

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

July 24, 2014

The meeting was opened at 7:30 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, Mark Brown, John DeMase, and Richard Nash.

Building Inspector Efrem Citarella was also present.

MINUTES

The minutes of the June 26, 2014 meeting were not approved as there was not a quorum present this evening of those in attendance at that meeting.

APPLICANTS

Dr. Lorraine Parker – 361 Route 202

APPROVED

Owner of 361 Route 202 Ralph Ragette presented the Board with a sign proposal for Dr. Lorraine Parker. Two placard signs will be placed on either side of the existing pylon directory which is down lit. The signs are 54" wide by 15" high and will read "Dr. Lorraine Parker – Chiropractor – (914)-248-5122" in black lettering on a white background. The placards are outlined in black.

A motion was made by Mr. Nash and seconded by Mr. DeMase to approve the sign proposal as submitted. All were in favor. A resolution will be sent to the Building Department, with a copy to both Mr. Ragette and Dr. Parker.

Antipodal Holdings LLC - 356 Route 202

APPROVED

The Board met with Dr. Christopher Nicora, owner of 356 Route 202 regarding a new

pylon directory at the roadside of his building. The overall size of the sign is 36" wide by 48" high, with a background color of Benjamin Moore Essex Green. There are four placards one either side of the sign that are equal in size, the background color is Benjamin Moore Chrome Green, and the lettering is white. The placards read "Dr. Christopher B. Nicora, M.D. – Internal Medicine", "JPL Architects", and "PODIATRY – Westchester Health". A fourth placard will be left blank for a future tenant.

A motion was made by Mr. Nash and seconded by Mr. Brown to approve the proposal as submitted. All were in favor. A resolution will be sent to the Building Department, with a copy to Dr. Nicora.

CONDITIONAL APPROVAL

In June, the Board met with contractor Steve Iacofano regarding the replacement of the roof at 356 Route 202 in the Business Historic Preservation District. Natural cedar shakes with a 18" perfection and 7" exposure will be used on the main portion of the building contingent upon the applicant returning to the Architectural Review Board with plans for a full color scheme for the remaining of the building, including the block, windows, doors and trim. In addition, design options need to be presented for the top panel of the elevator shaft. Dr. Nicora presented a new rendition this evening that was reviewed and discussed. The block is a dark grey, doors cranberry and trim white. No one objected to the colors, but all agreed that the top panel of the elevator shaft might look nice with a false window rather than a raised panel. Dr. Nicora's will consult with his architect and present another submission which will be distributed to the Board via email for approval.

Landscape Concepts – 253 Route 100

APPROVED

Jim Polinsky of Signs Ink presented the Board with a sign proposal for Landscape Concepts of 253 Route 100. The sign is 2' high by 5' wide and reads "Landscape Concepts – Complete Design & Outdoor Management Company – 914.245.4800". The background is white and the lettering and design is hunter green. It will be the same height as the "Froggy's Deli" sign and will be placed in the middle of the windows that line the front of the building.

A motion was made by Mr. Nash and seconded by Mr. Brown to approve the sign proposal as submitted. All were in favor. A resolution will be sent to the Building Department, with a copy to both Mr. Polinsky and the company owners.

Raymond James – 341 Route 202

CONDITIONAL APPROVAL

The Board met with the owner of 341 Route 202 Rick DiNardo and Antonio Arrieta of Graphic Solutions and Signs LLC regarding a new pylon directory at the roadside of this location, as well as signs for over the doorways facing both Scott Drive and Route 202.

The pylon directory is 6' high by 3' wide and the proposed placard is 2' high by 3' wide and reads "Raymond James" on a beige background (to match the color of the building) with cocoa brown lettering and trim. In order to accommodate a second placard on the directory, the height needs to be increased to 7' 6" or the bottom placard will be too close to the ground. The Board has also requested that the lettering on the placard directory be black to match those on the building façade. A suggestion was also made to add the number "341" to the top of the placard. The directory will be externally lit. A new rendition with the aforementioned changes will be sent and distributed via email for approval.

The proposal also includes two signs to be placed over the doorways of the business. One faces Scott Drive and the other Route 202. Both signs consist of 5" tall, ½" thick black acrylic letters that will be placed directly on the façade of the building. They will both read "Raymond James" and it will be 5'-1 3/8" long. The sign facing Route 202 will be externally lit with gooseneck lighting.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Site plans for Avalon Somers and the Somers Planned Hamlet were received and briefly discussed.

The meeting was adjourned at 9:30 p.m. The next meeting will be held on Thursday, August 28 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 Board
Building Department
Fire Inspector