

ARCHITECTURAL REVIEW BOARD

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
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JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
SECRETARY
dschirmer@somersny.com

MEETING MINUTES

January 24, 2013

The meeting was opened at 7:30 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, Mark Brown, Rich Nash, and Joe Paiva.

MINUTES

A motion was made by Mr. Nash and seconded by Mr. Paiva to approve the minutes of the December 20, 2012 meeting as submitted. All were in favor.

APPLICANTS

164 Route 202 – Salon D’Avanti

DENIED

The Board met with owners Debra Ciaffone and Doris Cuchiarella of Salon D’Avanti regarding their existing business sign located at 164 Route 202. Since the size of the sign does not meet Town Code requirements, it cannot be approved. A motion was made by Mr. Nash and seconded by Mr. Paiva to deny the proposal as submitted. All were in favor. A resolution will be sent to the Building Department, with copies to the Zoning Board of Appeals, as well as Ms. Ciaffone and Ms. Cuchiarella.

155 Route 202 – Pink Dogue Pet Salon

APPROVED

Owner Nancy Butterfield addressed the Board regarding a sign proposal for her business located at 155 Route 202. The owner of the building, Warren Alexanian was also present. A sign already exists on the building façade. It reads “Pink Dogue Salon”

in gold pin lettering. There are also placards on the double sided pylon directory that read "Pink Dogue Pet Salon" in hunter green lettering on a beige background. A motion was made by Mr. Alfonzetti and seconded by Mr. Paiva to accept the proposal as submitted. The lighted business sign to the left of the door may remain as it provides direction. All were in favor. A resolution will be sent to the Building Department, with a copy to Ms. Butterfield.

155 Route 202 – Sun and Moon Health Spa

APPROVED

The Board met with Sun and Moon Spa owner Dawn Wan regarding a sign proposal for her business located at 155 Route 202. A sign already exists on the building façade. It reads "Sun & Moon Health Spa" in gold pin lettering. There are also placards on the double sided pylon directory that read the same in hunter green lettering on a beige background. A motion was made by Mr. Paiva and seconded by Mr. Brown to accept the proposal as submitted. The lighted business sign to the left of the door may remain as it provides direction. All were in favor. A resolution will be sent to the Building Department, with a copy to Ms. Wan.

A discussion also ensued about an existing lit sun and moon that is hung in the storefront window pane to the left of the directional lighted sign, in terms of whether or not it too is considered a sign. The Town Attorney will be consulted for an interpretation. A request has been made that the Chapter and Section of the Town Code be referenced in the reply.

OLD BUSINESS

280 Route 118 – City Spa

Steve Chester of Signs Ink has removed all additional window signs at City Spa located at 280 Route 118, with the exception of a small one that hung above a lighted sign that existed in the middle storefront window. Mrs. Schirmer will ask Mr. Chester if he could please have that one removed as well.

261 Route 202 – Charmaine's Dog Salon

The owner of Charmaine's Dog Salon located at 261 Route 202, has placed "Dog Salon" followed by the phone number on the window of her business. She was informed over a month ago via a phone call that a ruling by the Town Attorney has determined that is in fact a sign and requires approval by this Board, as well as a sign permit fee. As the sign has not yet been removed, nor arrangements made to get the sign approved, a violation notice has been issued to do so or the owner will be served with a court appearance ticket.

261 Route 202 – Cross County Locksmith

It was determined quite some time ago that the owner of Cross County Locksmith located at 261 Route 202 never had his signs approved. When approached regarding

this situation, he indicated that he would take the signs down because he was going out of business. The signs were removed, but the business never closed. Within the last couple of months, the signs were rehung and the owner told they had to be approved and a permit secured. Since arrangements were not made to have the signs approved, a violation notice has been issue to do so or a court appearance ticket will be issued.

Landlord Letters

Letters have been sent to all commercial business owners in Town reminding them that all signs require approval when a new tenant signs a lease to rent space in their building.

Somers Chase

The Zoning Board of Appeals granted a variance to Somers Chase for their entrance signs located at Route 202 and Voris Drive at their January meeting. Two signs exist. Only one was allowable per Town Code, and it exceeded the length requirement.

JP Morgan Chase Bank

Both the JP Morgan Chase Banks located at 265 Route 202, as well as 325 Route 100 submitted proposals to the Board in September to place branding signs at their perspective locations. They were denied as they exceeded the number of signs permitted per the Town Code. At their January meeting, the Zoning Board of Appeals granted variances for these signs.

Signage Code Proposed Changes

Mr. Paiva has had extensive experience rewriting the Codes of a few local towns. He is willing to draft some proposed sign code changes for all to review.

NEW BUSINESS

Member Resignation

Member Bruce Prince tendered his resignation to accept a position on the Zoning Board of Appeals.

Board Vacancy

In February, the Town Board will be interviewing a resident who is interested in the vacancy on the Architectural Review Board.

The meeting was adjourned at 10:30 p.m. The next meeting will be held on Thursday, February 28 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 Board
Building Department