



TOWN OF LEWISBORO
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Architecture and Community Appearance Review Council
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ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Thursday, November 12, 2015 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 8:00 pm.

Present: Gail Ascher
Ciorsdan Conran, Chair
Virginia LoBosco
Kenneth McGahren
Aimee Hodges, Acting Secretary

- I. Review of the August 12, 2015 minutes was held. Ms. Conran made a motion to accept the minutes as presented. Ms. Ascher seconded. In Favor: Ms. Conran, Ms. LoBosco, Mr. McGahren and Ms. Ascher.

II. FURTHER DISCUSSIONS –

Cal No. 12-15-ACARC/BD This is an application by Michelle & Denis McGuire [Owner of Record] Property Address: 801 Route 35, Cross River in the matter of a garage addition, two-story addition and front porch Sheet 18, Block 10535, Lot 5, Zone R-1/2A-SC

Michelle and Denis McGuire were present with the project architect, Michael Piccirillo, AIA.

Mr. Piccirillo displayed and reviewed the redesigned project. The previous submission was a kitchen/garage addition with some renovations on the second floor. Due to budget concerns, the applicant is now proposing to take the house down and rebuild from scratch which will eliminate the structural issues. This will also allow them to build a new house, but with an old farmhouse character. He advised that there was a need to build a new garage and kitchen and believed that the new design better fit the character of the street. He advised that the exterior of the house is proposed to be white vinyl clapboard with grey/brown asphalt shingles on the roof and a metal roof over the porch, portico, garage doors and

most likely over the cupola. He advised that they had chosen the vinyl siding for maintenance purposes and budgetary reasons; the existing house has vinyl siding.

Ms. Conran noted that the revised garage works better with the main house.

In response to Ms. Conran's question regarding shutters, Mr. Piccirillo advised that they are not currently proposing them because there are multiple pane windows in the rear. His opinion was that when adding shutters, they should be half the size of the window, which is difficult to accomplish in this plan.

In response to a question of Ms. LoBosco, Mr. Piccirillo advised that the garage doors are proposed to be a high end composite product painted white.

Mr. McGahren noted that the revised design is a big improvement and is an architecturally classic design.

Ms. Conran moved to approve the revised submission: white vinyl clad building with architectural shingles and white garage doors. The roof over the porch and portico area are proposed to be metal. The motion was seconded by Mr. McGahren. In Favor: Mr. McGahren, Ms. Ascher, Ms. Conran and Ms. LoBosco.

III. NEW SUBMISSIONS/REVIEWS

Cal. No. 14-15-ACARC This is an application by Gary McCoy/Poyant Signs, 125 Barnet Blvd, New Bedford, MA [Owner of record: Stephen R. Cipes, P. O. Box 544, Goldens Bridge, NY] Property Address: Goldens Bridge Shopping Center, Rte. 22, Goldens Bridge in the matter of a change of signage from A&P to ACME Sheet: 4, Block 11126, Lot 7, Zoning District: RB

Gary McCoy of Poyant Signs was present.

Mr. McCoy advised that ACME Markets had recently taken over the A&P in the Goldens Bridge Shopping Center and was present this evening to get approval for the signs identifying their brand. He advised that there are currently two signs. The free-standing sign is useless and located in the woods and will be eliminated. The existing 54 square foot A&P wall sign is proposed to be replaced with 32 square foot internally illuminated ACME sign.

Ms. Conran noted that in addition to the wall sign there are signs on the carriage returns that are in keeping with the main sign.

Ms. Conran moved to approve the ACME sign as submitted. The motion was seconded by Ms. LoBosco. In Favor: Mr. McGahren, Ms. Ascher, Ms. Conran and Ms. LoBosco.

Cal. No. 15-15-ACARC This is an application by New York SMSA Limited Partnership d/b/a/ Verizon Wireless c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, NY [Owner of record: American Tower, 10 Presidential Way, Woburn, MA] Property Address: Route 35 (Levy Preserve), South Salem in the matter of replacing its current antennas, together with the collocation of additional antennas on the existing tower. Sheet: 40, Block 10263, Lot 62, Zoning District: R4-A

Michael Sheridan, Esq. of Snyder & Snyder, LLP was present.

Mr. Sheridan advised that the applicant Verizon Wireless is proposing to replace three existing antennas and add six additional antennas on the existing wireless facility as indicated on the plans. Applications had been submitted to and approved by the Planning Board and Zoning Board of Appeals. He noted that this same application had been previously approved by ACARC but had since expired.

Ms. Conran moved to approve the submission. The motion was seconded by Ms. LoBosco. In Favor: Mr. McGahren, Ms. Ascher, Ms. Conran and Ms. LoBosco.

Cal. No. 16-15-ACARC This is an application by Robert C. Torre, 215 Railroad Avenue, Bedford Hills, NY [Owner of Record: Jason Brown] Property Address: 3 Stonewall Court, South Salem in the matter of a proposed pool and fence Sheet: 43, Block 10067, Lot 4, Zoning District: R-2A-SC

Robert Torre was present.

Ms. LoBosco recused herself and stepped down from the podium.

Mr. Torre advised that this is a proposal to construct a 16' x 40' in-ground pool with minimal coping and no decking in the back of the property. He reviewed an aerial of the property noting that he was under the impression that this property did not fall within the 400 feet West Lane Special Character district. He noted that a portion of the pool fell within the special character district. He reviewed photographs of fencing similar to what is being proposed: 4'6" fencing with black mesh. He noted that there would be minimal grading.

Mr. McGahren noted that the property is far back from West Lane.

Ms. Ascher noted that the pool would never be seen from Stonewall Court and that maybe some of the fencing could be seen from West Lane. In response to a question she had, Mr. Torre advised that the fencing would be roughly 20' out from the pool. The fencing would tie into an existing barn on the property.

Ms. Conran moved to approve the installation of a 16' x 40' in-ground pool surrounded by grass and 4'6" two-rail split rail fencing with black mesh. The motion was seconded by Mr. McGahren. In Favor: Mr. McGahren, Ms. Asher and Ms. Conran.

IV. OTHER BUSINESS – Ms. Conran advised that she had resigned her position as Chair and member of the committee. Ms. Asher advised that she had also resigned her position as member.

V. NEXT MEETING DATE: January 2016

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

Minutes respectfully submitted by:



Aimee M. Hodges
Acting Secretary

