



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: lewplan2@westnet.com

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, February 10, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 7:50 pm.

Present: Virginia LoBosco, Chair
Alan Kaufman
Kenneth McGahren
Craig Pillon
Ciorsdan Conran, Secretary

Absent: Rose Bonanno

I. NEW SUBMISSIONS/REVIEWS

Cal. No. 01-16 –ACARC/SC

The Market on Spring - 112 Spring Street, South Salem, NY 10590, Sheet 30, Block 10542, Lot 5, Zoning District: RB/SC (South Salem Deli, LLC, Owner of record)

Andrea Itin was present and proposed installation of a new black matte aluminum sign measuring 120" X 15" (length and height, respectively) over the existing Cap's Deli sign. The letters are to be white with the largest letter being 11"; the fonts are Edelwise ("the market") and Helvetica Neu ("ON SPRING"). The sign currently has solar lights; applicant will submit future lighting changes to ACARC.

Ms. Itin proposed installation of two, stationary, shed-style window awnings 6'6" X 10" X 12" (width, drop, projection, respectively) color to be either mineral blue or glacier.

Mr. McGahren made a motion to approve the installation of the sign and two awnings; seconded by Alan Kaufman. All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

Cal. No. 02-16 –ACARC/SC

Stevens Memorial United Methodist Church - 8 Shady Lane, South Salem, NY 10590, Sheet 47, Block 10056, Lot 1, Zoning District: R2 (Stevens Memorial United Methodist Church, owner of record)

Edward Jamroga was present and proposed the installation of an awning to shelter the stairs and wheelchair lift. Mr. Jamroga stated that it is to be Seagrass green and 4' deep.

Ms. LoBosco asked for more of the information on the framework and model. Mr. Jamroga stated it will have two posts; internal, aluminum truss system; be affixed to the building and that the Building Inspector does not have to inspect this type of awning.

Mr. Pillon asked if applicant would paint the door green to match the awning. Mr. Jamroga stated that more than likely.

Mr. Pillon asked if applicant would install additional flood lights. Mr. Jamroga stated that the front of the building is lit by the flood light under the steeple. Mr. Pillon and Mr. McGahren suggested additional lighting under the awning.

Mr. McGahren noted that the awning and the door should be complimentary. Mr. Jamroga presented a burgundy-like awning color named Dubonnet Tweed to complement the existing door color. Ms. LoBosco stated if applicant chose the Hemlock or Seagrass colored awning applicant is to paint door a similar green. Mr. Jamroga opted to install a burgundy-colored awning to match existing door color.

Mr. McGahren made a motion to approve the installation of one, 4' deep, stationary, Sunbrella Dubonnet Tweed-colored awning with at least two poles and an aluminum frame to be attached to the building; seconded by Alan Kaufman. All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

Cal. No. 03-16 –ACARC/PB

Wild Oaks Storage Tank Replacement, Fairmount Road, Goldens Bridge, NY 10526, Sheet 7H, Block 11139, Lot 23, Zoning District: R/MF (NY American Water, owner of record)

Kristen Barrett, P.E. (Hazen and Sawyer) and Richard Ruge (New York American Water) were present to propose construction of a new water storage tank for the Wild Oaks development property located on Fairmount Road.

Ms. Barrett stated that the replacement tank is a 40' tall, 25' diameter, 150,000 gallon Aquastore-manufactured dark green water storage tank surrounded by 10' black, vinyl-wrapped chain linked fence. Mr. Ruge noted that due to Homeland Security requirements, the fence must be topped with angled, three-lined barbed wire.

Mr. Kaufman made a motion to approve the installation of one, 150,000 gallon, dark green Aquastore-manufactured water storage tank and 10' black, vinyl-wrapped chain linked fence topped with angled, three-lined barbed wire; seconded by Mr. McGahren. All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

Cal. No. 04-16 –ACARC/PB

Orchard Square Site Restoration Plan – 20 North Salem Road, Cross River, NY 10518, Sheet 17, Block 10533, Lot 89, Zoning District: RB (EK Cross River, LLC, owner of record)

Frank Giuliano, RLA, was present and proposed renovations to Orchard Square's plaza area and parking lot. Mr. Giuliano noted that the project had been before the Planning Board twice and that that Board referred the project to ACARC.

Lighting

Mr. Giuliano stated that currently there are four different kinds of lighting at the plaza and the proposed plan will have consistent lighting fixtures including the 12' Nantucket Post lights on the islands which will have brackets and irrigation for hanging baskets. He noted that all the sconces are to be replaced with a Philadelphia sconce.

Parking Lot

Mr. Giuliano stated that the entire parking lot is to be relined. He noted that the parking lot islands are to be resodded, planted with 5" maples trees and watered via an irrigation system.

Plaza

In the plaza area which formerly had a bell tower, Mr. Giuliano is proposing a seating area of three handicapped accessible, green, fixed, Victor Stanley tables (none with umbrellas); three Nyssa sylvatica trees and Unilock pavers to complement the buildings' existing brick.

