

ARCHITECTURAL REVIEW BOARD

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**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
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SOMERS, NY 10589

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY  
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**MEETING MINUTES**

**August 4, 2011**

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 and Ken Field.

Building Inspector Efrem Citarella was also present.

**MINUTES**

A motion was made by Mr. Field and seconded by Mr. Alfonzetti to approve the minutes of the June 30, 2011 meeting. All were in favor.

**APPLICANTS**

**Affirmation Presbyterian Church – 1 Route 139**

**APPROVED**

The Board met with C&M Signs owner John Oliva regarding a sign proposal for the Affirmation Presbyterian Church located at 1 Route 139. The sign will replace what exists in exact size and overall height and the location will remain the same. It is a 23" high by 29" wide, double sided carved sign. The background is burgundy with white lettering that reads "Affirmation (5" high letters) Presbyterian Church (4" high letters)" and a dark red panel that reads "Sunday Worship 11:15 AM" in 1" high white lettering. The sign hangs between two white vinyl posts that are 68" high. The bottom of the sign is 45" from the ground. A motion was made by Mr. Field 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 Mr. Oliva.

## **Mamma Rosa Ristorante – 252 Route 100**

### **APPROVED**

Owner Fortunato Multari of Mamma Rosa Ristorante located at 252 Route 100 met with the Board regarding a sign and front entrance awning proposal which will replace what exists in exact size and the locations will remain the same. The sign is double sided and is 46" high by 84" wide. The background is chocolate brown with gold lettering that reads "Mamma Rosa (10" high letters) Ristorante 914-232-8080 (6" high letters)". The awning is chocolate brown with gold lettering and will read "Ristorante" across the front. A motion was made by Mr. Field and seconded by Mr. Brown to approve the sign and front entrance awning proposal as submitted. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Multari.

## **Custom Physiques Personal Training – 380 Route 202**

### **DENIED**

The Board met with Custom Physiques Personal Training owners CJ and Lisa Woodward regarding a sign proposal for their business located at 380 Route 202 in the Somers Professional Commons. As allowable per the Town Code, they currently have a placard on two different directory signs (Routes 116 and 202), as well as a projecting sign hanging from the building at the top of the stairs leading down to their business. A sign proposal was submitted this evening to hang a sign on the wall leading down the stairs. The owners feel as though they have little or no exposure due to their location in the basement of the building. Since an additional sign is not permissible as per the Town Code, the proposal had to be denied. The applicants indicated that they would like to apply for a variance from the Zoning Board of Appeals. The Architectural Review Board indicated that due to the visibility issue, they would support a wall sign that matches the projecting sign in background color and lettering. A memo will be sent to the Zoning Board of Appeals with a copy to Mr. and Mrs. Woodward and their landlord.

### **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 in May 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. This still had not been done in June and the Architectural Review Board was disappointed that this request has taken so long. At the request of Mr. Paiva at the June meeting, a Notice of Violation Order to Remedy by July 28 was sent to Mr. Thimm on July 12.

This evening, Mr. Citarella informed the Board that Mr. Thimm had visited him at his office earlier in the day and indicated that Brewster Signs was unable to cut the sign down to size within the allotted time frame. An extension deadline was given until August 11. If the sign is not cut down to size by the close of business on the 11<sup>th</sup> of August, a court appearance ticket will be issued.

### **Fro-Yo Fusion – Update**

An email update was received from Ginny and Ken Ryan, who were planning to open an ice cream shop at 253 Route 202 called Fro-Yo Fusion. They had met with the Board last month with regard to a sign and awning proposal. The email indicated that the Westchester County Health Department is requiring an update to the landlord's well system in order to accommodate an ice cream shop. As it is a very costly venture that the landlord is not willing to endure, the Ryan's are negotiating on another location.

### **Traditions 118 – Update**

In May, 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. At the June meeting, 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. Mr. Lubic

will return for additional review and comment as the project progresses. This evening, Mr. Citarella reported that he is waiting for paperwork from the Planning Board regarding the new front door and canopy.

### **Somers Chase – 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**

On July 13, the Supervisor's office confirmed price quotes for replacement of the four missing signs to the entrances of Somers from Steve Chester at Signs Ink. The order for new signs has been placed and they should be ready for installation shortly. A request was also made by the Supervisor's office to the Town Highway Department Superintendent to have his staff clean and stabilize the remaining signs.

### **Checklist for Submissions**

Mr. Paiva will review the current Checklist for Submissions and provide Mrs. Schirmer with suggested changes. They will be submitted to the Board for review and comment.

## **NEW BUSINESS**

### **Somers Professional Commons – 380 Route 202**

In June 2010, the owner of Somers Professional Commons submitted a sign proposal to the Board. He wanted to install two new directory signs, one on Route 116 and the other on Route 202. The proposal also included two wall signs for each of the tenants, one to be placed on the side of the building facing Route 116 and the other on the Route 202 side of the building. A permit for these new signs was never secured. After further review of the Town Code and the Business Historic Preservation District addendum this evening, as it applied to the Custom Physiques Personal Training application, it was determined that an error had been made and only one wall sign per tenant is permitted. A memo will be sent to the owner.

### **2012 Budget**

The 2012 Budget is due by August 15. It includes \$500 in contractual and \$3,260 in salaries for Mr. Alfonzetti and Mrs. Schirmer. The salaries proposed cannot include an increase and the contractual will remain the same. Mrs. Schirmer will complete all necessary paperwork.

### **Signage Code Recommended Changes**

All agreed that some recommended changes need to be made for the signage code not only for clarity, but also for enforcement purposes. Mrs. Schirmer will provide a draft at the next meeting for review and comment.

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

August 25, 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