

ARCHITECTURAL REVIEW BOARD

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Town of Somers

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
SECRETARY
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MEETING MINUTES

October 22, 2015

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, John DeMase, Richard Nash, and Joe Paiva.

Building Inspector Efreem Citarella was also present.

MINUTES

Mr. DeMase made a motion to accept the minutes of the September 24, 2015 meeting as corrected. The motion was seconded by Mr. Paiva. All were in favor.

APPLICANTS

249 Route 202 – Bobo’s Cafe

APPROVED

The Board met with Craig Bernardi, owner of Bobo’s Cafe, located at 249 Route 202 with regard to a sign proposal. It consists of dark brown pin letters attached to the façade of the building that read “Bobo’s Café Coffee & Espresso Bar”. The placards on the existing pylon directory for Tazza’s Café will be changed to read “Bobo’s Café”. They will be hunter green letters on a cream background.

A motion was made by Mr. Nash and seconded by Mr. DeMase to approve the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. Bernardi.

338 Route 202 – Coldwell Banker

PENDING APPROVAL

Custom Signs Solution’s President Virgil Williams submitted a sign proposal for

Coldwell Banker located at 338 Route 202. It is a suspending sign that is 24" high by 132" wide and will hang from the porch overhang to the right of the front steps. The sign reads "Coldwell Banker Residential Brokerage" in white letters on a midnight blue background. Aesthetically, members were in general not happy with the design or placement of the sign. It was also longer than what is allowable (60"). Mr. Williams will submit a new design, to include a border and scalloped corners, as well a different placement at the November meeting.

280 Route 202

APPROVED

The Board met with Tom Zottoli, owner of a dwelling located at 280 Route 202. He has replaced the roof and installed new windows, as well as doors. Once some needed exterior repairs are made, Mr. Zottoli will paint the building with Benjamin Moore's Coventry Gray HC169. The windows will be trimmed out with white AZEK to match the white on the windows, columns and doors.

A motion was made by Mr. Alfonzetti and seconded by Mr. Brown to approve the application as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. Zottoli.

332 Route 100

APPROVED

Soon to be owner of 332 Route 100 Sy Aryeh met with the Board regarding some changes that need to be made to an existing pole sign. The first and second placards will remain. The third and fourth will be combined into one and will take the fifth spot. The fifth will be moved up to the third spot, and a new tenant, Edward Jones (cream letters on a burgundy background with a black border) will take the fourth. Additionally, the sign posts have to be retrofitted so that they are even with the crown of the sign. A motion was made by Mr. Paiva and seconded by Mr. DeMase to approve the sign proposal as submitted and to retrofit the sign posts so that they are even with the crown of the sign. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. Aryeh.

Plans are also in place to replace five dead trees and some landscaping. It was suggested that Mr. Aryeh consult with his landscaper for plantings that won't be affected by the snow and salt. He will also return in the near future with a plan to rebuild the retaining wall that once was along Route 100.

80 Route 6 – Moderne Garment Care

APPROVED

The Board met with Arthur Davila, owner of Modern Garment Care located at 80 Route 6. He has replaced the existing sign on the building façade with that of his new business. It is 15" high by 60" wide, reads "Moderne Garment Care" and is back lit. The

sign has a royal blue border, “Moderne” is in royal blue letters and “Garment Care” in hunter green. A red Dry Cleaning sign also exists on the building façade. Both signs have been present since the shopping center was built.

A motion was made by Mr. Nash and seconded by Mr. Brown to approve the application as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. Davila.

325 Route 100 – Towne Centre at Somers

PENDING APPROVAL

Owner of Frohling Sign Company Brian O'Connor and Urstadt Biddle Properties, Inc. representative Danielle Bedard submitted a sign proposal for the Towne Centre at Somers. They would like to reface the existing post signs on Route 100 and 202, as well as wrap the posts. The brick bases will be covered with faux stone. A discussion ensued regarding the layout and colors of the proposed changes, as well as the faux stone. The applicant was asked about the relevance of the half circle at the top of the sign as it relates to the shopping center. The applicant indicated it was just a design element they choose to introduce without any other explanation for same. The Board objected to the use of a faux stone veneer over the existing brick citing the maintenance of the property and potential for damage to the veneer at ground level. Additionally, the Board suggested the applicant consider a real stone veneer, in lieu of the proposed faux stone. All agreed that the words “Shopping Center” under “At Somers” should be removed. The wording above that point will be shifted down to fill up the space better. Mr. O'Connor will present the Board with a new proposal for review at the November meeting.

OLD BUSINESS

There was no Old Business this evening.

NEW BUSINESS

November/December Meeting Date – The combined November/December meeting will be held on Wednesday, November 18 at 7:00 p.m. in the Recreation Center in Van Tassell Park.

The meeting was adjourned at 10:00 p.m. The next meeting will be held on **Wednesday, November 18 at 7:00 p.m. in the Recreation Center in Van Tassell Park.**

Respectfully submitted,

Denise Schirmer, Secretary
Somers Architectural Review Board

cc: Architectural Review Board
Town Board
Town Clerk
Planning Board
Building Department