



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, June 8, 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
Craig Pillon
Ciorsdan Conran, Secretary (no voting privileges)

Absent: Kenneth McGahren

- I. Review of the May 11, 2016 minutes was held. Ms. Bonanno made a motion to accept the minutes as presented. Mr. Kaufman seconded. Ms. Bonanno, Mr. Kaufman, Ms. LoBosco and Mr. Pillon were in favor. Absent: Kenneth McGahren

II. NEW SUBMISSIONS/REVIEWS

Cal# 18-16 ACARC/PB

Copia Nursery, 475 Smith Ridge Rd, South Salem, NY 10590, Sheet 53, Block 09834, Lots 35 & 48 Zone GB (Organic Choice, Inc - owner of record)

David Coffin, architect, was present on behalf of the owners and reviewed the increase in size of the previously approved roof connector between the retail building and greenhouse from 10' x 8' to 10' x 60'. Mr. Coffin noted the space beneath would be for plant storage and a customer/employee pass through; the metal roof is to be sloped and an overhead door is proposed at either end of the area.

Mr. Kaufman asked the vertical dimension. Mr. Coffin stated at the gutter it will be 8' or 9' and at the peak 14'. He noted that the roof connector is structurally independent and acts like an expansion joint.

Mr. Pillon stated the roof will make a minimal visual impact. He stated he was hoping the doors were transparent. Mr. Coffin stated the overhead doors are to be white/grey to match the greenhouse.

The Council and applicant discussed catch basins and down spouts.

Ms. LoBosco made a motion to approve the application to increase the size of the metal connector roof between the existing retail building and greenhouse from 10' x 8' to 10' x 60'; overhead doors will be installed at each end of the connector and will be white/grey to match the greenhouse; seconded by Alan Kaufman. In favor: Virginia LoBosco, Rose Bonanno, Alan Kaufman and Craig Pillon. Absent: Kenneth McGahren.

Cal# 17-16 ACARC/SC

Patricia and Paul Kuehner, 384 West Land, Ridgefield, CT 06877, Sheet 43, Block 10552, Lot 37 Zone R2A (Patricia Kuehner, owner of record)

Ms. LoBosco recused herself on this application. Mr. Pillon acted as meeting chair.

Patricia and Paul Kuehner, owners, were present and proposed the installation of deer fencing along the west side of their property and West Lane.

Mrs. Kuehner reviewed the proposal to replace existing temporary deer fencing with a 6' high black mesh, coated, hexagonal deer fencing with a wire at top plus black metal posts placed 10' apart. Mr. Kuehner read §92-2 (Building Code Administration) of the Town Code, "For the purposes of this chapter, the term "fence" shall not be construed to mean ..., deer fence....," Ms. Conran stated she would contact the Town Attorney as to whether or not the definition of fence in §92-2 also applies to §220-31 (Special Character Overlay District).

Mr. Pillon made a motion to approve the installation of 6' black, hexagonal deer fencing along West Lane to the driveway and the west side of the property; seconded by Alan 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 Craig Pillon. Absent: Kenneth McGahren. Abstain: Virginia LoBosco.

Cal# 19-16 ACARC/PB

Oakridge Commons, 450 Oakridge Commons, South Salem, NY 10590, Sheet 0049D, Block 09829, Lot 10 Zone RB (Smith Ridge Associates - owner of record)

Ms. LoBosco rejoined the meeting.

Bob Eberts, Cross River Architects and Phil Pine, owner, were present. Mr. Eberts distributed revised architectural drawings (dated June 8, 2016) and a planting list. He proposed the addition of a bank drive through with canopy at the north end of Building 1 and an infill of Building 4's walkway with a glass-front retail space. Mr. Eberts noted the owner would like to rent the north section of Building 1 to a bank and banks like to have canopies over their drive through windows

and ATMs. He described the wood-frame canopy will have an asphalt shingle roof to match existing and measure 7' x 25' and proposes it be placed above a drive through window and ATM; the windows and doors on the front elevation will be reconfigured.

Ms. LoBosco asked where cars would go after using the drive through. Mr. Eberts responded that they would drive along the rear of the building as it is a one-way driveway. He noted that the existing white stone façade treatment will be continued around the new double door and flanking 6' x 6' windows. Above the new doors and windows a sign measuring 17' x 1.5' is proposed and will have a green background with white 1' letters. The vertical window is to be removed. Above the sign the existing center notch will be filled in and covered in metal siding to match adjacent materials.

Mr. Pillon asked about the removal of the existing sidewalk and if the curbing should be continued near the emergency door. Mr. Eberts responded that that would be awkward and hit by cars leaving the drive through.

Mr. Pillon asked about lighting of the bank canopy. Mr. Eberts responded that the three lights under the canopy will be fully shielded and recessed.

Mr. Pine commented that this proposal is to enable him to market to banks. He noted that at a later date he will come back before the Council for a complete renovation of the plaza's exteriors.

Mr. Eberts reviewed the proposed infill and enclosure of an existing walkway in Building 4 for retail use. He noted that the existing clock tower's size will be decreased to allow the existing walkway to continue in front of the new retail space; gray pavers to match existing are proposed. The proposed retail space is to have a central double door flanked by two pairs of 3' x 3' windows.

Mr. Eberts proposed landscaping beds featuring azaleas, hosta, junipers and mugo pines in front of the retail space. Mr. Pine noted that the leader and catch basin will be removed and closed, respectively. Mr. Eberts noted that above the new doors and windows a sign measuring 17.5' x 1.5' is proposed and will have a green background with white 1' letters.

Mr. Eberts noted that the various finishes are to match the existing found in the plaza: the roof is weathered wood and the Sherman Williams paint colors are tinsmith, reticence, clay sage and antique white. Mr. Pine noted that for the Hardy Plank the color will match existing.

Ms. LoBosco made a motion to approve the application as presented for a bank drive through with canopy at the north end of Building 1 and infill of walkway of Building 4 with a glass-front retail space; façade materials to match existing; seconded by Mr. Kaufman. In favor: Virginia LoBosco, Rose Bonanno, Alan Kaufman and Craig Pillon. Absent: Kenneth McGahren.

Cal# 20-16 ACARC/PB

Crissy and Salvatore Colangelo, 8 Park Avenue, Goldens Bridge, NY 10526, Sheet 4A, Block 11112, Lot 4 Zone SCF (Crissy and Salvatore Colangelo, owners of record)

No applicant present. Proposed installation of privacy fence was adjourned until ACARC's July 13th meeting.

III. OLD SUBMISSIONS/REVIEWS

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)

Due to the previous applicant's absence the Town's application to remove chain-link fence was adjourned until ACARC's July 13th meeting.

IV. NEXT MEETING DATE: July 13, 2016

V. Adjourn Meeting – With no further business, the meeting was adjourned by Mr. Kaufman and seconded by Ms. LoBosco at 9:12 pm. All in favor: Rose Bonanno, Alan Kaufman, Virginia LoBosco, and Craig Pillon. Absent: Kenneth McGahren

Minutes respectfully submitted by:



Ciorsdan Conran
Secretary