



**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, March 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 (arrived after review of minutes)  
Ciorsdan Conran, Chair  
Stephen Hoyt  
Virginia LoBosco  
Kenneth McGahren  
Julie McCormick, secretary (no voting privileges)

- I.** Review of the February 11, 2015 minutes was held. Mr. McGahren made a motion to accept the minutes as presented. Mr. Hoyt seconded. Ms. Conran was in favor. Ms. Ascher was absent for the vote. Ms. LoBosco abstained from the vote because she was not in attendance at the February meeting. Motion passed.
- II. FURTHER REVIEW:**

**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**

Ms. Conran instructed Ms. McCormick during the February 11<sup>th</sup> meeting to contact the homeowner to confirm the color planned for the doors. Ms. Roberts left a message that the color planned for the door was a deep red, not a cherry red. It was confirmed by the permit puller for Home Depot, Basia Leone, in an email that the color name was "Valli Red." Mr. Hoyt was able to locate a color sample using his iPhone and show it to the Council. A poll was taken of the members that were present for the original review of the application to approve

the new color for the front entry door. Ms. Ascher, Ms. Conran, Mr. Hoyt and Mr. McGahren were all in favor of the color. Ms. LoBosco abstained from the vote since she was not present for the original review and vote. Motion passed.

## **Approved Application and Resolution Amended**

### **II. NEW SUBMISSIONS**

**Cal. No. 2-15-ACARC/BD** This is an application by Joseph Mansfield, architect on behalf of Eliza O'Neill Sommerville [Owner of Record] Property Address: 57 Elmwood Rd, South Salem in the matter of removing and replacing an existing barn with a new one story barn with a hay loft **Sheet 44, Block 10057, Lot 80, Zone 4A-SCR**

Joe Mansfield, architect, and homeowner, Eliza O'Neill Sommerville attended the meeting to present the application and answer questions. The property is a 5 acre lot settled between Onatru Farm and West Lane. Mr. Mansfield began the presentation by detailing the present condition of the existing barn. The 40 year old barn is an old fashioned 10x10 grid design. Current standard for barns are a 12x12 grid. A couple of years ago, renovating the barn was considered. However, the foundation, poles, and siding were all in disrepair and most of it would have to be replaced. Making the repairs would not have met all the owner's requirements so it was proposed to demolish the barn and rebuild.

Access to the barn, located about 400 ft from Elmwood Rd., is by a gravel driveway starting at the end of the macadam driveway by the 2-story house. The existing barn has 9 stalls, a center aisle, and a tack room. Under current Town Code, the maximum allowable number of horses on the 5 acre piece of property is 4.

The proposed design, on the same 50x44' footprint, will have 4 stalls along the north side of the building each with a Dutch door leading out to the paddock, a center aisle, a tack room, shower bay, a grain room and indoor storage on the south side of the building. A staircase to go up to the hayloft will be located in the grain room. Double sliding 5'x9' barn doors, an additional 8'x7' overhead garage door to access an enclosed storage area running the length of the building from east to west, and a window will be on each eastern and western sides of the building. The hayloft above will have a 4'x7' door at each end. The hayloft would allow walking height over the aisle below and storage for hay under the eaves. There will be a hay drop in the aisle ceiling. A painted wood ventilating cupola with a copper roof and weathervane will sit on top of the roof. The building height will be 16 ½'.

The barn colors will match the existing 2 story dwelling. The body of the building will be Cabot "Glacier Ice" and the trim color will be white. The gabled roof with a side shed roof will have dark grey asphalt shingles also matching the house. The siding will be 1"x2" board and batten. The sliding doors will have 6 lights over panel. The windows on the western and eastern elevation will be 6 over 6. The overhead garage doors will have 3 lights over panel. The hayloft doors will have 6 lights over panel. The Dutch doors on the northern elevation will have no lights.

Ms. Conran inquired about any exterior lighting. Mr. Mansfield said there may be lighting just to illuminate the immediate area. Fixtures have not been selected yet. Ms. Conran asked that a spec sheet on the fixtures be submitted to the secretary at some later date. Mr. Mansfield said that wouldn't be a problem.

Overall, the council was very pleased with the traditional and practical design. They complimented Mr. Mansfield for his very clear and concise presentation with drawings, photos and even a 3 dimensional model of the barn.

Ms. Conran made a motion to approve the barn as submitted. Ms. LoBosco seconded the motion. Ms. Ascher, Mr. Hoyt and Mr. McGahren were all in favor. Motion passed.

**Application approved.**

**CORRESPONDENCE AND OTHER BUSINESS:**

**Cal# 1-14 ACARC** - Ms. Conran asked Ms. McCormick during the February 11, 2015 meeting 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.

Ms. Devlin contacted Ms. McCormick by email on March 5<sup>th</sup>. She stated that she will not be submitting any new graphics and requested a copy of the previously approved graphics. Ms. McCormick sent her a copy of the resolution and approved graphics via email.

**Other Business –**

Melissa DeVicenzo of the Waccabuc Land Owners Council sent a draft of the proposed submission to the 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. The lengthy draft was forwarded by email to the members. As explained at the February ACARC meeting, 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.

Ms. Conran asked if there were any new applications expected for the April meeting. Ms. McCormick reported that Lukoil may be ready to present their change in signage by that time. Also an Eagle Scout had contacted Ms. McCormick inquiring about the next meeting to get his project approved. She didn't have any details since she was not able to open the attachment sent by Mr. Moore. She offered for him to come to the office if he was not successful digitally sending his proposal.

**V. NEXT MEETING DATE:** April 8, 2015

**VI. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. Conran, seconded by Mr. Hoyt at 8:28pm.

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