



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, June 11, 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
Virginia LoBosco
Julie McCormick, secretary (no voting privileges)

Absent: Stephen Hoyt
Kenneth McGahren

I. Review of the May 14, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Ms. LoBosco seconded. Ms. Ascher was in favor. 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

HELD 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

Applications for Further Discussion

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 for Buildings 5-8.

Sheet 49D, Block 9830, Lot 279 and 325, Zone RMF

For this month’s presentation, Robert Eberts from Cross River Architects and Phil and Jeff Pine were in attendance. Mr. Eberts began by submitting revised drawings and renderings for the elevations for Building 5 of the Oakridge Gardens. Previously submitted drawings and renderings on June 9th did not match to one another. The previously submissions came with a memo dated June 6 listing all the changes made to the drawings as a result from comments made by the Council at the May 14th meeting. There is one revision to the memo. In the memo it stated that the Boothbay Blue clapboard was removed on the second floor between the shed dormers on the front elevation. In fact, that decision was reversed and the designers decided to leave the blue clapboard in between. The Council was agreeable with the Boothbay Blue in between the shed dormers remaining.

Changes made to drawings:

- front elevation – front 2 dormers were removed on the second floor
- revised the chimney corbling
- 2 pairs of windows changed to a triple on the side elevation of unit “E”
- Rear elevation – dormer was removed and made into a shed roof
- Shingles were added to the “C” units and the “E” unit (Ms. Ascher had a comment that the shingles on the first floor were the only portion of the base that was not blue. Mr. Eberts said he wanted the continuity of the bump out to be one color from top to bottom. Other bump outs on the rear elevation had a definite break created by the decks.)
- Brick was stepped down on both side elevations
- Kitchen windows in the “E” unit were changed from a triple to a double
- Change in side elevation roof line from a hip roof to a shed dormer

The Council had requested that the garage doors be made into 2 single doors. After reviewing the space Mr. Eberts said the space was too small to accommodate them. The renderings have stayed with the double door unit. Ms. Ascher asked if they considered a different color for the garage door. Jeff Pine said he tried to match the garage doors to the window sashes. The garage door manufacturer’s color Sandstone is very close to the window sash color Pebble Grey. The color is more of a taupe color.

Ms. Ascher asked about the depth change on the side elevation of the bump out on the second floor. Mr. Eberts responded that it is 2 ½ feet.

Ms. Ascher liked the color presented in previous renderings. In both renderings it is Cobblestone. She felt earlier renderings had more earth tones than the current renderings that have a warmer tone. Ms. Ascher felt there was not a lot of continuity with the much lighter shade and different materials. Her thought was if the Cobblestone was a little richer that matched in tone with the Boothbay Blue it would be more appealing. It was determined that the color in the rendering varied slightly depending on the printer. A previous rendering from the ACARC file showed Cobblestone as a slightly greyer version which

Ms. Ascher felt went nicely with the blue. Mr. Eberts had a sample of the previously approved Hardiplank in Cobblestone that matched closely with the previous renderings. Phil Pine said they stayed with the same colors that were approved in the beginning. Ms. Conran said it was probably too late to bring the issue of color up. Ms. Ascher said it would be for their consideration if they would like to change it in the future and have it reapproved.

There was another change to the side elevation roof. The hip roof was made into a shed roof requested by the Council.

With no more comments or questions, Ms. Conran made a motion to accept the changes outlined in the memo dated June 6 with the exception noted that the Boothbay Blue clapboard was not changed to Cobblestone on the second floor of the front elevation. She highlighted some of the changes as follows:

- Dormers were removed on the second story of the front elevation
- Blue clapboard remained between shed dormers on the front elevation
- Chimney corbling was replaced with soldier course
- The brick is to match the base
- Single garage door will be installed
- Stepping down of the brick wall on the side elevations
- On the "E" side elevation triple window on the second floor was formerly 2 double windows
- On the "D" unit the kitchen windows are double windows changed from a triple

Ms. Ascher asked why there were only supports for the middle units' garage overhangs. Mr. Eberts said the other units did not project out nearly as much. The supports are structural and Mr. Eberts said it was not necessary for all of them. The middle units' cantilever is 3' 6" while the other units are 2'. Quick discussion was had if they would like to see the supports on all the units but Mr. Eberts said the other units' supports would be very short. In conclusion Ms. Conran said she wasn't missing them and Ms. LoBosco agreed. Mr. Ascher agreed to leave the supports as shown with no changes.

