



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
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ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

MINUTES

Thursday, November 13, 2014
8:00 P.M.

Town House
11 Main Street, South Salem

The meeting was called to order at 8:05pm. Ms. Conran thanked everyone for rearranging their schedules to allow the meeting to take place on Thursday night instead of the usual Wednesday evening.

Present: Gail Ascher (8:10 pm - 9:10pm)
Ciorsdan Conran, Chair
Stephen Hoyt
Virginia LoBosco
Kenneth McGahren
Julie McCormick, secretary (no voting privileges)

- I. Review of the October 8, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Ms. LoBosco seconded. Mr. McGahren was in favor. Mr. Hoyt was absent for the October meeting so therefore abstained from the vote. Ms. Ascher was absent for 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

Will be taken off the agenda until further notification from the applicant

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

Will be taken off the agenda until further notification from the applicant

III. NEW SUBMISSIONS:

HELD Cal. No. 17-14-ACARC/PB

This is an application by Lukoil on behalf of Smith Ridge Housing LLC [Owner of Record] Property Address: Smith Ridge Road South Salem, commercial signage for the gas station

Sheet 49D, Block 9829, Lot 10, Zone RB

Will be taken off the agenda pending the owner’s signature and application

Cal. No. 20-14-ACARC

This is an application by Ejil and Donike Ulaj [Owner of Record] Property Address: 38 Old Bedford Rd, Goldens Bridge in the matter of tree removal

Sheet 4C, Block 11116, Lot 13, Zone SCR

Discussion was held during the October 8th meeting regarding the removal of trees prior to approval at a residence in a Special Character District. Photos were presented showing the trees encroaching on the residence. The Council felt that the trees needed to be removed for obvious safety reasons. Mr. & Mrs. Ulaj applied for an approval subsequent to the October meeting and submitted a letter from Allstate Insurance regarding the inability to insure the property due to the hazardous condition posed by the trees. Photos were again shown to the Council members, especially Mr. Hoyt who was not present for the original discussion. Ms. Conran made a motion to approve the removal of the trees. Ms. LoBosco seconded the motion. Mr. Hoyt and Mr. McGahren were in agreement. Ms. Ascher was absent for the vote. Motion passed.

APPLICATION APPROVED.

Cal. No. 23-14-ACARC

This is an application by Gary Page and Priscilla Page on behalf of Henry Heiman II Estate, Arthur S. Heiman II, Executor [Owner of Record] Property Address: 27 Main St, South Salem in the matter of tree removal

Sheet 36, Block 10807, Lot 11, Zone SCR - .5

Mr. Page was present for the review of the application. Mr. Page explained that he and his wife, who reside in the adjoining property at 25 Main St., were in the process of buying this property. Mrs. Page had submitted pictures of the house and the trees surrounding the house from different vantage points showing designated trees they plan to remove. Mr. Page said the house has not seen any landscape maintenance for many years and now is overgrown. There are a lot of smaller scrubby pines along Main St. The large oak at the north end of the property along Main St. will be kept. There are a series of 6 oaks that will also be kept. The maple tree in the front of the house is in very bad condition.

With the removal of the designated trees his hope is to open up the property to create some gardens. Additional plans will include demolishing the existing house and joining the 2 lots together.

Ms. Conran asked if he will be introducing plantings along Main St. Mr. Page said he will but probably not until next fall after he has determined the amount of sunlight and shade. Most likely he will continue what he has at #25 and continue the landscaping along Main St. Some new varieties may be introduced. Ms. Conran asked if any trees would be included. Mr. Page thought maybe some Dogwoods but nothing definite yet. Mr. Page plans to come back with his landscaping plan at a later date.

Ms. Conran made a motion to approve Phase 1 of this project and removal of up to 20 trees, cedars and maples, keeping the big oak at the northern end of Main St. with a future landscaping plan to be reviewed in the future. Mr. McGahren seconded the motion. All were in favor. Motion passed.

