

ARCHITECTURAL REVIEW BOARD

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
SECRETARY
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MEETING MINUTES

February 23, 2012

The meeting was opened at 7:35 p.m. The following members were in attendance: Chairman John Alfonzetti, Mark Brown, Ken Field, Joe Paiva and Bruce Prince.

Building Inspector Efrem Citarella was also present.

MINUTES

A motion was made by Mr. Alfonzetti and seconded by Mr. Prince to approve the minutes of the January 26, 2012 meeting. All were in favor.

APPLICANTS

Angle Fly Preserve

Somers Land Trust President Michael Barnhart, and Trustee and Project Manager Bob MacGregor met with the Board so they could simply review a sign that is required to be placed next to a tree project along Route 139. This project was completed by the Watershed Agricultural Council Forestry Program. The sign doesn't have to be approved as it is being placed on Town owned property. A picture of the sign will be filed, with a copy submitted to the Building Department.

A map of the trail system at Angle Fly Preserve was also shared with the Board. Mr. Paiva asked about the fact that a 60 foot bridge was built on the property without the benefit of a permit and or an inspection. It was explained that a permit was not needed as the property has been designated as a park area.

They also brought the Board up to date with regard to some projects completed and some in process of completion at the Preserve, as well as their desire to either tear down the Reynolds House and rebuilt it to replicate what it looked like around the year 1800 or to restore it for use as a caretaker's residence. They are seeking professional

opinions as to which is the more viable option. Mr. Paiva indicated that if the Reynolds house is in fact unsafe it should be posted as such and made as so no one can enter it.

Mr. Prince expressed his concerns over the condition of the condos at Angle Fly. They too are clearly unsafe and easily able to be accessed.

253 Route 100 – Aries Automotive

APPROVED

The Board met with Bob Giaimo of American Petroleum Equipment and Construction Company Inc. with regard to a sign proposal for Aries Automotive located at 253 Route 100. Both the existing price pod and Sunoco diamond sign are broken. The proposal is to replace the three product price pod with one that is 44" by 66". It is internally lit, double sided, the background is red and the letters/numbers are white, and will be adhered to one side of the existing gray pole. The replacement Sunoco diamond sign will be placed on top of the 12' foot existing pole and is 27 square feet in size. It too is internally lit and double sided. Sunoco is in royal blue lettering, the background is yellow, and the arrow is red. A motion was made by Mr. Field and seconded by Mr. Paiva to accept the sign proposal as submitted, with the understanding that the Building Inspector will do a site visit to be sure that the replacement price pod and diamond sign are not larger than what already exists. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Giaimo.

332 Route 100

DENIED

Steve Chester of Sign Ink met with the Board with regard to a pylon directory sign proposal for the building located at 332 Route 100. The sign is 4' by 5' and made out of wood. It has 5 removable panels representing each tenant. The background color is maroon with cream colored letters. Although the members liked the design and colors of the sign, and it conforms to the size allowable by Town Code, an approval cannot be granted as the proposed placement of the sign does not fall within the required 15' setback from the roadway. A motion was made by Mr. Paiva and seconded by Mr. Alfonzetti to deny the sign proposal because of the setback requirement. All were in favor. A memo will be sent to the Building Department with a copy to the Zoning Board of Appeals, as well as Mr. Chester.

152 Route 202 – Lovell Street Grill & Ale House

APPROVED

The Board met with Steve Chester of Signs Ink with regard to a sign proposal for the Lovell Street Grill & Ale House located at 152 Route 202, which included two signs, one on the façade of the building over the front door, and the other, a panel on an existing

pylon directory. The sign on the building façade is 20' long and 15" high and reads "Lovell Street Grill & Ale House" in ½" black pin letters that are 8" high. The panel on the pylon directory is 48" long by 9" high and reads "Lovell Street" on the 1st line in hunter green letters that are 2 ½" high, and "Grill & Ale House" on the 2nd line in hunter green letters that are 3 ¼" high. All agreed that their preference was the letter font of the panel sign and requested that the building façade sign lettering be in the same font. A motion was made by Mr. Field and seconded by Mr. Brown to accept the sign proposal as submitted, with the understanding that the font for the sign on the building façade will be the same of that of the pylon directory panel. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Chester.

