

**SOMERS ARCHITECTURAL REVIEW BOARD
335 Route 202, Somers NY 10589**

MEETING MINUTES

March 25, 2010

The meeting was opened at 7:35 p.m. with the Pledge of Allegiance. The following members were in attendance: Chair Ken Bond and Ken Field.

A snowstorm forced the cancellation of the February meeting.

Since there was not a quorum this evening, a discussion took place with all of the applicants present. An email is going to be sent to absent members Mark Brown and Peter Risetto, requesting their approval for the applicants proposals that Mr. Bond and Mr. Field discussed and were satisfied with, so that the applicants don't have to return in April.

MINUTES

The minutes of the January 28, 2010 meeting were not approved since there was not a quorum. They will be approved at the April meeting.

APPLICANTS FROM CANCELLED FEBRUARY MEETING

The following proposals were taken care of via email, since the February meeting was cancelled due to a snowstorm.

Once Upon a Child

STATUS: Partially Approved and Partially Denied

The Architectural Review Board reviewed a sign proposal for Once Upon A Child in the Somers Commons. It was submitted by the franchise owner Craig Mc Master.

The proposal included three signs, one to be placed on the front of the store, a second on the back, facing Route 118, and the 3rd on the pylon directory at the entrance to the shopping center. All three signs read "once upon a child", and the "o" in "once" is half pink in color and half light blue. The remaining letters alternate those colors. The sign in the front of the store, which is to be placed in a triangle shaped pediment, is 5' by 7" high, 6' by 7" wide, and the letters are 24" in height. This sign is lit with LED lights. The second sign is not lit and the measurements are 2' high by 19'-6 3/8" wide. A third pylon directory sign will be reviewed at a later date.

The Architectural Review Board denied the front store sign as it does not conform as designed, due to its cumulative height (over 24" total). The second

sign was approved as submitted and the third pylon will be reviewed at a later date. A memo was sent to the Building Department, with copies to the Zoning Board of Appeals and Craig Mc Master.

Once Upon a Child

STATUS: Denied

The Architectural Review Board reviewed a temporary sign proposal for Once Upon A Child in the Somers Commons. This sign would be used while the denied front sign is redesigned or granted a variance. The proposal is for a temporary sign that is 2' high by 14' wide.

Since temporary signs are not permitted as per Town Code (Chapter 170, section 126), the temporary sign proposal was denied. A memo was sent to the Building Department, with a copy to the applicant, Craig Mc Master.

Pop's Burger Joint

STATUS: Approved

The Architectural Review Board reviewed a sign proposal for Pop's Burger Joint at 63 Route 6. It was submitted by Steve Chester of Signs Ink. The proposal included two signs, one to be placed on the front of the building and a second to be placed on an island next to the roadway. The building mounted sign is externally lit. The island sign is double sided internally lit. The sign on the front of the building is of aluminum pan and reads:

Pop' s .Burgers .Fries
Burger Joint .Hot Dogs .Ice Cream

The sign is 24" high by 120" wide and the lettering is 6" high. "Pop' s" is in red letters and "Burger Joint" in light blue letters. The remaining words are in white lettering. The background is black with a white center.

The roadway sign is made of Plexi glass and reads:

Pop' s
Burger Joint
845-621-7677 (POPS)

The sign is 48" high by 60" wide and the lettering of the 1st two

lines is 11.75” and the bottom line 4.79” . “Pop’ s” is in red letters and “Burger Joint” in light blue letters. The background is black with a white center.

The Architectural Review Board approved both signs as submitted, and a memo was sent to the Building Department, with a copy to Steve Chester of Signs Ink.

Wolfe Tones

STATUS: Approved

The Architectural Review Board was asked to review a request for three promotional signs proposed for a fundraiser that the Wolfe Tones would be holding at Kennedy High School on March 17. It was submitted by Kevin Devers of the Wolfe Tones. The signs would be erected on March 1 and taken down by March 20. They would be placed at the intersections of Routes 35 & 100, 100 & 202, and 118 & 202. Each sign is 18” by 24” and are made of corrugated plastic with wire posts. They will read as follows:

**Wolfe Tones
at
Kennedy HS
Somers, NY
March 17
6 to 10 PM
914-384-2275**

The Architectural Review Board had no objections with this submission. A letter was sent to Kevin Devers, with a copy to the Building Department.

Applicants: March Meeting

The following proposals were reviewed and discussed this evening, and a final decision will be made via email, as there was not a quorum.

GII Electric Corp. and Old Tyme Floral

Greg Morin, owner of GII Electric Corp. and Old Tyme Floral at 366 Route 202 met with the Board regarding three proposals: to install a new window in Old Tyme Florist, to add a sign plaque to the pylon directory, and to mount a sign plaque on the façade of the building. Mr. Morin was asked to return with alternative designs for the window. Three sign plaques that are 11” high by 38” wide already exist on the pylon directory. Adding one more would make the sign larger than what is allowable by code, so a variance will be sought from the Zoning Board of Appeals. A sign that is 5 square foot is permissible by Town code to be mounted to the building. Mr. Morin is requesting permission to mount an aluminum sign plaque, no larger than 5 square feet on the ground floor, north

elevation, by the northeast corner of the building. The plaque will read "GII Electric Corp." in white letters, on a hunter green background. A memo will be sent to the Building Department, with a copy to the Zoning Board of Appeals once a final decision is made by the Board.

