

**Somers Architectural Review Board
335 Route 202
Somers, New York 10589**

MEETING MINUTES

May 26, 2011

The meeting was opened at 7:30 p.m. with the Pledge of Allegiance. The following members were in attendance: Chair John Alfonzetti, Mark Brown, Joe Paiva and Bruce Prince.

Building Inspector Efreem Citarella was also present.

MINUTES

A motion was made by Mr. Paiva and seconded by Mr. Brown to approve the minutes of the April 28, 2011 meeting. All were in favor.

APPLICANTS

11 Old Tomahawk Street – Traditions 118

CONDITIONAL APPROVAL

The Board met with owner Mike Lubic of Traditions 118 located at 11 Old Tomahawk Street with regard to a proposed renovation plan to the fascia of their restaurant and stucco walls on both sides of the entrance. A picture of the front elevation of the building was submitted. Mr. Lubic would like to install cut stone veneer on the stucco walls, as well as the existing brick on the front and a small portion of the side of the building. A picture of a wall made from this type of stone was also submitted. In addition, Mr. Lubic would like to replace the existing siding on the building with silver gray vinyl shake siding. Several concerns about details that need to be addressed through the process of installing the stone were discussed.

A motion was made by Mr. Prince and seconded by Mr. Paiva to approve installing cut stone veneer to the stucco walls and the parts of the front fascia, as well as the small portion of the side of the building providing that the applicant submits construction details prepared by a licensed professional to the Architectural Review Board for further review at their June meeting. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Lubic.

Route 202 – Somers Chase

DENIED

The Somers Chase Homeowner's Association Board made a decision on behalf of the

residents to remove original site plan approved landscaping, fencing and a sign at both sides of the entrance to their development on Route 202. They also moved originally approved lighting. New signage was installed that consists of 12" high cast bronze letters that spell out Somers Chase. They are affixed to an existing 2' high stonewall on both sides of the complex entryway. The signs are lit by a single low wattage light fixture positioned in front of the signage and aimed directly at the lettering.

This entire process was done without any approvals from appropriate Town Departments/Boards, therefore the new signage is in non-compliance and must be denied. If Somers Chase would like get approval for what they have done, they have to go before the Zoning Board of Appeals. An indication was made that they prefer not to do that. If that is the case, the Homeowner's Association will have to remove the existing signage and replace it with a sign that was similar to the original sign and design; install new fencing similar to the original; and add landscaping to replicate the original design. The approved site plans for Somers Chase will have to be referenced. Mrs. Schirmer will obtain a copy of the site plan and work with Kris Water, the Property Manager for Somers Chase.

A motion was made by Mr. Brown and seconded by Mr. Prince to deny the new sign proposal and work with Somers Chase to restore the entryway back to original site plan approval status. All were in favor. A letter will be sent to the Property Manager with a copy to the Building Department and the Somers Chase Homeowners Association.

Ten year resident of Somers Chase Mike Norton expressed his disappointment in the decision made by the Board of the Homeowner's Association to approve this project without proper approval from the Town, as well as the amount of money that was wasted in doing so.

OLD BUSINESS

352 Route 202 – Somers Animal Hospital - Update

Last month the Board met with Dr. Schimelman and Dr. Randell to discuss a renovation project for the Somers Animal Hospital located at 352 Route 202. A request was made that 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. The pictures should show the entire elevation view as well as any close-ups required to clearly show the existing architectural features. All the existing architectural features will be restored or replaced identical to what is existing now. The pictures have been received and the Architectural Review Board will be informed as to ultimately whether or not the entire building will be resided at one time and the approximate start date. In addition, an email was received from the Somers Historical Society Landmarks Committee giving their approval for the renovation project. A resolution will be sent to the Building Department with a copy to Drs. Schimelman and Randell.

1 Lovell Street – Update

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.

At their April meeting, the Architectural Review Board asked owner Karl Thimm to come before the Architectural Review Board this evening 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 was also suggested that the new sign proposal be a dark colored background with lighter colored letters to be more aesthetically pleasing and to match the prevalent signage in Somers. A letter and a drawing depicting the new dimensions were sent to Mr. Thimm, Brewster Signs and the Building Department.

Building Inspector Citarella informed the Board that Mr. Thimm called him and said that he was making arrangements with Brewster Signs tomorrow to cut the sign down to size. Mr. Citarella will be informed of that date and time and will let Mrs. Schirmer know so that pictures, as well as measurements can be taken. Mr. Thimm also indicated that he is not willing to change the colors of the sign. He indicated that he used white and kelly green to match the white and green colors that Cardillo's used in their sign. A letter will be sent to Mr. Thimm, with a copy to the Building Department and Brewster Signs.

Signs to the Entrances of Town

In December 2009, former Board member Ken Bond completed a Conditions Survey Report of all the signs to the entrances of the Town. It was forwarded to the Town Board. As there has been no response to date, the Board will take a bit of a different approach with regard to the Report. Mr. Brown and Mr. Prince will locate each sign and update the condition and prices will be solicited for the signs that are no longer in existence from the sign company who originally made the signs. A new package will be prepared and Mr. Alfonzetti will make arrangements with the Town Supervisor to initiate a conversation of these signs and what to do moving forward. Not only is signage the responsibility of the Architectural Review Board, but these signs are the first thing that one sees as they enter our Town and they should be presentable.

NEW BUSINESS

June Meeting

At the request of Mr. Alfonzetti, the June meeting will be postponed by one week due and will be held on Thursday, June 30.

New Procedures

All agreed that moving forward, it would be helpful if they received information, including drawing renditions, a week in advance of the meetings with the agenda. The week prior will also be the deadline for an applicant to be placed on the agenda. A review of the current Checklist for Submissions will be done as well.

The meeting was adjourned at 10:45 p.m. The next meeting will be held on Thursday, June 30, 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