

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

MEETING MINUTES

June 30, 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 (arrived at 8:45 p.m.), Ken, Field, Joe Paiva and Bruce Prince.

Building Inspector Efreem Citarella was also present.

MINUTES

A motion was made by Mr. Paiva and seconded by Mr. Prince to approve the minutes of the May 26, 2011 meeting. All were in favor.

APPLICANTS

Il Forno Trattoria – 343 Route 202

APPROVED

Silvio Dinardo, owner of Il Forno Trattoria located at 343 Route 202 presented a proposal to the Board to reside his restaurant. Photos of the building were presented and it was evident that the siding is in need of scraping and painting or residing. Mr. Dinardo would like to reside with Hardie Plank that is monterey taupe in color. The white trim (most of which has already been replaced with AZEK) and hunter green shutters will remain. Since the building is in the Business Historic Preservation District, this renovation will also have to be approved by the Landmarks Committee. A motion was made by Mr. Prince and seconded by Mr. Alfonzetti to approve the proposal to reside the restaurant with monterey taupe Hardie Plank. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Dinardo.

Traditions 118 – 11 Old Tomahawk Street

CONDITIONAL APPROVAL

Last month, 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 his restaurant and stucco walls on both sides of the entrance. Mr. Lubic wanted 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. He also wanted to replace the existing siding on the building with silver gray vinyl shake siding. Approval was given for this portion of the project, and work has begun.

Several additional concerns about details that needed to be addressed through the process of installing the stone were discussed. This evening, Mr. Lubic presented architectural drawings dated June 27, 2011 for review and comment. Darker stone will be used at the base and lighter above. A new front door with a canopy is being proposed. The shutter color has changed from cranberry to white. Pillars have been added to the façade and front entrance. Lighting fixtures have been added and lighting is also being considered for under the caps of the stone walls. The Board is pleased with the direction that this project is taking.

A motion was made by Mr. Alfonzetti and seconded by Mr. Paiva to approve the work being proposed as indicated on the architectural drawing dated June 27, 2011. Mr. Lubic will return for additional review and comment as the project progresses. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Lubic.

7-Eleven – 112 Route 100

APPROVED

Dominion Expediting representative Riccardo Cervini presented a proposal for a refresh of the 7-Eleven located at 112 Route 100. Architectural drawings dated April 25, 2011 were submitted and included all details. The existing siding in the front of the building and the soffit will be painted sandy white and the standard 7-Eleven signage within that area will remain. The red, orange and green stripes on either side of that sign will be painted over in sandy white. The front fascia board and columns, as well as the existing brick on the entire building will be painted in a sierra hills color. Coronado-Vanderbilt corner quoins will be added to both sides of the building and will be sandy white in color. The sandstone along the bottom of the front of the building will be painted autumn brown. Mr. Cervini was reminded that the interchangeable sign that currently exists on the soffit of the front of the store is illegal according to Town code and the brackets for such sign and a new interchangeable sign cannot be included in this new plan.

A motion was made by Mr. Alfonzetti and seconded by Mr. Field to approve the work being proposed as indicated on the architectural drawing dated April 25, 2011. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Cervini.

Fro-Yo Fusion – 253 Route 202

The Board met with Ginny and Ken Ryan who are planning to open an ice cream shop at 253 Route 202 called Fro-Yo Fusion. The proposal included a plain awning over and handicap ramp in front of the entrance; an awning on the roadside of the building that reads Fro-Yo Fusion, and includes their logo; a Fro-Yo Fusion sign with the logo on the pylon directory; and a temporary sign for the roadway. The applicants were reminded that a temporary sign in the Business Historic Preservation district can only remain for 14 days. A discussion ensued and many ideas and suggestions were exchanged. All agreed that the sign on the roadside fascia should be flat and cannot be larger than 2' high by 6' wide. The applicants would also like that sign to be lit. Different color

variations will be considered for the awning and signs and the logo may be changed a bit. The applicants will meet with the Board at their July meeting to continue review of the proposal.

OLD BUSINESS

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 he is still waiting Brewster Signs 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. The Architectural Review Board is disappointed that this request has taken so long. Mr. Paiva asked Mr. Citarella to send Mr. Thimm a notice of violation order to remedy as soon as possible, with a deadline date of July 28 and all members agreed. A copy of that notice for the files was requested.

Somers Chase – Route 202 Update

Original site plans showing the entryway to Somers Chase were not able to be located. A committee has been created by Somers Chase to work on a new plan for the entryway, including signage. Once a plan has been decided upon, arrangements will be made for Somers Chase to present their proposal to the Architectural Review Board.

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. Mr. Alfonzetti has spoken with the Town Supervisor about moving forward with a plan for these signs and she is receptive to having the Town Board review an update.

Checklist for Submissions

Mr. Paiva will review the current Checklist for Submissions and provide Mrs. Schirmer with suggested changes. All will review and comment at the July meeting.

NEW BUSINESS

There was no New Business this evening.

The meeting was adjourned at 10:00 p.m. The next meeting will be held on Thursday, July 28, 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