

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

February 26, 2015

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

MINUTES

Mr. Paiva had a correction to the minutes of the January 22, 2015 meeting. Under Avalon Bay Somers, it should read CARRYOVER, not CONDITIONAL APPROVAL. A motion was made by Mr. Nash to approve the minutes of the January 22, 2015 meeting as corrected. Mr. Paiva seconded the motion and all were in favor.

APPLICANTS

341 Route 202

The Board met with the owner of 341 Route 202, Rick DiNardo regarding the stamped concrete walkway in the front of his building. The color has faded and needs to be re-stained. A motion was made by Mr. Alfonzetti and seconded by Mr. Paiva to use Stain-Crete LanXess Brick Red 110 as per the specifications provided to re-stain the stamped concrete sidewalk. All were in favor. A copy of the resolution will be sent to the Building Department.

50 Route 6 – AvalonBay Somers

CARRYOVER

Todd Nicotra, Development Director, AvalonBay Communities, Inc. and Raymond Sullivan, AIA, NCARB, The Sullivan Architectural Group met with the Board again this evening to review and discuss manufacturer information, material samples, colors, etc. for the stone, brick, column wraps, railings, siding, shutters, window trim, etc. Some of

the members visited AvalonBay Communities, Inc. recently completed development in Ossining. There were concerns about the unaesthetically placement of the snouts, meters, condensers, vents, etc. and want to make certain that the same will not happen with the project being built in Somers.

The clubhouse drawings were shared. As the Board was not able to make a final decision, this project will be placed on the agenda of the March meeting. Updated renditions will be prepared for that meeting.

80 Route 6 – T3 Logowear

Thomas Newman, owner of Embroid Me located in the Somers Commons located at 80 Route 6 is rebranding his business and met with the Board to get approval for a sign to be placed on the building façade over the entrance to his store. The sign is 20” high by 144” wide and reads “T3 Logowear” in LED illuminated channel letters. T3 and Wear is bright blue and Logo is white. A motion was made by Mr. Nash and seconded by Mr. DeMase to approve the sign as submitted. All were in favor. A copy of the resolution will be sent to the Building Department.

346 Route 202 – Heritage Management Services LLC

Two applications were submitted to the Board. One for a sign and the other for approval for work to be done on the building as it is in the Business Historic Preservation District.

Heritage Management Services LLC is currently located at 339 Route 202 and is moving to 346 Route 202. They will relocate their existing double posted, double sided, up-lit sign. The sign is 10 square feet. There is a logo centered in the arched top. It reads “Heritage Management” on the first line, “Services LLC” on the second, “A Premier Property Management Company” on the third, and “914-276-2509” on the last. The lettering is white on a brown background with a beige pin stripe around the A motion was made by Mr. Nash and seconded by Mr. Paiva to approve the sign, as well as its relocation. All were in favor. A copy of the resolution will be sent to the Building Department.

A second sign, not to exceed 2’ in height and half the width of the linear footage of the front of the building was also proposed. The background will be white and the lettering black. Coach lights will be placed on either side. The applicant will submit renderings via email for an approval.

In addition, the applicant would like to make improvements to the building. The building will be repainted with Benjamin Moore Coventry Gray. A new front door with colonial grille glass will be installed. It will be painted Benjamin Moore Heritage Red. There will be coach lights on either side. The glass in the eight windows in the front of the building will be replaced with 6 over 6 energy efficient windows that have a double hung look with grills on the inside. Some of the windows have aluminum trim and others wood, all will be trimmed with wood. Two new windows will be added to one of the side elevations, as well as a new steel French patio door. The new window on the top will

align with the two existing, and the one on the bottom will be to the far right of the French patio door. On the back elevation of the building, four new windows will be added. Black slatted shutters will be added to all windows, old and new. The final improvement is covering the existing concrete walkway that runs horizontal to the front of the building with Cambridge tumbled traditional brick paver in traditional red.

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

80 Route 6 – Dollar Joe’s

The Board met with Ray Russo of East Coast Signs & Awnings, LLC with regard to a sign being placed on the building façade for Dollar Joe’s in the Somers Commons located at 80 Route 6. The sign is 19.25” high and 120.5” wide and has front lit channel letters that are green (Avery 7483C). It reads “Dollar Joe’s”. A motion was made by Mr. Paiva and seconded by Mr. Alfonzetti to accept the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department.

325 Route 100 – Somers Cleaners & Tailors

Somers Cleaners and Tailors is moving from Suite 101 to Suite 106 in the Towne Centre at Somers located at 325 Route 100. They will relocate their existing sign as part of the process. The sign is 18” high by 108” long with black letters on a white background with black pin striping along the edges. It reads “Somers” on the top line, “Cleaners & Tailors” on the bottom line, with elephants on each side. A motion was made by Mr. Alfonzetti and seconded by Mr. DeMase to approve the sign as submitted. All were in favor. A copy of the resolution will be sent to the Building Department.

2014 Varsity Girls Soccer State Champions

Bob Bonner of Days Off Designs submitted a proposal for a sign to commemorate the 2014 Varsity Girls Soccer State Championship. The Architectural Review Board cannot approve the size or location of the sign, only the aesthetics. The proposal was reviewed and discussed. Proposed changes were made and a new rendition will be submitted via email for final approval.

OLD BUSINESS

There was no Old Business

NEW BUSINESS

There was no New Business.

The meeting was adjourned at 9:50 p.m. The next meeting will be held on Thursday, March 26 at 7:30 p.m. in the Town House.

Respectfully submitted,

Denise Schirmer, Secretary
Somers Architectural Review Board

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