



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, July 9, 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
Kenneth McGahren
Julie McCormick, secretary (no voting privileges)

Absent: Stephen Hoyt

- I. Review of the June 11, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Ms. LoBosco seconded. Ms. Ascher was in favor. Mr. McGahren abstained from the vote due to his absence at the June meeting. Mr. Hoyt was absent. 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

HELD 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

III. NEW SUBMISSIONS:

Cal. No. 15-14-ACARC/BD

This is an application of **Robert Torre** [Owner of Record] Property Address: 61 West Lane, South Salem in the matter of an installation of an inground pool and fence

Sheet 43, Block 10552, Lot 7, Zone SCR-4A

Bob Torre presented his application for the installation of an inground pool and a split rail fence. He had pictures showing where the proposed location would be in relation to the road and to the existing patio. The pool will be roughly 230’-240’ from West Lane behind the existing patio. A slight amount of the fence could potentially be visible from the road. There is a split rail fence across the street at the neighbor’s. By using the split rail around the pool it would tie into the other property. The fence would be a 48” high with 3 rails. Black mesh will be attached to the back to qualify the fence per Town Code as a pool enclosure.

Ms. Conran asked if there were going to be any plantings or lighting installed. Mr. Torre said there wasn’t going to be any lighting. As for plantings a definite decision on whether there would be any new plantings yet has not been determined. There is an existing orchard and field. Any new plantings would not be substantial.

Mr. McGahren stated that it looked pretty straight forward. Ms. Conran made a motion to approve the application of a 48” high, split rail fence with the attached black mesh as per Town Code for a pool enclosure around their new pool. Mr. McGahren seconded the motion. Ms. Ascher and Ms. LoBosco were in favor. Mr. Hoyt was absent. Motion passed.

Application Approved

Cal. No. 16-14-ACARC/PB

This is an application of **Lynn Bygott** [Owner of Record] Property Address: 21 Waccabuc River Lane South Salem in the matter of an installation of an enclosure for manure dumpster as per condition of the Town Planning Board’s approval of the indoor riding ring.

Sheet 26, Block 10803, Lot 110, Zone R4A

Lynn Bygott was present to answer any questions regarding the enclosure required by the Town Planning Board to surround the manure dumpster as condition to approval of the indoor riding ring. Ms. Bygott explained that the Watershed Agricultural Council came in last year and put a concrete pad along with drainage for the 20yd dumpster. Currently the dumpster is covered with a tarp.

She showed a picture of a friend's enclosure to show what she would like to build. She plans on adding barn style doors on the enclosure to hide the dumpster from view. The doors will have to swing out. Ms. Bygott welcomes the building because even with landscaping the tarp and dumpster is still visible.

She plans to have the dumpster enclosure matching the previously approved outdoor riding ring (ACARC Cal #4-14, Resolution dated March 12, 2014) having a green metal roof; the exterior finishes including the trim to be a natural wood stain, probably River Wood. The maximum size would be 15x25. The height to be determined by the dumpster height and tilt needed to evacuate the dumpster. Ms. Bygott estimated that the height of the building would have to be 12-14 ft high. The door opening will be about 6 ft high. The width of the doors is about 10ft. There will be a cupola on the roof. Only the roof will be visible from the private section of the street as passersby can look down onto the property. There are plantings around the manure dumpster now that will be saved and replanted around the enclosure. There will be no lighting. The dumpster is only utilized during the day and there is no need for lighting.

Ms. Ascher asked about a site plan for the property. Ms. Bygott said that the Planning Board has one on file. Ms. McCormick will get a copy for ACARC's records.

Ms. Conran made a motion to approve the wooden enclosure for the 20 yd dumpster. The structure will have gabled ends, a louvered cupola on the roof, green metal roof with River Wood brown stain exterior finishes, no larger than 15x25 feet, height to be determined, the doors will be typical swinging barn doors with a criss cross pattern. Mr. McGahren seconded the motion. Ms. Ascher and Ms. LoBosco approved the motion. Motion passed.

Application approved.

V. CORRESPONDENCE/E-VOTES

Ms. McCormick received an email request from Sue Mandell to review the detached garage at 21 Tribrook Drive. The owners at 21 Tribrook Dr. do not have a CO for a 1932sq ft. building on their property. She believes the structure is in violation of the 2 acre zoning law that says only one home on each lot is permitted with an accessory building of no larger than 600 sq ft is allowed. The current owners are looking into adding a pergola from the house to the garage to make it part of the house to obtain the CO. Ms. Mandel wanted to know if ACARC could intervene. As Tribrook Dr. is not in a Special Character District, Ms. McCormick wrote back stating that ACARC had no jurisdiction in this matter.

V. NEXT MEETING DATE: August 13, 2014.

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Conran at 8:35.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
July 9, 2014