APPLICATION APPROVED

Cal. No. 22-14-ACARC This is an application by Roger Provey of Artisans on behalf of EB Tree Inc. [Owner of Record] Property Address: 391 Smith Ridge Road, South Salem in the matter of new store front façade and signage
Sheet 50A, Block 09848, Lot 3, Zone GB

Roger Provy from Artisans was present to explain the proposed store façade at 391 Smith Ridge Rd. The façade will only cover 1/3 of the total building face. The owner, Mr. Paulding plans to redo the front of the rest of the building at a later date. The current façade is a block building construction. It was the consensus of the council that whatever improvements would be asset to the building and reviewed the application and drawing set forth by Mr. Provey. The window and door locations will remain the same. He will frame out the façade and there will be standing seam copper canopy roof extending 20". There are small brackets to the left and right to anchor the canopy back to the building. The signage above the canopy will be on the building extending about 8". The lettering will be in gold leaf, silhouetted in black on a natural wood stain background. Mr. Provey said besides the natural wood, a 1" stone veneer would also be around the windows. Ms. Ascher was not fond of the square edge of the molding and would rather see the original design that showed a curved molding at the end of the copper seam roof. Mr. Provey explained to achieve that look it would require a lot of expense and time not prudent for a small return on appearance. The curved edge would also impede on lengthening the sign as much as possible. Ms. Ascher confirmed that the façade will be a false front and there weren't any problems with drainage off the roof.

With no other questions or comments, Ms. Conran made a motion to approve the façade with the copper standing seam roof, crown molding, signage with 6" letters "Design Build" & 9" letters "Home Design Gallery" in gold leaf, silhouetted on a natural cherry stain background, no additional lights are approved at this time. At a later date the possibility of a replacement door, replacement windows and changes to the signage by the road will be presented for review. Mr. Hoyt seconded the motion. Ms. Ascher abstained from the vote due to her preference for the curved molding instead of a straight edge. Mr. McGahren and Ms. LoBosco approved the motion. Motion passed.

APPLICATION APPROVED

Review Cal. No. 4-11-ACARC This is a review of Smith Ridge Housing [Owner of Record] Property Address: Smith Ridge Road, South Salem in the matter of alterations to Bldg# 6 from 2 car garage units to 1 car garage units floor plans
Sheet 49D, Block 09830, Lot 279 & 325, Zone RB

The Planning Board referred Mr. Pine to ACARC to review the latest change in Building #6. Mr. Pine was present to answer questions regarding his request to change the floor plan for building #6 to allow for more single car garage/master bedroom down units. The original design had a single car unit at the end of the building.

During the sales of the first phase there was a higher demand for the single car units with the master bedroom down than anticipated. Mr. Pine would like the flexibility of adding more single car units to Building #6. All the materials and colors will remain the same. Any additional single car units would have a window to the side as previously approved for the end unit.

Ms. Ascher asked if it was possible to have the window headers align with the garage door so that a transom could be run across the garage doors. She thought it would be more aesthetically pleasing. Mr. Pine said landscaping would break up the line from direct view. Ms. Ascher said it might be something to review because the drawings show the window to be about a board or two higher. Mr. Pine said he would take it under advisement.

Mr. McGahren made a motion to approve the flexibility of adding single car with master bedroom down units due to market conditions. Ms. LoBosco seconded the motion. Mr. Hoyt and Ms. Conran also approved the motion. Ms. Ascher abstained from the vote because she would have liked to see the final drawing first but did not want to hold up application. Mr. Pine agreed that he could send a finished drawing when the decision had been made. Motion passed.

REVIEW OF PREVIOUSLY APPROVED APPLICATION APPROVED

Cal. No. 21-14-ACARC This is an application by Michael Sirignano Esq. on behalf of K & K Real Estate [Owner of Record] Property Address: 12 North Salem Road, Cross River in the matter of a kitchen and dining area expansion; improvements to the driveways, parking and loading areas, drainage; new lighting and signage.

Sheet 17, Block 10799, Lot 3, Zone RB

Mr. Sirignano gave some background history on the project with the Planning Board. The project before ACARC was a smaller version of what had originally been envisioned and proposed to ACARC review a few years ago. Since then the consultants have been working on the site plan and the traffic flow. In addition the project was stalled by DEP on storm water issues. Those issues have been resolved and the site plan will be ready to be reviewed by the Planning Board next month. As part of the site design, the building incurred changes as well. With that, Mr. Sirignano turned the meeting over the architects from The Helmes Group, Steven Helmes and Kevin Helmes.

