



**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, February 11, 2015**  
**8:00 P.M.**

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

The meeting was called to order at 8:03 pm.

Present: Gail Ascher  
Ciorsdan Conran, Chair  
Stephen Hoyt  
Kenneth McGahren  
Julie McCormick, secretary (no voting privileges)

Absent: Virginia LoBosco

- I.** Review of the November 13, 2014 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Mr. Hoyt seconded. Mr. McGahren and Ms. Ascher were in favor. Ms. LoBosco was absent for the vote. Motion passed.

**II. NEW SUBMISSIONS:**

**Cal. No. 1-15-ACARC** This is an application by Home Depot on behalf of Meredith and John Roberts [Owner of Record] Property Address: 123 Spring St, South Salem in the matter of removing and replacing entry doors, garage doors and windows  
**Sheet 30, Block 10807, Lot 44, Zone SCR-.5**

Rayon Robertson, a representative from Home Depot, was present at the meeting to answer any questions. Ms. Conran and Ms. McCormick had additional pictures to share with the council members of the views from Spring Street and Lake Shore Drive (backside of the house.) Ms. Conran asked Mr. Robertson what the project entailed.

Mr. Robertson began with the two garage doors. The replacements will not have lights in them as the current ones. The replacement doors will be insulated. The entry door is an insulated simulated wood grain

fiberglass door. There will be a glass pane at the top similar to the current door. There are 3 additional side entry doors; one located in the back, one next to the laundry room and one next to the garage. These doors will have a half light, the only change being a grid in the window pane.

In regards to the windows, a basement picture window with 2 side lights will be replaced with a upgraded energy efficient picture window and 2 operable double hung side windows. The double hung windows will have grids on the upper sash only which is consistent with the other windows in the house. One other double hung window at the foundation level will be replaced as well.

Ms. Conran instructed Ms. McCormick to contact the homeowner to confirm the color planned for the doors.

With no other questions or comments from the Council, Ms. Conran made a motion to approve the application to replace the two garage doors to ones that no longer have windows; a Mission Pointe style front entry door from Home Depot; three additional exterior doors to be nine over panel doors with grills; a picture window replacement flanked by operable double hung windows at the basement level; one additional double hung window replacement on the same level. Ms. Ascher seconded the motion. Mr. McGahren and Mr. Hoyt approved the motion. Ms. LoBosco was absent for the motion. Motion passed.

### **Application approved.**

### **III. CORRESPONDENCE AND OTHER BUSINESS:**

**Cal# 2-14 ACARC/TB** – A photo has been submitted to show the signage posted at the vernal pool as part of the trail head project at Leon Levy Preserve. The photo has been added to the file.

**Cal# 1-14 ACARC** - Ms. Conran asked Ms. McCormick to contact Ms. Devlin of O2 Living to inquire status of the free standing signage. The current signage is in violation and a Resolution is currently in place stating the approved signage. However, Ms. Devlin wanted to appeal the Resolution. The Council gave Ms. Devlin 6 months to resubmit new graphics.

### **Other Business –**

Correspondence from Town Supervisor Peter Parsons dated November 14, 2014 was submitted regarding the concerns ACARC had with two sections of the Town Code relating to “Not Permitted” signs and solar panels. His comments were added to the November minutes as it answered questions brought up in that meeting.

Ms. Conran received a copy of a letter dated January 15, 2015 addressed to Mr. Jerome Kerner, chairman of the Planning Board, from New York State Office of Parks, Recreation and Historic Preservation regarding the consideration of Mead St for nomination to the National and State Registers of Historic Places at its next meeting on March 25, 2015. A majority of the private property owners in the district must concur. If a majority objects it will prevent the whole district from being listed. A map of the proposed district was attached to the announcement letter as well as a list of frequently asked questions and answers. Ms. Conran read aloud a portion of the attachment as it would relate to ACARC. In short, property owners still have to comply with local ordinances.

### **V. NEXT MEETING DATE:** March 11, 2015

**VI. Adjourn Meeting** – With no further business, the meeting was adjourned by Mr. Hoyt, seconded by Ms. Ascher at 8:30pm.

Minutes respectfully submitted by:  
Julie McCormick, ACARC secretary  
February 11, 2015