Mr. Giuliano stated that outlining the plaza is to be a 42" high wall of New York field stone (without blue stone caps) featuring 6" pin-mounted, brushed-bronze letters that read "ORCHARD SQUARE." On the plaza side of the wall will be three, fixed, dark green backless benches.

All trash receptacles at Orchard Square are to be replaced with dark green, closed-top Victor Stanley trash/recyclable receptacles.

Mr. Kaufman asked about the wall near the entrance to the Meadows. Mr. Giuliano stated that that wall is to be removed.

Mr. Pillon asked if the applicant had considered adding a fourth table to the plaza and is a code requirement that each table needs to be handicap accessible. The Council discussed the tables and the applicant agreed to add a table and make one table handicapped.

Mr. Pillon asked about the UPS drop box. Mr. Giuliano said it is to be removed and perhaps moved to the back of the building.

Mr. Pillon suggested shifting the westernmost walkway so it does not terminate at the building's pier. Mr. Giuliano agreed and also stated that the small islands in front of the piers are to be paved over and the Unilock pavers will also flank the areas at the ends of the curved wall.

Mr. Pillon asked if the Nyssa tree near the Chase Bank would block the existing wall mounted Chase sign and would it survive due to the various conduits and other underground utility lines at that location. Mr. Giuliano stated it could be left out. However, Mr. Giuliano indicated that he had taken the utility lines into consideration and felt the tree could be placed at the location as shown on the plan.

Mr. Pillon stated that the Colonial-style light fixtures proposed are inappropriate considering the character of Orchard Square. He asked if there is a matching sconce more in keeping with the Nantucket pole light. Mr. Giuliano said he had investigated this and Penn Globe does not make a smaller matching sconce; he will triple check. Mr. Giuliano also indicated that the large wall mounted sconces located high on the façade near the Chase bank will be removed.

Mr. Pillon suggested that the existing parapet mounted non-functional light fixtures that illuminated the previous Haiku sign be removed. As an alternate, Mr. Pillon recommended that the existing electrical service at that location could be utilized for a new light fixture to illuminate the new plaza area.

The location of the existing wall sconce at the left side of the brick arch leading to Haiku was discussed. As existing, the j-box is not properly located and the existing fixture is wired improperly. In order to install the new proposed sconce, the j-box will need to be relocated. This will require removal and replacement of some face brick. Mr. Giuliano indicated that the j-box will be relocated and set to be symmetrical in relationship with the existing sconce location at the right side of the arch opening.

Mr. Giuliano noted that there will be a rotation of sculptures installed at the center of the plaza. He will submit more information to ACARC when it is appropriate.

Mr. McGahren made a motion to approve the with the following amendments: the UPS drop box and existing wall near the Meadows are to be removed, the westernmost walkway is to be shifted so as not to terminate at the building's pier; the proposed Nyssa tree near the Chase Bank may be removed due to existing underground infrastructure; the inclusion of Unilock pavers at either end of the curved planting bed; there will be four tables (one to be handicap accessible); the possible installation of irrigation in the parking lot's lighting poles to water hanging

baskets; and applicant will explore a scone more in keeping with the pole lighting; the applicant will supply ACARC with designs of possible sculpture to be installed at the center of the plaza; seconded by Alan Kaufman. All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

Cal. No. 05-16 –ACARC/SC

Katonah Arts Center – 65 Old Bedford Road, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 2, Zoning District: SCR-2F (Town of Lewisboro, Owner of record)

Loren Anderson was present and stated she had installed two temporary signs on the arts center to identify the building for its opening in January.

Ms. LoBosco stated that they are two very different designs. Ms. Anderson agreed and noted that she had spoken to Joel Smith about the rotting post of the existing town sign. Ms. LoBosco noted that the applicant should make the two signs consistent in design and font.

Ms. Anderson noted that the art center has a gallery and asked if the gallery could also have a separate sign or have a two-paneled sign. Mr. Pillon suggested a sign on each side of the door. Mr. McGahren suggested a long sign under the eave with the two tenants listed.

Ms. Anderson will review the Town Code and submit signage for the site.

Ms. Conran will contact the Maintenance Department to determine the future of the town sign in front of the building.

The application will be placed on the March 9, 2016

Cal. No. 06-16 –ACARC/PB

Kempo Martial Arts Academy – 20 North Salem Road, Cross River, NY 10518, Sheet 17, Block 10533, Lot 89, Zoning District: RB (EK Cross River, LLC, owner of record)

Kenneth Deegan was present and described the proposed signage: a bullet list in white vinyl lettering (the tallest letter to be 2.8”) listing “KARATE (AGES 3 & UP),” “CARDIO KICKBOXING,” “TOURNAMENTS & TESTING,” “SUMMER CAMPS & PARTIES”; a circular logo featuring the yin and yang topped by the company name with motto (“Honor and Integrity Above All Else”) below (18” in diameter) and a black decal (71” X 10.75” length and height, respectively) with yellow lettering (“KEMPO ACADEMY OF MARTIAL ARTS,” website and phone number) flanked by two, red Karate figures, the tallest letter to be 2.5”. There will be an additional rectangular casing on the door which is to “house” classes/hours of business which change on a regular/daily basis.