Somers Chase

DENIED

Nicholas DiMichele, a resident of Somers Chase and member of their Sign Committee met with the Board with regard to the entryway sign to their development on Route 202. Two new signs consisting of 12" high by 8" wide bronze letters, attached to stone walls on either side of their entryway where erected without proper approval. The letters spell out "Somers Chase" on each wall, and each total 10' 10 ½" in length. They are indirectly lit. As per Town Code, only one sign is allowed and it cannot exceed 10' in length. Although the members like the way the signs look, they are not able to approve them as they are non-conforming. A motion was made by Mr. Paiva and seconded by Mr. Field to deny the sign proposal as submitted. All were in favor. A memo will be sent to the Building Department with a copy to the Zoning Board of Appeals, as well as Mr. DiMichele.

261 Route 202 – Charmaine's Dog Salon

CONDITIONAL APPROVAL

The Board met with Charmaine McCleave, owner of Charmaine's Dog Salon, located at 261 Route 202 with regard to a sign proposal, which included two signs, one on the façade of the building, and the other at the roadside. The sign on the building façade is 120" long and 18" high and reads "Charmaine's Dog Salon" in black letters on a pink background. The roadside sign is 24" by 24" and reads the same in black letters with a two tone pink background.

Based on the store front footage that Ms. McCleave is renting (15'), the building façade sign may only be 48" long by 24" high. The members liked the design of the sign, and made suggestions as to how it could be altered to fit within the allowable size. After a lengthy discussion, Ms. McCleave decided to withdraw the roadside sign as part of the proposal. Ms. McCleave will go back to her sign person and request that a new sign proposal be created to meet the size requirements. Once completed, she will email it to Mrs. Schirmer, who will circulate that rendition to all the members for review and comment.

OLD BUSINESS

63 Route 6 – Greek American Grill

APPROVED

At the January meeting, the Board met with Steve Chester of Signs Ink, and Michael Spyropoulos, owner of the Greek American Grill located at 63 Route 6 to discuss a sign proposal. Some suggestions were made regarding the sign on the façade of the building, as well as the one on the road side. Altered renditions were submitted to the members via email for review and comment. The sign to be placed on the façade of the building is internally lit with individual channeled letters. All of the letters are 2' high by 18' wide and it reads "Greek American Grill" in red letters. "Greek" and "Grill" are in a different font than "American".

With regard to the sign on the road side, it is internally lit, and is 20 square feet. The background is white. The top line has a horizontal Greek flag in one corner and a horizontal American flag in the other, with the word "Greek" in the middle. The lettering is blue and the font is the same as the word "Grill" on the third line. The word "American" in red letters is on the second line, and the third line reads "Grill" in the same color blue and font as "Greek". There is a red band on the bottom that reads "Coffee Breakfast Lunch Dinner Dessert WiFi" in white letters. A motion was made via email by Mr. Brown and seconded by Mr. Alfonzetti to approve the sign proposal as submitted. All were in favor. A resolution was sent to the Building Department with a copy to Mr. Chester.

ARB Applications and Checklists

All members received final drafts of the new Sign Application and Checklist, as well as the Addition/Alteration/New Building Application and Checklist as prepared by the Building Department, via email for review and comment. The Town Board approved these applications, checklists and fees (\$25 sign application fee; \$50 minimum fee for applications concerning additions, alterations and new construction; and permit fee for signs, \$150 for one, and \$50 for each additional sign allowable by Town Code) at their February 9, 2012 meeting, to go into effect on March 1. The forms can be downloaded off the ARB page of the Town website; emailed by Mrs. Schirmer or picked up at the Building Department. All completed applications and fees will be collected by the Building Department and forwarded to Mrs. Schirmer for review with the applicant and agenda assignments.

NEW BUSINESS

Potential New Member

Mr. Field's term expires at the end of March. He has decided that after 22 years of being a member of the Architectural Review Board, it was time to "retire" and let someone else enjoy the opportunity of serving on the ARB. Mr. Citarella has been in

touch with a resident construction company owner who is interested in applying for the position. That person has followed up with the Supervisor's office to make arrangements for an interview. Hopefully this new candidate will be approved and ready to begin at the April meeting.

The meeting was adjourned at 10:40 p.m. The next meeting will be held on Thursday, March 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
Building Department