

**SOMERS ARCHITECTURAL REVIEW BOARD**  
**335 Route 202**  
**Somers, New York 10589**

**MEETING MINUTES**

**April 28, 2011**

The meeting was opened at 7:30 p.m. The following members were in attendance: Chair John Alfonzetti, Mark Brown, Ken Field, Joe Paiva and Bruce Prince.

Building Inspector Efreem Citarella was also present.

New members Mr. Paiva and Mr. Prince were introduced and welcome to the Architectural Review Board.

**MINUTES**

A motion was made via email by Mr. Bond on March 28, 2011 and seconded by Mr. Alfonzetti to approve the minutes of the March 24, 2011 meeting. All were in favor.

**APPLICANTS**

**352 Route 202 – Somers Animal Hospital**

**APPROVED**

The Board met with owner Dr. Schimelman and his colleague Dr. Randell of the Somers Animal Hospital located at 352 Route 202. The building currently has wood siding that is painted white, with dark green trim, shutters and doors. Much of the siding paint is peeling and they would like to replace it with artic white Hardie plank that is smooth sided. Ideally they would also like to replace the siding on the entire building all at once depending on the cost. If it has to be done in stages, the back will be done first, followed by the south side, then the front and finally the north side.

The shutters and trim will be repaired/replaced as necessary and will replicate what already exists. If the siding has to be installed in stages, the shutters on any one elevation have to match. There will be no changes to the windows, doors, trim or any other architectural features such as scalloped siding, cornices, etc. Before any demolition or construction takes place pictures must be taken and submitted of each elevation to clearly show all existing features of the building. Pictures should show the entire elevation view as well as any close-ups required to clearly show the existing architectural features. The Architectural Review Board would also like to know ultimately whether or not the entire building will be resided at one time and the approximate start date.

A motion was made by Mr. Alfonzetti and seconded by Mr. Brown to approve the

proposal as submitted. All were in favor. A memo will be sent to the Building Department with copies to Dr. Schimelman and Dr. Randell. A memo outlining the project will also be sent to the Somers Historical Society Landmarks Committee.

### **352 Route 202 – Ya Ya’s Nail Spa**

#### **APPROVED**

Anthony Genovesi, the contractor who is making some cosmetic changes to the space being rented at 352 Route 202 and the spa owner Ya Ya met with the Architectural Review Board with a proposal for two signs. One is a placard that is 12” high by 42” wide and will be placed on the pylon directory at the entrance, and the other is 10” high by 22” wide and will be placed on the side of the building by the doorway entry. Both have black letters on a white background, and will read “Ya Ya’s Nail Spa” on the top line, and “Open 7 Days” on the second line.

A motion was made by Mr. Field and seconded by Mr. Prince to approve the proposal as submitted. All were in favor. A memo will be sent to the Building Department with a copy to Mr. Genovesi.

### **80 Route 6 – JP Morgan Chase Bank**

#### **DENIED**

The Architectural Review Board previously met regarding the JP Morgan Chase Bank project on October 28, 2010, and unanimously approved the project as submitted. This evening, a new proposal was submitted by JP Morgan Chase Bank representative Steve Clausell, Alyson Karbach of NW Sign Industries and Gibbons attorney Jennifer Porter. It was indicated that a decision had been made by the applicant to amend the original submission by requesting three building signs (only two are allowable per Town Code); that all three signs to be internally lit (only one is permitted per the Code); and to increase the size of one of those signs beyond the 2’ that is allowable. Since the Architectural Review Board is not able to approve a request that is not permissible per the Town Code, the submission has to be denied and the Zoning Board of Appeals notified so the applicant can request a variance. It was suggested that the sign on the west elevation not be internally lit, but externally lit, which would not require a variance.

After much review and discussion, a motion was made by Mr. Paiva and seconded by Mr. Field to deny allowing a third, and also internally lit sign on the south elevation; and to not permit an increase in the size of the internally lit sign on the north elevation to 3’4”. All were in favor. A memo will be sent to the Building Department with copies to the Zoning Board of Appeals, Steve Clausell, Alyson Karbach and Jennifer Porter.

### **253 Route 100 – Froggy’s 2 Deli**

#### **APPROVED**

The Board met with owner John Russo of Froggy's 2 Deli located at 253 Route 100 regarding a proposal for three signs. Two are 2' high by 11' wide with a white background. One will be hung on the front of the building and reads "Froggy's" in red lettering, with a green frog holding up two fingers next to it, followed by "It's not the deli...It's the experience!" in black letters. The other reads "Froggy's, with the frog, followed by "Deli" in black letters, and it will be hung on the side of the building facing the side street/parking lot. The third freestanding sign is 4' wide by 5' high and reads "Froggy's", with the frog, "Deli & Catering" in black lettering followed by the phone number in red lettering, on a white background and is double sided.

A motion was made by Mr. Field and seconded by Mr. Brown to approve the sign proposal as submitted. All were in favor. A memo will be sent to the Building Department, with a copy to Mr. Russo.

## **OLD BUSINESS**

### **1 Lovell Street – Update**

It was understood that Brewster Signs had "refurbished" the existing sign at 1 Lovell Street. As it turned out, they actually removed the existing sign and replaced it with one that was almost three times larger than what was previously there. A variance had been granted for the original sign allowing it to be more than the 20 square feet allowable by code, but there was no record of the variance, as the building and signage dates back to the early 1970's. Members of the Architectural Review Board carefully compared pictures of both the old and new signs in an effort to determine the approximate size of what originally existed.

The owner, Karl Thimm will be asked to come before the Architectural Review Board at their next meeting on May 26 with a new sign company proposal for a sign that is no larger than 6'- 6" wide from the outside of the posts and no higher than 10'. The 10' measurement should include 3' feet from the ground to the bottom of the sign; 5' from the bottom of the sign to the bottom of the pediment; and 2' for the pediment. The pediment may be peaked.

The current sign is a shiny white background with kelly green lettering. It is the suggestion of the Architectural Review Board that the new sign proposal be a dark colored background with lighter colored letters to be more aesthetically pleasing and blend better with the surroundings.

A letter with a drawing depicting the new dimensions will be sent to Mr. Thimm, Brewster Signs and the Building Department.

## **NEW BUSINESS**

### **Historic Properties Board**

The Chairman or designated member of the Architectural Review Board is also a

member of the Historic Properties Board. Mr. Brown has agreed to serve in that capacity. The next meeting of the Historic Properties Board is May 19 at 4:30 p.m.

The meeting was adjourned at 9:50 p.m. The next meeting will be held on Thursday, May 26, 2011 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