They handed out a colored rendering drawn by hand which the architects on the council found very impressive. The original expansions are reduced due to the changes in the site plan. The side addition will be about 15'x 30' one story for additional dining area and 10'x36' one story in the rear for additional kitchen prep space. They added a build over in the roof's elevation on the front to break up the long line. On the west side, it is a simple gable. The same roof pitch keeps the scale down on the building. The renovation will include all new "6 over 1" Anderson windows raised a couple of inches from the current position to all be the same height. The roof will have all new charcoal roof shingles. The gutters will be white. Also on the western elevation will be a new chimney for the dining room surfaced in Old Red Brick and a foundation of stone veneer on the western portion. The wall shingles will be a smaller version 5 ½" exposure of what is there now. The color palette will be close if not the same. The shutters will be the board and batten design, dark green with hinges. The doors will be stained. The handicap ramp was moved to the eastern side of the vestibule so that it will not be a prominent fixture in the front. The awning and signage remains the same. They will introduce new soffit lights under the canopy on either side of the door. Two additional light fixtures will be on the rear similar to the existing lighting fixtures, colonial in style. They had pictures of the fixtures for the files. The traffic flow has been reconfigured to a one way design using a paved driveway with stripping. The restaurant's capacity will only be 60 guests at any one time.

There will be plantings at the foundation on the western elevation.

Mr. McGahren made a motion to accept the application as presented:

- 2 one story additions
- Color pallet to remain the same for walls, roof, shutters and doors
- New charcoal roof shingles
- New wall shingles of 5 ½" exposure
- Board and batten shutters with hinges
- Six over one Anderson windows
- New soffit lights under the canopy, Colonial fixtures on the back elevation
- Handicap ramp on the eastern side of the vestibule
- Build out on front elevation at roof line
- Old Red Brick for the chimney stone
- Stone veneer on the western elevation's foundation
- White gutters
- No changes to the canopy or signage
- Planting on the western elevation

Mr. Hoyt seconded the motion. All were in favor. Motion passed.

APPLICATION APPROVED

Cal. No. 25-14-ACARC This is an application by Solar City on behalf of Joan Panno [Owner of Record] Property Address: 69 Mead St, Waccabuc in the matter of installation of solar panels on the roof
Sheet 22, Block 10803, Lot 96, Zone SCR – 4A

Mr. Allen was present from Solar City on behalf of his client Joan Panno. All the panels will be the same size; bluish tint with a black frame. The plan has 44 panels on the rear of the house and 16 panels on the garage roof. Each panel measures 64.5"x38.7"x1.57". Solar City has a unique mounting system that uses pucks with an adapter fastened to the roof instead of rails. The panels click into the grooved pucks which are fastened to the rafters and connected together with auxiliary pieces. The pucks do not have to be where panels meet so they can be assured that each puck will be attached to a rafter.

Solar City maintains ownership of the panels for 20 years. The system is free. The home owners pay a rate per kw to Solar City which is less than what they would normally pay the utility company. Any additional power generated that is not used will turn back the utility meter.

Mr. McGahren asked about upgrades. Mr. Allen said that the panels have a long life. Technology for the panels are basically the same as first manufactured, a basic silicone gel. The inverters have a 10 year life span. The boxes will be on the backside of the garage next to the existing panel box. Mr. McGahren asked about the sealant under the pucks; does it dry out? Mr. Allen said the sealant is under the flashing and doesn't need to be replaced.

Ms. Ascher asked if there would be any tree removal. There will not be any trees removed. The goal is to cover 100% of their usage which can be accomplished even in the northeast depending on the homeowner's lifestyle.

Ms. LoBosco made a motion to approve the 60 panel installation; blue tinted panels measuring 64.5"x38.7"x1.57"; 44 panels on the rear of the house and 16 panels on the back of the garage roof to be mounted 3-4" off the roof line attached to pucks instead of a traditional rail system. The converter boxes will be located on the rear of the garage. Ms. Ascher seconded the motion. All were in favor of the motion. Motion passed.

APPLICATION APPROVED

Ms. Ascher excused herself from the rest of the meeting.

