

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

May 26, 2016

The meeting was opened at 7:10 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, Mark Brown, John DeMase and Richard Nash. Joe Paiva was absent.

Building Inspector Efreem Citarella was also present.

MINUTES

Mr. Nash made a motion to accept the minutes of the April 28, 2016 meeting as submitted. The motion was seconded by Mr. Brown. All were in favor.

APPLICANTS

80 Route 6 – Somers Commons

APPROVED

The Board met with Brian O'Connor of Frohling Sign Co. regarding a sign proposal for Somers Commons located at 80 Route 6. It includes two new pylon directories, one to be placed at the Route 118 entrance to the shopping center and the other at the Route 6 entrance that currently doesn't have a sign. The new signs are the same style as those that exist, but are smaller and will not have an elephant at top of sign. Each replicates the existing pylon directory with brick columns and stucco eifs system that is prairie clay on the top and dover sky on the bottom. The overall size of the signs is 13' by 13' and they are internally lit. The landscaping plans for these two new signs should mirror that of the one that is already there.

A motion was made by Mr. Alfonzetti and seconded by Mr. Nash to approve the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. O'Connor.

55 Route 6 – Sunoco

DENIED

At the April 28, 2016 meeting, M. Zambrano Enterprises, LLC representative Harry Tannenbaum submitted a sign rebranding proposal for Sunoco located at 55 Route 6. The proposal includes repainting the existing canopy over the gas pumps with Sunoco's standard colors and replacing the gas sign with Sunoco's logo and pricing placard. The sign is 21.5" high by 57.5" wide. It will be placed above the existing Dunkin' Donuts sign. The proposal was approved.

This evening, Matt Zambrano of M. Zambrano Enterprises, LLC presented a sign proposal to add Sunoco illuminated letters to three sides of the canopy and Official Fuel NASCAR to two sides. Although the Board had no objection to the color schemes presented for the wording, they had to deny the application because it exceeds the allowable number of signs; number of internally lit signs; and the size of the signs.

A motion was made by Mr. Nash and seconded by Mr. DeMase to deny the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mr. Zambrano. In addition, the Board will send a memo to the Zoning Board of Appeals, as the applicant will meet with them at their June meeting.

155 Route 202 – Empire State Pharmacy

APPROVED

The Board reviewed a sign proposal for Empire State Pharmacy located at 155 Route 202 submitted by property owner Warren Alexanian. The letters are the site specific standard, currently used on the building for the other tenants. They will be placed on the façade of the building and will be centered over the storefront and will not exceed ½ the width of the frontage rented. The letters will read "Empire State Pharmacy". In addition, two placards will be placed on the existing pylon directory. They too will read "Empire State Pharmacy" in dark brown letters on a beige background.

A motion was made by Mr. Nash and seconded by Mr. Alfonzetti to approve the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and the owner Mr. Alexanian.

OLD BUSINESS

The Crossroads at Baldwin Place – The Board reviewed and discussed an updated site plan submitted by the Planning and Engineering Department for The Crossroads at Baldwin Place. Comments will be made once more detailed plans are received.

NEW BUSINESS

Wright's Court Site "A" – Re-Grant – A re-grant site plan for Wright's Court Site "A" was received and reviewed. There are no changes or deviations proposed from the

originally approved application. None of the members objected the application. A memo will be sent to the Planning and Engineering Department.

The meeting was adjourned at 8:45 p.m. The next meeting will be held on Thursday, June 23, 2016 at 7:00 p.m. in the Somers Town House Meeting Room.

Respectfully submitted,

Denise Schirmer, Secretary
Somers Architectural Review Board

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