

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

August 18, 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, and Rich Nash. John DeMase and Joe Paiva were absent.

Building Inspector Efreem Citarella was also present.

MINUTES

The minutes of the July 28, 2016 meeting were not approved as there was not a quorum of those present at that meeting this evening.

APPLICANTS

APPROVED

Green Briar HOA

Heritage Management Services, LLC owner Laura Cullen returned with an updated sign proposal for the Green Briar HOA. Their existing double posted signs at their entrances on Butler Hill Road and Warren Street are being replaced with burnished stainless steel letters reading "Green Briar" attached to an arched stone wall that will be built. The letters are 9" wide by 12" high and span 10' in length. They will be placed on a 16' wide by 3' high wall at the west entrance and a 16' wide by 3' high wall on the left side and 5' high on the right side at the east entrance. Each wall will have coping that has a 2" overhang over the front only. The top of each letter will be 1' – 3" from the top of the wall. There is no lighting.

A motion was made by Mr. Nash to approve the updated proposal as submitted. Mr. Brown seconded the motion. All were in favor. A copy of the resolution will be sent to the Building Department and Mrs. Cullen.

OLD BUSINESS

325 Route 100 – Towne Centre at Somers

CONDITIONAL APPROVAL

In July, Rogerio 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.

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.

August Meeting: Since the last meeting, Mr. Franco emailed a revised plan for the Partial East Elevation Building A. It was reviewed and discussed at length this evening. The Board recognizes that this elevation with its asymmetrical window layout and three gable roof lines makes the symmetry of this elevation difficult to properly bring together a layout that will rejuvenate the building and also bring it together with the rest of the proposed renovations. The Board feels that the revised plan still does not achieve this objective and would ask the applicant to visit this elevation again with the goal of looking at the overall elevation including symmetry of the roof line, balanced with the windows, columns (real or other) and the adjacent store front elevations. In addition, although this renovation does not include the front entrance (north elevation) to CVS, the Board thinks it's important to see what would be proposed for that area to be sure what they are approving for the Partial East Elevation Building A ties in. Not only is it part of the same store, but when one pulls into the shopping center from Route 202, the first thing that they see straight ahead is the front entrance to CVS.

NEW BUSINESS

The Crossroads at Baldwin Place – The site plan for The Crossroads at Baldwin Place was reviewed by the Board. No comments were made.

Somers Crossing – The Board reviewed the site plan for Somers Crossing. There were no comments at this time.

The meeting was adjourned at 8:30 p.m. The next meeting will be held on Thursday, September 22, 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