Ms. LoBosco seconded the motion. Ms. Ascher voted in favor. Mr. Hoyt and Mr. McGahren were absent for the vote. Motion passed.

Application approved.

While Ms. Conran was signing off on the drawings, Ms. Ascher noticed that the revised drawings brought this evening were not stamped and sealed by Cross River Architects. Ms. McCormick will follow up with the firm and have them sign them.

Cal. No. 12-14-ACARC/BD This is an application by **Joe Cusato** on behalf of William Donaldson [Owner of Record] Property Address: 163 Mead Street, Waccabuc, in the matter of octagonal addition to the existing house.

Sheet 23, Block 11155, Lot 5, Zone SCR-4A

Mr. Richard Sammons from Fairfax and Sammons Architects came to present his plans for the William Donaldson's second addition to the Donaldson's 1930's house built originally for the Mead family. A previous addition, also designed by Mr. Sammons, was added to the house in the late 1990's. The addition will be a new library with basement storage. The proposed octagonal addition is meant to compliment the oriel window on the first addition. The addition follows the same details as the building, same stone, slate roof, cove cornice, leaded windows. The plans allow for 250 square feet of living space upstairs for the library. There will be exterior stairs to have access to the existing hot tub. The house itself is approximately 14,000 square feet. It is very discreet and can't be seen from the street.

Ms. Conran asked for any questions or comments. Ms. LoBosco said it was very nice. Ms. Ascher said the drawings were very beautiful. Mr. Sammons added they are all hand drawn.

Ms. Conran asked about the color of the hand rail. Mr. Sammons said it will be a “bible black” not quite black. Stucco color is a tan to match existing house and addition.

Ms. Ascher made a motion to accept the plans as presented for the octagonal shaped study with basement storage below. Ms. LoBosco seconded the motion. Ms. Conran was also in favor. Mr. Hoyt and Mr. McGahren were absent for the vote. Motion passed.

Application approved.

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 Council moved onto Beth Beeby’s application to replace existing shingles with new shingles, remove shutters, replace window molding, and install evergreen trees or bushes along Bouton Rd. for privacy. Ms. Beeby again was not able to come to the ACARC meeting. Her presentation is done mostly through email and telephone conversations with Ms. McCormick. Ms. McCormick provided the information provided by Ms. Beeby as follows:

- Shingles to be 5.25” wide cedar with a clear stain (Ms. Ascher said from the picture of the materials they are really shakes, individual pieces which are more labor intensive and much nicer.)
- Shutters to be removed and not replaced.
- Molding around window to be 3.5” flat, plain, no raised detail, finished white
- 2.5 feet of the foundation will be exposed vertically, having a Philadelphia Grey Stone veneer. She plans to bring the shingles down over the foundation more than the existing shingles.
- Trees/bushes to be about 6-8 feet tall along Bouton Rd. She provided a site plan showing where she intends to plant allowing for Town Code setbacks. She is on a corner lot so she has to allow for a 75’ sightline. Mr. Hoyt’s comment from last month was to be careful of the septic field. Ms. Beeby called the Health Department. They suggested a 10 foot buffer between the field and the plantings. The site plan is not to scale because it has been reduced so it looks like the trees/bushes are too close to the septic. Ms. LoBosco was concerned about the height of the trees/bushes. Fences can only be 6 feet tall according to Town Code. Ms. McCormick had asked Peter Barrett, Town Building Inspector regarding the code in relation to trees/bushes as a living fence. He said that the Code does not cover trees except for the setbacks for sight lines as mentioned above. Ms. LoBosco commented it will be nice to have the area cleaned up from the current shrubs that have been left unattended for years. Ms. Ascher brought up the point that a single curb cut driveway would have been better for planting space. However, Ms. Conran said the existing driveway was paved today. The double curb cut is grandfathered in.