Heritage Management Services LLC

The Board met with Nancy O'Malley of Heritage Management Services LLC, located at 339 Route 202, to discuss a sign proposal for two signs: a pole sign that is 10 square feet, to be placed on the Scott Drive street frontage and a suspending sign that is 5 square feet, to be hung from the Route 202 frontage. Each sign includes the Heritage Hills logo on the top and reads "Heritage Management Services LLC - A Premier Property Management Company - 914-276-2509". The background is brown with white, beige and black colors for the lettering and logo. A memo will be sent to the Building Department once a final decision is made by the Board.

Once Upon a Child

Franchise owner, Craig Mc Master met with the Board to discuss a sign proposal for his business Once Upon a Child located in the Somers Commons at 80 Route 6. The proposal is for a sign that is 2' high by 14' wide, made of light blue nylon with white letter. The latter 30" right hand portion of the sign is interchangeable for the period that the store is in, "open soon" before the opening, and "now open" for when the store is finally open. It will only show one message at a time, beginning with "open soon". A memo will be sent to the Building Department once a final decision is made by the Board.

1 Lovell Street

There has been an ongoing concern regarding the sign at 1 Lovell Street. The Architectural Review Board's understanding is that the owner asked the Building Department if he could "spruce up" the sign, as it was in need of some refurbishing. That sign consisted of an arched top with placards mounted between two posts in a color scheme of brown and beige. The Building Department was under the impression that the sign would simply be repainted/refurbished in the same configuration and color scheme. As it turned out, the sign was dramatically altered. The existing sign and posts were wrapped with wood that is white in color, the names of the tenants in hunter green lettering. The configuration and style is not at all similar to what existed. Not only is this essentially a new sign, but it appears to be much larger. Comparison drawings were done by the Architectural Review Board using photos of the old sign and current sign and it appears as though the new sign may be as much as 15 to 20 square feet larger than the sign that existed. As per the Town Code, a sign no larger than 20 square feet is permitted. A memo was sent to the owner of the property Karl Thimm, requesting that he meet with the Board at their monthly meeting. The Building Department was copied as well. Mr. Thimm, and Building Inspector Efreem Citarella attended the meeting this evening and discussed the situation with the Board. Mr. Citarella will do a site visit to

measure the sign and report back to the Architectural Review Board.

Hearing Aids and Shang Hai Message Therapy

The Board met with the owner of Hearing Aids, Robert Giordano, located at 352 Route 202, regarding a sign proposal for the pylon directory sign, which is 20 square feet, as per a variance granted. Currently there are five businesses advertised on the sign, but six businesses exist. Either the graphics have to be redesigned to include all six businesses, or the sixth business can hang a 5 square foot projecting sign from the building, or mount one on the façade of the building. Mr. Giordano will return to another meeting with a proposal.

Carminucci Wealth Management and Financial Services

Owner, Michael Carminucci of Carminucci Wealth Management and Financial Services located at 344 Route 202, met with the Board to discuss signage for his two tenants, Shally and Murray - Criminal Defense Attorneys, and Dr. Joseph A. Trzasko - a NYS Licensed and Board Certified Psychologist. Each tenant is entitled to a 5 square foot sign. The tenant signs will be mounted under Mr. Carminucci's existing sign (10 square feet, as per a variance granted), but each mounted on it's own wall bracket, not hung from Mr. Carminucci's sign. A memo will be sent to the Building Department once a final decision is made by the Board.

Stop and Shop

The Board met with Christina Moreau of Agnoli Signs, who is representing Stop and Shop in the Somers Commons at 80 Route 6. They have changed their corporate logo. All signs on the fascia/signage band, as well as the pylon directory will be replaced. Overall, the replacement signs are smaller than those that exist. The signs for Citizens Bank and Starbucks Coffee are not changing. The new color theme is a deep purple, and the logo is a fruit basket. A memo will be sent to the Building Department once a final decision is made by the Board.

OLD BUSINESS

Signs to the Entrances of Town

Mr. Bond completed a photo assessment and conditions report of the signs at the entrances to Somers. Many are in need of repair/refurbishing and three no longer exist. Those three were located on: Croton Falls Road, Granite Springs Road and Route 100. A Boy Scout troop in Town was solicited with regard to this project. Unfortunately they cannot take it under consideration since the signs are all on major roadways and there are traffic concerns. A decision was made to send a cover letter and the report to the Town Board for review and comment.

NEW BUSINESS

There was no New Business this evening.

The meeting ended at 9:45 p.m. The next meeting will be held on Thursday,

April 22 at 7:30 p.m. in the Meeting Room at the Town House.

Respectfully submitted,

Denise Schirmer, Secretary
Somers Architectural Review Board

cc: Architectural Review Board
Town Board
Town Clerk
Planning and Engineering