concessions could be made.

Ms Conran asked if he was looking for a vote He would like one to give him authority to work with the state but in the mean time an agreement from the Council that the location was a good one and the design of the sign was something to work with would suffice. He will come back when he has a very specific design.

Cal. No. 7-14-ACARC This is an application of **Elizabeth Beeby** [Owner of Record]
Property Address: 52 Bouton Road, South Salem in the matter exterior cosmetic changes to the existing house and changes to landscaping along Bouton Road.
Sheet 32, Block 10804, Lot 25, Zone SCR-2A

The applicant could not be present for the meeting. Ms. Beeby supplied pictures of the effect she wanted to create with evergreen trees in front of her house. We had on file a site plan for her lot. In addition we had a picture of the cedar shingles around a white trimmed window she wanted to use.

The Council could not approve the application at this time. Questions they had were what kind of trees she planned on using, how many and where. Consideration had to be taken in for site lines from the driveway and set back allowances. Also Mr. Hoyt pointed out the septic field was close by and roots from the trees could infiltrate. It was advised not to plant too close.

They would like to know the dimensions of the wood trim whether it was 2” wide or 4” wide etc. There was a question of what treatment she was planning to use on the foundation which is painted grey to match the existing grey shingles. Was she going to paint it a color to coordinate with the natural shingles or cover with shingles?

Ms. Conran had given prior approval to remove the yellow shutters. Ms. McCormick will call her and give Ms. Beeby an update on her application.

V. CORRESPONDENCE/E-VOTES prior to meeting

Cal. No. 11-14-ACARC/ This is an application by **Town of Lewisboro** [Owner of Record]
Property Address: 11 Main St., South Salem in the matter of a planting plan for the southwest corner of the Town House.
Sheet 36, Block 10807, Lot 6, Zone SCR-5

Lewisboro Land Trust’s proposed to plant a flower bed with native species at the south west corner of the Town House for the purpose of showing residents what kinds of plants grow well in our area and are deer resistant. An email consisting of the suggested plant list was sent to Ms. Conran with the request from Mr. Parson’s to expedite the vote electronically so that the planting could be done in time for Memorial Day celebrations. Ms. Conran and Ms. LoBosco took a site walk with Pam Pooley, designer of the garden, on May 3rd. They observed, measured and discussed the garden. Some determinations were made as what plantings would be best suited for that area. It was determined that the Council would need a full site plan with measurements, plant identification and placement, description of any signage, and a maintenance plan. Mr. Smith, Lewisboro’s Head of Maintenance, said there would be a water supply available for the plantings. It was suggested by the Council members present that a pamphlet listing plants and some cultural/Background information be placed in the Town House entry.

Upon receipt of the plans and distribution to all Council members, the Council took a vote electronically to approve the plant site plan and the zinc markers. Ms. Conran opened the vote and Ms. LoBosco seconded it. All were in favor via email. Motion passed.

V. NEXT MEETING DATE: June 11, 2014.

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Conran at 10:26 and went into Executive Session.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
May 14, 2014