Cal. No. 26-14-ACARC This is an application by Town of Lewisboro [Owner of Record] Property Address: Rt. 35 aka Leon Levy Preserve in the matter of a memorial bronze plaque on an existing boulder at the trail head.
Sheet 40, Block 10263, Lot 1 Zone R2A

Mr. Parsons would like approval of a bronze plaque being no larger than the flat side of the selected rock, possibly 24"x18" to recognize the generous contributions of the donors and volunteers who have made the Preserve possible. There is a rock currently nearby that Joel Smith, Supervisor of Town Maintenance, could move and position near the trail head. Mr. Parsons had some different versions of the wording (see Exhibit "A") he would like to use. He is waiting on approval from all parties involved.

Mr. Hoyt made a motion to affix a bronze plaque to the flat side of the boulder to be placed near the kiosk to thank donors and volunteers who made the Preserve. Mr. McGahren seconded the motion. Ms. Ascher was absent for the vote. Ms. Conran and Ms. LoBosco were in favor of the motion. Motion passed.

APPLICATION APPROVED

Cal. No. 24-14-ACARC This is an application by Jerome Kerner on behalf of Town of Lewisboro [Owner of Record] Property Address: Route 35, South Salem in the matter of bleacher remediation
Sheet 21, Block 10541, Lot 5, Zone R4A

Mr. Kerner had submitted a drawing showing the 2 lower benches in the bleachers to be removed, cut in half and put on either side of the top rows of the current bleachers. The retaining wall will be removed and the area will be regarded.

Ms. Conran made a motion to approve the relocation of the 2 lower benches in the bleachers to either side of the upper benches to allow for the remediation of the failing retaining wall now in place at the baseball field. Plantings will be in keeping with what is currently there. The approval is conditional on the Building Department's approval of the necessity of a railing at the bottom of the stands as per the Town Code. Mr. Hoyt seconded the motion. Mr. Ascher was absent from the vote. Mr. McGahren and Ms. LoBosco were in favor. Motion passed.

APPLICATION APPROVED

OTHER BUSINESS – Lewisboro Library's Board President Gary Page wanted to introduce the possibility of a stone wall on the Library's front lawn along the property line adjacent to the Post Office. They would like to take down the existing railing along the Post Office parking lot. Current estimates to erect the stone wall have been too high but would like to alert ACARC that the wall is something they would like to do in the future. The wall would be a foot inside the Library's property line, the same type and construction as the one in the back of the library except this would be a free standing wall versus a retaining wall.

The Council discussed changes to the Town Code with Mr. Parsons regarding the wording used in the code for mounting solar panels from “flush mounted” to “parallel to the plane.” There could also be issues with different pitches of the roof. So it was considered that “flush mounted” to be taken out not to be replaced with any other language. In the end it was decided that the Council would use its discretion when making decisions regarding the mounting of the panels on existing roofs. No change will be proposed to the Town Code.

The next Code change that was considered was to take out signs affixed to rocks from the “Not Permitted” signs. However, the Code does allow under Section 185, paragraph 2 Historical Site and Building markers. Memorial plaques similar to those mentioned in the above application are permitted under this section. No change will be proposed to the Town Code.

V. NEXT MEETING DATE: December 10, 2014.

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. Conran at 10:05pm.

Minutes respectfully submitted by:

Julie McCormick, ACARC secretary
November 13, 2014

" EXHIBIT A "

LEON LEVY PRESERVE

(FULL VERSION - Preferred)

The people of Lewisboro thank the Jerome Levy Foundation for its lead gift to make this Preserve possible and accessible. Other valuable contributions were made by the Dextra Baldwin McGonagle Foundation, the Westchester Land Trust and the Lewisboro Land Trust.

We also recognize the Town Committees and volunteers who led by George Scott continue to give many hours of their time to clear and maintain the trails.

TOWN OF LEWISBORO

NOVEMBER 2014

(SHORTENED VERSION - Probable)

Lewisboro thanks the Jerome Levy Foundation for its lead gift to create this Preserve. Major valuable contributions were also made by the Dextra Baldwin McGonagle Foundation, the Westchester Land Trust and the Lewisboro Land Trust together with the volunteers who give many hours of their time to clear and maintain the trails.

TOWN OF LEWISBORO

NOVEMBER 2014