



**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, April 13, 2016 at the Town House, 11 Main Street, South Salem, New York 10590.

The meeting was called to order at 7:56 pm.

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

Absent: Craig Pillon  
Kenneth McGahren

- I. Review of the March 9, 2016 minutes was held. Mr. Kaufman made a motion to accept the minutes as presented. Ms. Bonanno seconded. Ms. Bonanno, Mr. Kaufman and Ms. LoBosco were in favor.

**II. NEW SUBMISSIONS/REVIEWS**

**Cal. No. 12-16 – ACARC/SC**

**Stephen Rogers – 69 Old Bedford Road, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 1, Zoning District: SCR-2F (Stephen Rogers, owner of record)**

Stephen Rogers, owner, was present and proposed a new privacy fence to be installed to screen the numerous cars and visitors to the neighboring property, the Katonah Arts Center. Mr. Rogers noted that the limited street parking is causing the Arts Center patrons to park on the basketball court and the headlights shine toward the Rogers' property as late at 10 pm. He stated his house is 30' from the property line. Mr. Rogers has an existing 4' Victorian-style fence and proposes that the new fence have pickets similar to that 4' fence.

Mr. Rogers noted that the proposed fence would replace an existing 8' chain-link fence on the Town property. Town Supervisor, Peter Parsons, stated that the Town is in support of the Rogers' proposed fence as is the neighbor to the rear, Linda Green.

Ms. LoBosco raised the concern of creating a precedent of a solid 8' fence so close to the road in an area where 4' fences are permitted. The Council discussed options such as having the first 8' wide section be only 4' or 6' high and graduate the next section to meet the first 8' section or omitting the pickets from the first section. Mr. Kaufman noted that the new fence will be an improvement and the first section could be shorter. Mr. Rogers noted that the current fence starts approx. ten feet from the road and to have a shorter fence would not prevent headlights from shining into his yard.

Ms. LoBosco noted that both absent members, Mr. McGahren and Mr. Pillon, submitted positive comments via email both dated 4/11/16 and concluded that as the proposed 8' fence is replacing an existing 8' fence that is in disrepair it will be an improvement.

Ms. LoBosco made a motion to approve the installation of an 8' high, white vinyl panel fence consisting of a 68" solid panel topped by a 16" picket along the north side of the lot. This fence is to be approx. 225' and begin 8 – 16' back from the beginning of the existing chain link fence. Along the east side of the lot a 6' white vinyl panel fence without pickets is to be installed; seconded by Rose Bonanno. This resolution is approved with the condition that a height variance is obtained from the Zoning Board of Appeals. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

**Cal. No. 14-16 –ACARC/SC**

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

Peter Parsons, Town Supervisor, was present and proposed removal of a chain-link fence along the southern property line at the Katonah Arts Center. He noted that the Town will coordinate the fence's removal with Mr. Rogers' fence installation project (see Cal. No. 12-16 –ACARC/SC).

Ms. LoBosco made a motion to approve the removal of the chain-link fence along the southern property line at the Katonah Arts Center; seconded by Mr. Kaufman. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

**Cal. No. 15-16 –ACARC/SC**

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

Joel Smith, Town of Lewisboro Maintenance Director, was present and proposed the installation of two outdoor A/C condensers along the south side of the Katonah Arts Center building.

Ms. Bonanno asked if this will provide air-conditioning for the whole building. Mr. Smith responded just the main floor and there would be two units.

Mr. Kaufman made a motion to approve the installation of two A/C condenser units measuring 29 ¼" (h) x 24 ¼" (w) x 24 ¼" (d) at the south side of the Katonah Arts Center building; seconded by Ms. Bonanno. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

The Council discussed plantings to screen the condensers from the road. No requirements were placed on the application.

**Cal. No. 11-16 –ACARC/SC**

**Beth Beeby – 52 Bouton Road, South Salem, NY 10590, Sheet 32, Block 10804, Lot 25 Zoning District: SCR-2A (Elizabeth Beeby, owner of record)**

No one was present on behalf of the applicant. The Council reviewed the application for new garage doors. Ms. LoBosco noted that while the house's windows are not divided the applicant had replaced the front door with a dark-stained door featuring rectangular lites and sidelites. Mr. Kaufman stated that the choice between the Appaloosa or Belmont designs should be the owner's choice; Ms. Bonanno agreed.

Ms. LoBosco noted that Mr. Pillon and Mr. McGahren both emailed their support for this application on 4/11/16 and Mr. Pillon "would like to commend the [O]wners who have continued to improve the property in a sensitive and appropriate way in the past couple of years.... [Mr. Pillon] feel[s] that the square lite window pattern of Model 7102 [Appaloosa] would better compliment the square lites at the existing front door of the residence."

Ms. LoBosco made a motion to approve the installation of either the Appaloosa or Belmont model wood garage; doors to be stained in dark, walnut stain; seconded by Ms. Bonanno. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

**Cal. No. 13-16 –ACARC/SC**

**Gary Page – 25 & 27 Main Street, South Salem, NY 10590, Sheet 36, Block 10807, Lots 9 & 11, Zoning District: SCR .5A (Gary and Priscilla Page, owner of record)**

Gary Page, owner, was present and proposed to replace 20-year old deer fence and install new deer fence. Mr. Page would like to plant in his back yard and not have plantings ravished by deer.

Ms. Bonanno made a motion to approve the installation of a 6' high, black vinyl deer fence mounted on 6' x 1 1/2" black metal posts. Existing fence in poor condition is to be removed and new fence is to be installed along the eastern most corner of the 25 Main St. lot and on three sides of the 27 Main St. lot terminating halfway along the northern edge of the 27 Main St lot and continuing across that lot to the house at 25 Main St.; seconded by Mr. Kaufman. This resolution is approved with the condition that a height variance is obtained from the Zoning Board of Appeals. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

**III. NEXT MEETING DATE: May 11, 2016**

**IV. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. LoBosco and seconded by Mr. Kaufman at 8:42 pm. All in favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.

Minutes respectfully submitted by:

Ciorsdan Conran  
Secretary