



TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: acarc@lewisborogov.com

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
MINUTES

Minutes of the meeting held by the Architecture and Community Appearance Review Council on Wednesday, November 8, 2023 at 79 Bouton Road, South Salem, NY.

Ms. Bonanno called the meeting to order at 7:57 p.m. and noted the exits.

Present: Rose Bonanno, Chair
 Darren Mercer
 Dana Owen
 Chris Winter

Absent: Steven O'Hara

 Ciorsdan Conran, Administrator
 Kevin Kelly, Building Inspector

I. MINUTES

Review and adoption of the Minutes of the ACARC Meeting held on October 11, 2023.

Mr. Mercer made a motion to approve the Minutes of the ACARC Meeting held on October 11, 2023, as submitted; seconded by Mr. Owen; In favor: Rose Bonanno, Darren Mercer, and Dana Owen. Abstain: Chris Winter. Absent: Steven O'Hara.

II. SUBMISSIONS/REVIEWS

Cal #19-23ACARC/SC

Wolff Residence, 15 Elmwood Road, South Salem, NY 10590; Sheet 43, Block 10067, Lot 25; Zone SCR-2A (John and Nancy Wolff, owners of record) - Application for a generator, four above-ground LP tanks and fence.

Mr. Wolff stated the proposal is to install a bisque-colored Generac generator with four green above-ground LP tanks behind the existing shed. He noted it is far from the road and later they will be constructing a white wood or vinyl solid fence so the generator and tanks will not be visible.

Mr. Winter made a motion to approve the generator, four green above-ground LP tanks and white solid fence at the Wolff residence at 15 Elmwood Road, South Salem, as submitted with the condition that a building permit is issued; seconded by Mr. Mercer. In favor: Rose Bonanno, Darren Mercer, Dana Owen, and Chris Winter. Absent: Steven O'Hara.

Cal #20-23ACARC/SC

Dardani Residence, 6 Post Office Road, Waccabuc, NY 10597; Sheet 22, Block 10803, Lot 38; Zone SCR-2A (Edward and Mary Dardani, owners of record) - Application for a fence.

Wallace Duke was present on behalf of the owners.

Mr. Duke stated that the proposal is to install a 4' three-board farm-style natural pressure-treated wood fence lined with wire mesh on the outside and featuring three gates (one is to be a mower gate). He noted he has installed similar fences on East Ridge Road.

Mr. Mercer made a motion to approve the fence with three gates at the Dardani residence at 6 Post Office Road, Waccabuc, as submitted with the condition that a building permit is issued; seconded by Mr. Owen. In favor: Rose Bonanno, Darren Mercer, Dana Owen, and Chris Winter. Absent: Steven O'Hara.

Cal #18-23ACARC/SC

Beltrone Residence, 32 West Lane, South Salem, NY 10590; Sheet 43, Block 10067, Lot 27; Zone SCR-2A (The Selina Beltrone Plotkin Trust, owner of record) – Application for a generator.

No one was present on behalf of the owner.

The Council reviewed the proposal to install a generator and two above-ground LP tanks. They discussed the location and questioned if it is in the setback thereby requiring a variance. The Council reached consensus that there should be screening on the Stonewall Court side.

Mr. Mercer made a motion to approve the eggshell white-colored Generac generator and two grey above-ground LP tanks at the Beltrone Residence, 32 West Lane, South Salem, as submitted with the following conditions:

- the Building Inspector's determination if a variance is required;
- that a building permit is issued; and
- screening be installed on the Stonewall Court side (either fencing or planted);

seconded by Mr. Winter. In favor: Rose Bonanno, Darren Mercer, Dana Owen, and Chris Winter. Absent: Steven O'Hara.

III. NEXT MEETING DATE: December 13, 2023

IV. ADJOURN MEETING

With no further applications, the meeting was adjourned on a motion by Mr. Mercer; seconded by Mr. Winter at 8:13 p.m.; In favor: Rose Bonanno, Darren Mercer, Dana Owen, and Chris Winter. Absent: Steven O'Hara.

Minutes respectfully submitted by:



Ciorsdan Conran
ACARC Administrator