TOWN OF LEWISBORO
Westchester County, New York

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 Wednesday, March 9, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

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

Present: Virginia LoBosco, Chair
Rose Bonanno
Alan Kaufman
Kenneth McGahren
Ciorsdan Conran, Secretary (no voting privileges)

Absent: Craig Pillon, arrived at 8:04 pm

I. Review of the February 10, 2016 minutes was held. Mr. McGahren made a motion to accept the revised minutes as presented. Mr. Kaufman seconded. Mr. Kaufman, Ms. LoBosco and Mr. McGahren were in favor. Mr. Pillon was absent for the vote and Ms. Bonanno abstained. Motion passed.

II. OLD SUBMISSIONS/REVIEWS

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)

Ms. LoBosco reviewed the March 2, 2016 resolution (a revision of the February 10, 2016 resolution) granting approval to the church's request for a color change of the awning and front door. The members of ACARC resolved to approve the application for the requested awning as presented; installation of one, 4'deep, stationary, Sunbrella Silver # 4651-0000 (http://www.sailrite.com/Sunbrella-4651-0000-Silver-46#) awning to shelter the stairs and wheelchair lift. The aluminum frame is to be attached to the building. The front doors are to be painted UMC red (http://www.umcom.org/tools/colors).

III. NEW SUBMISSIONS/REVIEWS

Cal. No. 08 -16 –ACARC/SC
Robin and Vernona Price – 12 Elmwood Road, South Salem, NY 10590, Sheet 43, Block 10302, Lot 30, Zoning District: SCR-4A (Robin and Vernona Price, Owner of record)

Robin Price, owner, presented an application for a 16' X 13.5'addition to an existing 16' X 37.5' garage which he would like to turn into a 600 sf accessory apartment.

Mr. Price stated that the garage is 30-35 years and they have received Westchester County Health Dept. approval for a one-bedroom septic for the cottage. He noted one change to the submitted drawings - instead of a standing metal seam roof they are proposing black/gray asphalt shingles to match the main house and existing garage roof. Mr. Price stated that the cottage's siding is to match the existing gray cedar siding.

Mr. McGahren made a motion to approve the 16' X 13.5'addition to the cottage with materials are to match existing including gray cedar siding and black/gray asphalt shingles; seconded by Ms. Mr. Kaufman. All in favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco, Kenneth McGahren and Craig Pillon.

Cal. No. 09 -16 –ACARC/SC
Jonathan DeSantis – 10 Old Shop Road, Cross River, NY 10518, Sheet 17, Block 10530, Lot 1 Zoning District: SCR-.5A

Jonathan DeSantis, owner, was present and stated that the gorgeous copper beech tree 5' from his house is dying and dropping branches on his children's play area.

Mr. DeSantis noted that three years ago SavA Tree began treating a white mold (or fungus) on the tree. He stated that he was advised he could spend $10,000 for a 20% chance of saving the tree and that the tree is dying.

Mr. Pillon asked for documentation from SavA Tree.

Ms. LoBosco made a motion to approve the removal of the copper birch tree located 5' from house's eastern addition with the condition that the applicant supply ACARC with a diagnosis and treatment summary from SavA Tree; seconded by Mr. Kaufman. In favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco and Kenneth McGahren. Against: Craig Pillon.

The Council discussed the tree removal application process.

Cal. No. 10 -16 –ACARC/SC
Town of Lewisboro – 11 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lot 6 Zoning District: SCR-.5A

Gary Page, President, Lewisboro Library, presented on behalf of the owner to propose an outdoor seating area to the east of the Main Street Post Office.

Mr. Page stated that they want to remove a black walnut tree located at the edge of the parking area that drops branches on cars. He proposed removing its stump plus sowing grass seed this year and installing a seating area spring 2017.

Ms. Bonanno asked if the benches would match those outside the library. Mr. Page stated they are considering the Windsor as seen at the library or possibly a backless bench.

Ms. Bonanno asked if the parking spots are to remain. Mr. Page stated the parking spots are to remain and they will be edged.

Ms. LoBosco asked for a site plan. Mr. Page said he only had the narrative.

Mr. Pillon asked if the water treatment plant serves Mr. Page's house. Mr. Page said no that that serves other houses on Keeler Court and Lake Shore Drive.

Mr. Pillon commented that the money spent on this space could be better spent somewhere else citing that the terrace area in front of the library is underutilized.

Mr. Kaufman made a motion to approve the removal of the black walnut tree and its stump plus soil remediation and sow grass seed at the site with the condition that the applicant return to ACARC with a site plan and details on benches, hardscaping and plantings; seconded by Ms. Bonanno. In favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco and Kenneth McGahren. Against: Craig Pillon.

III. OLD SUBMISSIONS/REVIEWS

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) – Application for a new signs.

Loren Anderson of the Katonah Arts Center was present and she brought in the proposed wall sign. She would like to replace the sign's existing palette and paint graphic with a 3-D version and at a future date add a line reading "Anderson Chase Gallery."

Mr. Kaufman made a motion to approve the installation of two signs: the one at the street is a blue, hanging, wooden sign (23" x 16" height and width, respectively) reading "KATONAH ART CENTER & Gallery," and "ART CLASSES for ALL AGES," with white letters the largest being 2" X 2". A second blue, wooden sign is to be mounted on the building above the front door and measures 120" X 16" (length and height, respectively) with white lettering reading "KATONAH ART CENTER," the tallest letter to be 6." Applicant is to attach a real wooden palette and brushes over the existing painted-on ones. A second line of text in open sans will read "Anderson Chase Gallery;" seconded by Ms. Bonanno. All in favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco, Kenneth McGahren and Craig Pillon.

Mr. McGahren suggested vinyl lettering could be used.

The Council continued its discussion of the tree removal application process and balancing owner's rights and Town Code.

V. NEXT MEETING DATE: April 13, 2016

VI. Adjourn Meeting – With no further business, the meeting was adjourned by Mr. Kaufman, and seconded by Mr. McGahren at 8:55 pm.

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

Minutes respectfully submitted by:

Ciorsdan Conran

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Secretary