

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

MEETING MINUTES

December 17, 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 and Ken Field.

MINUTES

Mr. Morrissey made a motion to accept the minutes of the November 18, 2009 meeting as submitted. Mr. Field seconded the motion. All were in favor.

APPLICANTS

US Auto Plus

STATUS: Approved

Steve Chester of Signs Ink presented a proposal for three signs for US Auto Plus located at 250 Mahopac Avenue. One 2' by 10' aluminum pan sign will be placed on the fascia of the building, above the store, and will read "US Auto Plus Discount Auto Parts". "Auto Plus" will be black lettering, and the remaining in red. A second 2' by 4' Plexiglas sign will be placed on the fascia of the building facing Route 6, and it will be internally lit. It will read the same as the aforementioned sign in the same letter coloring. A third Plexiglas sign will be placed on the pylon directory. It will read "US Auto Plus", all in red lettering. A motion was made by Mr. Morrissey to accept the sign proposal as submitted. Mr. Field seconded the motion. All were in favor. A memo will be sent to the Building Department.

OLD BUSINESS

The Mews at Baldwin Place

STATUS: Approved

The members met with the Engineer, Architect and Co-Applicants for this project at their November meeting. All relevant plans were reviewed and a few items needed be addressed. Those items were addressed via emails and the outcome was as follows: All meters for gas and electrical services will receive additional landscape screening; the shutters have been eliminated, and the railing system that will be used to camouflage the air conditioning units will be 1 ½ " wide by ¾" deep balusters. All were in favor. A memo was sent to the Planning Board.

1 Lovell Street

Concerns still exist regarding the new sign at 1 Lovell Street. It seems to be much larger than the sign it replaced. Comparison drawings will be done and this will be discussed again in January.

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. They were located on: Croton Falls Road, Granite Springs Road and Route 100. There is a Boy Scout troop in Town that might be willing to take on this project. An estimate will be solicited for the signs that are missing. Once all of the work has been completed, the Highway Superintendent will be asked to take on the responsibility of future maintenance, as per the recommendation by the Town Supervisor. Mr. Morrissey thanked Mr. Bond for the excellent job he did on this project.

121 Route 100

A site walk and balloon test was conducted on Sunday, December 13. A cell tower is being proposed at 121 Route 100. Unfortunately the inclement weather prevented our members from attending.

Omnipoint Cell Tower - Towne Center at Somers

When the Architectural Review Board met regarding this project, their recommendation to the Planning Board was to paint the cell tower pole Rhombus Blue so that it would blend in with the sky. The Architectural Review Board was informed that at their December 9, 2009 Planning Board meeting, the Planning Board voted by a supermajority to over-ride the recommendation of the Architectural Review Board to paint the pole Rhombus Blue, and decided to paint it Mottled Brown as demonstrated on site by the applicant's artist.

NEW BUSINESS

276 Route 202

The owner of 276 Route 202 would like to repaint his house in the Business Historic Preservation District and a request has been made to have the Architectural Review Board review the color options. The Landmarks Committee should meet with the owner beforehand to make a recommendation, and then the Architectural Review Board can approve it. Mrs. Schirmer will contact both the applicant and the Landmarks Committee.

Towne Center at Somers

A letter will be sent to the owner of the Towne Center at Somers, Urstadt Biddle Properties Inc. regarding the pylon signs on Routes 100 and 202. As per the original site plan approval, the lettering of the placards is supposed to be hunter green on a white background. The placards must also be approved by the Architectural Review Board before they are installed. At present, the most recent

placards installed for CVS, Subway and Anytime Fitness do not comply with the color restrictions and did not receive Architectural Review Board approval.

The meeting was adjourned at 8:45 p.m. The next meeting will be held on Thursday, January 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 and Engineering