Ms. Conran made a motion to accept the previous points as discussed in regards to aesthetics and the applicant to follow all applicable codes in regards to setbacks and sightlines. Ms. LoBosco seconded the motion. Ms. Ascher approved the motion. Mr. Hoyt and Mr. McGahren were absent for the vote. Motion passed.

Application approved.

Cal. No. 13-14-ACARC/BD This is an application by Dana Mayclim on behalf of Town of Lewisboro [Owner of Record] Property Address: all town properties, in the matter of signage for canine regulations per Town Code.

Dana Mayclim, Supervisor of Parks and Recreation has requested to have signs posted at all the Town parks stating the canine regulations from the Code when dogs are visiting in the parks and preserves. She has submitted an 18”X12” sign for review.

Ms. Conran made a motion to approve the sign with the specifications as follows:

- Dimension 18”X12”
- Largest letter is 1 7/8”
- Non reflective green sign with white lettering. The green should be Essex, Hunter or Forest or a similar dark green.
- The fonts are “GoodDog” and “Blue Highway”
- 12 signs to be posted; 1 at each Town Park, Fox Valley and Onatru; 3 each at Brownell, Old Field and Leon Levy Preserves
- It is within local regulations for sign limits but since it a public notice of law the sign is exempt from the sign law.

Ms. LoBosco seconded the motion and Ms. Ascher approved. Mr. Hoyt and Mr. McGahren were absent for the vote. Motion passed.

Application approved.

Cal. No. 14-14-ACARC/BD This is an application of **Elizabeth Beeby** [Owner of Record] Property Address: 52 Bouton Road, South Salem in the matter extending and adding to an existing front porch.
Sheet 32, Block 10804, Lot 25, Zone SCR-2A

Ms. Beeby has submitted a second application for an addition to the front porch at 52 Bouton Rd. Her intention is to extend the length by 8 feet, 4 on each side of the existing porch. The depth of the porch will stay the same. Along with her application she submitted a sketch of only the porch done by her contractor. It does not show the rest of the house. The Council suggests the columns will need to be wider now to compliment the size of the porch. They have concerns that when the roof is extended to the left (facing the house) that the roof line will interfere with the existing window. The Council needs a more accurate drawing done to scale with measurements and in relation to the front elevation of the house before they can discuss it any further. Material list is also needed. They suggest that someone come to the next meeting to answer questions.

Application held.

V. CORRESPONDENCE/E-VOTES

Cal No. 2-07-ACARC This is a **REVIEW** of an approved application by Tony & Greta Kola [Owner of Record] Property Address: 27 Spring Street, South Salem in the matter of alternate exterior color than previously approved white.
Sheet 39, Block 10543, Lots 16 & 17, Zone SC

Tony & Geta Kola’s ACARC application approved all the exterior finishes to be white. The house was painted Benjamin Moore “Sage” and the Kolas would like to get approval for the new color. Ms. Conran made a motion via email to the Council members. Seconded by Mr. McGahren. All electronic votes have been received and recorded by Ms. McCormick in the affirmative. Motion passed.

Application approved.

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

A review was needed for the resolution for the composting toilets at the Town Park. The resolution stated the material for the roof should be asphalt. Dana Mayclim needed a specific color to place the order for the toilets. She sent Ms. Conran an email with the available colors. Ms. Conran made a motion to change the wording from asphalt to grey roof shingles which would match the existing buildings in the park. Ms. Conran also sent a photo of the pavilion's roof to the Council. Mr. McGahren seconded the motion. All electronic votes have been received and recorded by Ms. McCormick in the affirmative. Motion passed. Ms. Mayclim was contacted prior to the meeting so she could order the toilets as soon as possible. Ms. Conran signed the resolution this evening.

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

The Land Trust made an informational pamphlet for the flower bed in front of the Town House recently approved by ACARC. The pamphlets are located in an outside holder as well as in the front foyer of the Town House. Ms. McCormick had one to show to the Council members and become part of the permanent ACARC file.

Ms. Conran made a motion to accept the minutes for the Executive Session held on May 11 after the Public Session. Ms. Ascher seconded the motion. Ms. LoBosco also agreed. Motion passed.

V. NEXT MEETING DATE: July 9, 2014.

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Conran at 9:10.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
June 11, 2014