

ARCHITECTURAL REVIEW BOARD

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY  
dschirmer@somersny.com

**MEETING MINUTES**

**June 23, 2016**

The meeting was opened at 7:00 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, John DeMase, Richard Nash, and Joe Paiva. Mark Brown was absent.

Building Inspector Efreem Citarella was also present.

**MINUTES**

Mr. Nash made a motion to accept the minutes of the May 26, 2016 meeting as submitted. The motion was seconded by Mr. Alfonzetti. All were in favor.

**APPLICANTS**

**2 Old Tomahawk Street – 202 Steakhouse**

**APPROVED**

The Board met with Orlando Arango of ABC Windows and signs regarding a sign proposal for 202 Steakhouse located at 2 Old Tomahawk Street. It includes two signs; one is an oval sign hanging from the awning over the front entrance that is 28" high by 52" wide. It reads "202 Steakhouse Bar & Grill" followed by the phone number in white letters on a black background. The other is 24" high by 192" wide and reads "202 Steakhouse Restaurant & Grill", also in white letters on a black background. A request was made by Mr. Paiva to raise the height of the sign over the front entrance.

A motion was made by Mr. Alfonzetti and seconded by Mr. DeMase 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. Arango.

## **249 Route 202 – Basia’s Hair Salon**

### **APPROVED**

The Board reviewed a sign proposal for Basia’s Hair Salon located at 249 Route 202 submitted by Barbara Imor. 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 “Basia’s Hair Salon”. In addition, two placards will be placed on the existing pylon directory. They too will read “Basia’s Hair Salon” in dark green letters on a beige background.

A motion was made by Mr. Pavia and seconded by Mr. DeMase to approve the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department and Mrs. Imor.

## **325 Route 100 – Towne Centre at Somers**

Rogério Franco of Franco Designs, and Robert Aiello, as well as Craig Von Ohlsen of JMC presented a partial renovation proposal for the Towne Centre at Somers located at 325 Route 100 to the Board members. All elevations were reviewed and discussed, as well as plans for the breezeway. The renovation includes the addition of new benches, light posts, litter receptacles, and sidewalk pavers, and the removal of the existing flagpole and tower structure. Nine parking spaces will be added. The existing columns will be wrapped with thin stone veneer. A lengthy discussion took place and ideas were shared as part of the review. It included: parking spaces - number of existing and proposed, handicapped accessible, back up isle width, median island, traffic flow, pedestrian walkways and signage; building façade improvements - overall scope of project and limits of same for building exterior improvements on roofing, stucco finish and colors, exterior lighting fixture types, and short term and long term plans for existing tenant signage; and phasing plan - scope of proposed project and limits of same, how it ties into overall plan for the entire shopping center going forward. The Board wants to see an overall plan for the entire shopping center regarding all improvements when presenting for their final approval. The applicant will also have to get site plan approval from the Planning Board.

## **325 Route 100 – Salsa Verde**

### **APPROVED**

The Board met with James Nixon, owner of Nixon Architecture and the owner of Salsa Verde, Marco Dolores regarding a sign proposal for the business located at 325 Route 100. It includes two aluminum signs with a painted finish. One is 18” high by 72” wide and will hang on the building façade between the two columns over the front entrance. The other is 18” high by 96” wide and will hang on the building façade facing the parking lot at the back of the building. Both read “Salsa Verde Authentic Mexican Taqueria”. Sala Verde is in dark green letters with a green pepper in between the words and Authentic Mexican Taqueria is in red letters, all on a white background.

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. Dolores.

### **249 Route 202 – REMAX Classic Realty**

#### **APPROVED**

The Board reviewed a sign proposal for REMAX Classic Realty located at 249 Route 202 submitted John Piazza. 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 “REMAX Classic Realty”. In addition, two placards will be placed on the existing pylon directory. They too will read “REMAX Classic Realty” in dark green letters on a beige background.

A motion was made by Mr. Pavia 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. Piazza.

### **374 Route 202 – Colonial Court**

#### **APPROVED**

Jim Polinsky of Signs Ink presented a double sided sign proposal for Colonial Court located at 374 Route 202. The top of the sign is 24” high by 60” wide and reads “Colonial Court Professional Building” in gold leaf letter on a Benjamin Moore Colonial Blue background. The bottom of the sign consists of six white placards (three next to three) that are 11” high by 28.5” wide. The background is white and the letters are black. The top left sign reads “Dr. Rosenfeld Dr. Mastro”, top right, “Dentist Dr. M.W. Greenfield”, and the middle left “Somers Pediatric Dentistry”. The remaining three placards are blank. The overall height of the sign is 8’ and the bottom of it will be 3’ from the ground. It is up-lit and the site plan will have to be checked when it is installed.

A motion was made by Mr. Alfonzetti and seconded by Mr. Paiva 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. Chester of Signs Ink.

### **155 Route 202 – Sal’s Pizza and Pasta**

#### **APPROVED**

The Board met with David Reyes owner of Sal’s Pizza and Pasta located at 155 Route 202 regarding a sign proposal. 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 “Sal’s Pizza and Pasta”. In addition, two placards will be placed on the existing pylon directory. They too will read “Sal’s Pizza and Pasta” in dark brown letters on a beige background.

A motion was made by Mr. Paiva 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 Mr. Reyes.

## **OLD BUSINESS**

### **55 Route 6 – Sunoco – Update**

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.

At the May 26, 2016 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 was sent to the Building Department and Mr. Zambrano. In addition, the Board sent a memo to the Zoning Board of Appeals.

At the June 21, 2016 Zoning Board of Appeals meeting, Matt Zambrano of M. Zambrano Enterprises, LLC addressed the Board. He explained that in May he presented a sign proposal to the Architectural Review Board which was denied because the request was for more than the amount of signs allowed. His clients would like to add illuminated Sunoco signs to the two short sides of the canopy over the filling stations, as well as the long side that faces the street, and Official Fuel NASCAR decals to the two longer sides. A discussion was held and all agreed that the Official Fuel NASCAR decal was not necessary on the long side of the canopy facing the building. In addition, if requested, the Board would not be in favor of placing a Sunoco sign on the building, as a Dunkin' Donut sign already exists. A motion was made to approve illuminated Sunoco signs on the two short sides of the canopy, as well as the long side facing the street, and an Official Fuel NASCAR decal on the long side facing the street. In addition, if requested, the Board would not be in favor of placing a Sunoco sign on the building, as a Dunkin' Donut sign already exists. All were in favor.

## **NEW BUSINESS**

**Somers Crossing** – The Architectural Review Board received the Statement of Findings for the Somers Crossing project.

The meeting was adjourned at 9:10 p.m. The next meeting will be held on Thursday, July 28, 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