

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 28, 2016

The meeting was opened at 7:05 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, Mark Brown, John DeMase, and Joe Paiva. Rich Nash was absent.

Building Inspector Efreem Citarella was also present.

MINUTES

Mr. Alfonzetti made a motion to accept the minutes of the June 23, 2016 meeting as submitted. The motion was seconded by Mr. Paiva. All were in favor.

APPLICANTS

208 Route 118 – Luna’s Bar and Lounge

APPROVED

The Board met with Jim Polinsky of Signs Ink regarding a sign proposal for the Luna’s Bar and Lounge located at 208 Route 118. The double sided sign is made of aluminum and will fit into the existing frame. It reads “Luna’s Bar and Lounge”. The interior of the sign is 32.8” high and 46.5” wide, with the frame added, the overall size is 36” high by 48” wide and is externally lit.

A motion was made by Mr. Alfonzetti and seconded by Mr. Brown to approve the sign proposal as submitted. All were in favor, but Mr. Paiva. He abstained due to the fact that in his opinion, the pre-existing legal non-conforming use has been discontinued for more than a one year period of time. The local code states they lose the right to continue and have to conform to the current zoning. He therefore disagrees with the Building Inspector’s time line. A copy of the resolution will be sent to the Building Department and owner Norbin Duarte.

Green Briar HOA

Kevin and Laura Cullen, owners of Heritage Management Services, LLC presented a sign proposal on behalf of the Green Briar HOA to replace their existing double posted signs at their entrances on Butler Hill Road and Warren Street. One of the signs has already been removed as a result of vandalism. The new signs will be placed on an arched stone wall that will be built. The letters collectively cannot exceed 2' in height and 10' in length. The renditions presented this evening were not to scale. Mr. and Mrs. Cullen will return to the August meeting with more detailed plans.

OLD BUSINESS

325 Route 100 – Towne Centre at Somers

CONDITIONAL APPROVAL

Rogelio Franco of Franco Designs, Craig Von Ohlsen of JMC and Robert Weeks of Urstadt Biddle Properties, Inc. presented an updated renovation proposal for the Towne Centre at Somers located at 325 Route 100 to the Board members. The overall plan for the entire shopping center regarding all improvements was presented for final approval.

This evening, the updated plans for the elevations, breezeway and area where the flagpole and tower structure are being removed were reviewed page by page. The color samples for the sidewalk pavers, stone veneer wrapping for planters/columns, benches, litter receptacles, and lighting were shared. All details, specifications, etc. are outlined on the plans provided. Existing signs will remain with an impending plan as a work in progress for new tenants.

Faux stone veneer columns are being proposed for the Partial East Elevation Building A in an effort to complement the existing column and pilaster. All agreed to eliminate those faux stone veneer columns and just paint those areas. New plans reflecting that elevation change will be provided and circulated among the members for a final approval.

A motion was made by Mr. DeMase and seconded by Mr. Brown to give conditional approval to the project until the new plans reflecting the elevation change to the Partial East Elevation Building A are submitted and reviewed for an approved motion. All were in favor.

NEW BUSINESS

Somers Crossing – Negative Declaration – The Architectural Review Board received the Negative Declaration for the Somers Crossing project.

The meeting was adjourned at 8:50 p.m. The next meeting will be held on Thursday, August 18, 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