

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

**MEETING MINUTES**

**October 22, 2009**

The meeting was opened at 7:30 p.m. with the Pledge of Allegiance. The following members were in attendance: Chair Rick Morrissey, Ken Bond, Mark Brown and Peter Risetto.

**MINUTES**

A suggestion was made by Mr. Morrissey to amend the 1 Lovell Street Applicant section of the minutes of the September 24, 2009 meeting. Under 1 Lovell Street, a Status of "No Action Taken" will be added. Mr. Morrissey made a motion to accept the minutes of the September 24, 2009 meeting as amended. Mr. Bond seconded the motion. All were in favor.

**APPLICANTS**

**Wright's Court**

**STATUS:** Approved

The Planning Board asked the applicant to move the smaller of the buildings to the single lot on one side of Scott Drive in an effort to preserve the beech tree, and to move the larger building proposed for that lot to the other side of the street. Architect Gary Stluka presented the changes to the Architectural Review Board, along with those required as a result of that move to the sidewalks, landscape, lighting, parking lots, etc. The architecture of the buildings has not changed. A memo will be sent to the Planning Board acknowledging that the revised site plan and necessary changes were reviewed, and that there were no objections.

**121 Route 100**

**STATUS:** Pending

Members met with Adam Moss of Snyder & Snyder and Manny Vicente, President of Homeland Towers regarding a proposal to place a cell tower at 121 Route 100. It was indicated that the Zoning Board of Appeals requested that they meet with the Architectural Review Board. The project is before the ZBA because a special use permit was required, however, the Architectural Review Board had not been advised of the project, nor included in any site visit or balloon testing. Photos of balloon testing done at 140' and 160', as well as the site plan were shared with the Board. The tower being proposed is a flagpole

design, so there is no need for outside antennas. Additional carriers can be accommodated within this design as well. In addition to the flagpole, there will be a 3,500 square foot compound that will house the equipment. The Architectural Review Board requested that chain link fencing, with stockade fencing attached to the outside of it be placed around the compound. The Board was pleased with the flagpole design and also requested that the placement area on the property be staked out so a site visit can be made. A memo will be sent to the ZBA detailing the discussion about this project.

### **2580 Route 35**

**STATUS:** No Action Taken

A discussion also took place with Mr. Moss and Mr. Vicente regarding a proposed cell tower, of a tree design to be placed at 2580 Route 35. The process is in the early stages. They will meet again with the Architectural Review Board at later date. A request was made to provide the Board with notification of balloon testing.

### **Prudential - Holmes and Kennedy RE**

**STATUS:** Approved

The Board met with Diane Cummins and Joanna Lindner of Prudential - Holmes and Kennedy RE. They are moving out of the Business Historic District and into a storefront in the Heritage 202 Plaza. A request for two signs was presented, one on the fascia of the building, and the other on the directory pylon. The signs were designed by Signs Ink. The sign on the pale cocoa fascia of building will be 11.5' long, up lit, with black pin mounted letters. It will have the Prudential logo at the start of Prudential Holmes & Kennedy RE lettering. The logo will be 13" high, Prudential, 7" and Holmes & Kennedy RE, 4". The placard on the pylon, as well as the lettering, will conform to the size of the others. The background is beige and the lettering is hunter green. A memo will be sent to the Building Department approving this sign proposal.

### **OLD BUSINESS**

#### **Signs to the Entrances of Town**

In July, Mr. Bond offered to do a photo assessment of the signs at the entrances to Somers. Many are in desperate need of repair, and some no longer exist. A draft of a conditions report was shared with the members. A few more signs have to be located. A final report will be submitted next month.

#### **Angle Fly Preserve Structures**

This item will be placed on hold until the January 2010 meeting.

**Signs in the Business Historic Preservation District**

This item will be placed on the agenda for the January 2010 meeting.

**NEW BUSINESS**

**The Mews at Baldwin Place**

The site plan for this project was received. Comment will be made when it progresses further.

The meeting was adjourned at 9:00 p.m. The next meeting will be held on Wednesday, November 18, 2009 at 7:30 p.m. in the Meeting Room at the Town House. The date change is due to the Thanksgiving holiday.

Respectfully submitted,

Denise Schirmer, Secretary  
Somers Architectural Review Board

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