Mr. Kaufman made a motion to approve the signage as submitted; seconded by Mr. McGahren. All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

Cal. No. 07 -16 –ACARC/PB Goldens Bridge Shopping Center, Rte. 22, Goldens Bridge, NY 10526 Sheet 4, Block 11126, Lot 7, Zoning District: RB (Stephen R. Cipes, owner of record)

Robert Lauria, property manager of North County Shopping Center and Peter Helmes, AIA, The Helmes Group were present on behalf of the owner.

Mr. Helmes narrated a PowerPoint presentation on the proposed renovations and new construction and noted that this project will have a Public Hearing before the Planning Board March 15th.

Existing Building

Mr. Helmes noted the building will have a façade treatment including installation of a central gable labeled “Village Centre,” flanked by two false fronts linked by stone white Fypon balustrades. The applicant said this was to break up the long, boring middle section and will also hide roof equipment. The existing siding is to be replaced with Azek siding (Ramshorn). Brackets will accent the new cornice and a tower element is to be added to the corner of the Bank of America.

Existing Parking Lot

Mr. Helmes stated all existing light poles are to be replaced with new LED-lit poles; existing fences and wheel stops are to be removed and replaced with 6" curbs.

Existing Plaza

Mr. Helmes noted the plaza is to have six trapezoidal planters and one circular one; each planter to have two benches and a Ginkgo tree. Ms. LoBosco recommended planting male trees to avoid the messy fruit; Mr. Helmes agreed.

Mr. Helmes stated the scored, concrete sidewalks will have a brick border and he proposed the installation of a 14' – 16', white gazebo with a green, standing-seam roof and interior benches to be located across the parking lot from Acme. The gazebo's roof will be asphalt to match the building, unless the project budget allows for a green, standing-seam metal roof.

The applicant noted two clusters of tables; one a row of three on the lawn in front of Subway, the other four located around the circular planter in front of Dunkin Donuts. The hurricane-proof, limestone-tone, handicap-accessible concrete tables and benches are to be by Century Group and will feature a dark green, market umbrella.

Mr. Helmes stated two bollards with a dark green band will be installed at the northern end of the plaza (near Subway) at the start of the walkway.

Mr. Pillon requested that the applicant review if an alternate storefront film or other treatment could replace the existing "pink" reflective film applied to the storefront windows at right side of the Acme façade.

New Building – North End of the Parking Lot

Mr. Helmes described the proposed two-story, slab-on-grade building clad in a mix of brick veneer (to match the existing building), Timber Bark HardiPlank siding, Woodstock Brown HardiPlank scalloped siding and white Azek trim. For exact location of each see Drawing T-1. The fenestration is to be 6-over-1 (manufacturer to be determined). The awning on rightmost gable is to be green metal with a standing seam roof. The roof is to be Appalachian Sky Timberline shingles and there are to be nine stone white columns out front. There is to be two Unilock retaining walls at the rear and side of the building with additional plantings between the proposed building and Route 138.

Signage

Applicant is proposing two, internally lit, freestanding signs (8' X 6'6", width and height, respectively) atop a stone plinth at the driveway entrances on 138 Extension and Route 22. Mr. Helmes noted the name "VILLAGE CENTRE," will be beneath a bridge logo with frosted panels below to accommodate the 24 tenants; tenant labels to be 2" dark green letters.

Mr. Helmes described the white panels on the frieze which will frame one wall sign per tenant and match those found on the existing building (dark green with white lettering).

Mr. Helmes will send ACARC sample photos of gazebo, bollards and freestanding signs and complete a sign application when final signage has been designed.

Ms. LoBosco advised Mr. Lauria that banners are not allowed in Town and requested he notify Acme. Mr. Lauria responded that he has contacted Acme and asked for a letter to Acme from ACARC.

Mr. Pillon asked about the pink metallic film on two of Acme's windows. Mr. Helmes and Mr. Lauria agreed that the reflective film was unsightly and requested ACARC to write Acme to remove the pink film and/or cover the outside of those windows with a frosted white film.

Mr. Pillon questioned the signage panel above the exit doors at Classroom #5 at the new North End building. A signage panel at this location would not serve the Day Care center and would conflict with the Day Care's main entrance signage.

The 14' – 16', white gazebo will have a green, standing-seam metal roof and fixed interior benches; there will three tables instead of four in the patio area; windows may be simulated, divided lights manufacturer to be determined; the awning on the proposed daycare building will be a green, standing-seam roof; the limestone-tone benches and tables are to be by Century Group; walkways surrounding the gazebo will either be all brick or brick edged and applicant will supply ACARC with a final, sign design for the two entrances.

All in favor: Alan Kaufman, Virginia LoBosco, Kenneth McGahren, and Craig Pillon.

V. NEXT MEETING DATE: March 9, 2016

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Ms. LoBosco, and seconded by Mr. Kaufman at 10:30 pm.

Minutes respectfully submitted by:



Ciorsdan Conran
Secretary