



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

The meeting was called to order at 8:00 pm and Ms. LoBosco noted the exits.

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

I. Review of the April 13, 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 # 16-16ACARC/PB**

**Elegant Banquets, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (South Salem Owners, LLC, owner of record)** – Application for an addition to the existing building and modification to the existing site.

Michael Sirignano, Esq.; Russell Davidson, FAIA, and Amy Winberg, RLA, KG&D Architects; and potential owner, Simon Curtis, Elegant Banquets, were present.

Mr. Davidson gave an overview of the site plan and noted that the challenge of the proposed project is how to add a large space for wedding receptions and preserve the existing historic building. He described the addition as a ‘younger sister,’ smaller in scale and set back 10’ from the front plane of the main building. Mr. Davidson noted the site slopes down at the rear and that limits the design of the banquet

hall. He noted that even though the addition is one room its front elevation is divided in three in keeping with the massing of the main building's front elevation. Mr. Davidson stated the trophy house would be demolished and noted the other companies on the project: Cronin Engineering (Civil Engineering) and Wesley Stout Associates (Landscape Architects).

Mr. Davidson described how guests would move through the building and proposed the same main entrance for arrivals but it will be upgraded with pavers and a turnaround; the awning over the front door is to be removed. He noted that Elegant Banquets is primarily a self-parking business. Weddings are to be held in the restored garden and after the ceremony guests would move indoors for a cocktail hour in the main building then travel through the connector to the banquet hall. Mr. Davidson noted that the connector has a flat roof and houses the kitchen, handicap toilets and passageway between existing building and the proposed addition.

Mr. Davidson noted that after the reception, guests would travel through the connector again and exit the main entrance. He is proposing a seamless-glass, semi-conditioned front porch area to shelter guests waiting for their ride home. He described a dark wood pergola that would sit atop existing stone walls and frame the enclosure; it is to be lit to highlight the original 1907 building's stone walls. Mr. Davidson noted the new handicap parking spaces and handicap entrance at the north end of the addition which means the original historic building will not need to be altered for ADA compliance. He stated the Building Inspector has agreed this secondary entrance is ADA compliant.

Mr. Davidson discussed the materials of the addition: granite veneer with stucco/half-timbering above to emulate but not imitate the stone base and brick/half-timbering of the existing building. The fenestration in the addition will be a partial-divided light where in the main building they are true single-glazed divided light. He noted the two-part eave, that they have not made a final decision on the roofing material and went on to describe the rear elevation. The proposed addition is to have a projecting central element with a large, semi-round centered behind the head table and dance floor. Mr. Davidson noted that due to the site's slope all mechanical systems will be located in the basement with its louvered or behind AZAC-latticed walls; there will be no roof-top equipment.

Mr. Davidson noted they are working with the State Historic Preservation Office.

Mr. Pillon found the addition very compatible to the main building. He noted that the large, semi-round window was a departure from the Tudor-style building's fenestration. Mr. Davidson stated this window design is Elegant Banquets' trademark.

Ms. LoBosco polled the Council on granting the applicant a conditional approval.

Mr. McGahren complimented the applicant on the quality of his drawings.

Ms. LoBosco made a motion to approve the application to restore the ceremonial garden; construct a one-story, one-room, 8,000 sf banquet hall addition to be connected to the existing 1907 Le Chateau building; renovate the entry way turnaround with pavers; the addition of an enclosed seamless-glass, semi-conditioned front porch area constructed on a dark wood frame pergola and applicant will supply ACARC with final materials and street signage design; seconded by Kenneth McGahren.

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

### **III. NEXT MEETING DATE: June 8, 2016**

**IV. Adjourn Meeting** – With no further business, the meeting was adjourned by Ms. Bonanno and seconded by Ms. LoBosco at 8:40 pm. All in favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco, Kenneth McGahren and Craig Pillon

Minutes respectfully submitted by:

A handwritten signature in cursive script that reads "Ciorsdan Conran". The signature is written in black ink and is positioned above the printed name and title.

Ciorsdan Conran  
Secretary