

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**

**March 26, 2015**

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

Building Inspector Efrem Citarella was also present.

**MINUTES**

Mr. Paiva had a correction to the minutes of the February 26, 2015 meeting. Building Inspector Efrem Citarella was present at the meeting. A motion was made by Mr. DeMase to approve the minutes of the February 26, 2015 meeting as corrected. Mr. Nash seconded the motion and all were in favor.

**APPLICANTS**

**50 Route 6 – AvalonBay Somers**

**APPROVED**

The Board met with Todd Nicotra, Development Director, AvalonBay Communities, Inc. and Sal Talamo, AIA, NCARB, The Sullivan Architectural Group to review and discuss the distribution of mechanicals and signage.

All three building types were viewed with special detail to the location of snouts, meters, condensers, vents, trim, sills, rakes and eaves. The vents will match the color of the siding and will all line up. The gable rakes and eaves have been changed to PVC.

The three color selections for the buildings are as follows. 1<sup>st</sup> - Roof – Slate and Weathered Wood; Siding – Greystone and Bone; Column Base – “Queen Ann” Red Brick; Front Door – Deep Red; and Shutters – Charcole Black. 2<sup>nd</sup> - Roof – Slate and Weathered Wood; Siding – Cypress and Saddle; Column Base – Allegheny Limestone;

Front Door – Dark Brown; and Shutters – Sienna Brown. 3<sup>rd</sup> - Roof – Weathered Wood and Slate; Siding – Saddle and Greystone; Column Base – Allegheny Limestone; Front Door – Dark Brown and Deep Red; and Shutters – Sienna Brown and Charcole Black. The locations and these colors are reflected on The Sullivan Architectural Group drawings dated 2/26/15.

The manufacturers for the aforementioned are as follows: Roof – GAF Timberline, Siding and Shutters – Crane, and the Column Bases – the bricks are made by Belden and the cultured stone by Heritage Stone.

With regard to signage, the aesthetics are fine, but all signs must conform to code standards in terms of size and the number of signs.

A motion was made by Mr. Nash and seconded by Mr. DeMase to approve the plans as submitted. All were in favor.

### **380 Route 202 – Spirit Gate Integrated Medicine**

#### **APPROVED**

Dr. Robert Stine, owner of Spirit Gate Integrated Medicine located at 380 Route 202 met with the Board to get approval for signs for his new business. All three signs read “Spirit Gate Integrated Medicine – Psychology and Chinese Medicine – Robert J. Stine MD, DiplOM – 914-617-8049”. The background is white, lettering green and there is a green border. One will be placed on an existing pylon directory on the Route 202 side of the building. It is 30” high by 41” wide. A second one will be placed below the existing sign on the Route 116 side of the building. It is 20” high by 28” wide. The third is a directional sign. It is 24” high by 18” wide, and will be placed on the exterior wall of the building. A placard with black letters on a white background reading “Dr. Robert J. Stine” will be placed on the entrance door.

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

### **361 Route 202**

#### **APPROVED and CONDITIONAL APPROVAL**

Applications for 361 Route 202 were presented to the Board by Ralph Ragette, owner of the property. One application was for painting the exterior of the building and the other for a new pylon directory. Mr. Ragette will be repainting the exterior of the building with Benjamin Moore White Dove I-06 and the shutters with Benjamin Moore Lafayette Green HC-135. A motion was made by Mr. DeMase to approve the painting proposal as submitted. Mr. Nash seconded the motion. All were in favor. A copy of the resolution will be sent to the Building Department.

A proposal for a new double posted, double sided pylon directory was submitted. After

a lengthy discussion, changes were recommended and the outcome was as follows. The overall size of the sign cannot exceed 25 square feet and can't be more than 10 feet off the ground in height. The background is white and the placards the same color green as the shutters on the building. There will be a total of eight placards on the sign and the lettering will be white. At the top, there will be the number 361 in white letters on the same green background as the placards. The posts and 4" by 4" caps will also be in green. The sign will be up-lit and shrubbery planted around the lighting. When the new renditions are available they will be circulated via email to the Board members.

### **152 Route 202 – The Somers Pub**

#### **APPROVED**

The Board met with Marc Anthony, owner of The Somers Pub located at 152 Route 202. Two signs are being proposed, one consists of 9" maroon pin letters that will read "The Somers Pub" and will be placed over the front door. It is 96" in length and will be indirectly lit. The other sign is a placard that is 9" high by 48" wide. It too reads "The Somers Pub" in white letters on a maroon background. It will be placed on an existing up-lit pylon directory. A motion was made by Mr. Nash and seconded by Mr. DeMase to accept the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department.

#### **OLD BUSINESS**

### **346 Route 202 – Heritage Management Services LLC**

The applicant met with the Board in February and 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. Approval was given for the work to be done, as well as relocating their existing double posted, double sided up-lit pylon directory sign. 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.

#### **NEW BUSINESS**

There was no New Business.

The meeting was adjourned at 10:00 p.m. The next meeting will be held on Thursday, April 23 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