

ARCHITECTURAL REVIEW BOARD

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Town of Somers

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
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MEETING MINUTES

September 22, 2016

The meeting was opened at 7:00 p.m. with the Pledge of Allegiance. The following members were in attendance: Chairman John Alfonzetti, John DeMase, and Joe Paiva. Mark Brown and Rich Nash were absent.

Building Inspector Efreem Citarella was also present.

MINUTES

Mr. Alfonzetti made a motion to accept the minutes of the July 28, 2016 meeting as submitted. The motion was seconded by Mr. DeMase. All were in favor.

The minutes of the August 18, 2016 meeting were not approved as there was not a quorum of those present at that meeting in attendance this evening.

APPLICANTS

380 Route 202 – Partners in Healing

APPROVED

The Board met with Dr. Arnold Morgan regarding a sign proposal for Partners in Healing Psychotherapy Practice located at 380 Route 202. All three signs read “Partners in Healing Psychotherapy Practice 914-248-5060”. The background is white, lettering black, border gray and there is a blue lotus flower. One sign will be placed on an existing pylon directory on the Route 202 side of the building. It is 30” high by 41” wide. A second one will be placed below the existing sign on the Route 116 side of the building. It is 18” high by 26” wide. The third is a directional sign. It is 13.5” high by 18” wide, and will be placed on the exterior wall of the building.

A motion was made by Mr. Alfonzetti and seconded by Mr. Paiva to approve the signs as submitted. All were in favor. A copy of the resolution will be sent to the Building

Department.

243-247 Route 100 – Edward Jones Investments

APPROVED

Greg Bidwell, Facilities Manager for the owners of the property located at 243-247 Route 100 presented a sign proposal for a new tenant “Edward Jones Investments”. The application presented is for the installation of the new “Edward Jones Investments” tenant only. The overall sign was previously approved by the Planning Board as part of the site plan process in 2000 and is v shaped. There are two placards and each reads “Edward Jones Investments” in blue letters on a gray background. They are 48” long by 6” high.

A motion was made by Mr. DeMase and seconded by Mr. Alfonzetti to approve the sign proposal as submitted. All were in favor. A copy of the resolution will be sent to the Building Department.

366 Route 202, LLC

APPROVED

The Board met with owner of 366 Route 202, LLC Karen Merritt. She wants to repaint the exterior of the building with Benjamin Moore Navajo White OC-95; repaint the railings and stairs in white; stain the stair treads and decking in black; and replace the existing shutters with vinyl ones that have raised panels in black. In addition, grilles will be placed in the casement windows on the 2nd floor of the front elevation and they will be trimmed out in white to match those that are double hung. A discussion took place and the following changes will be made. The shutters from the 2nd floor casement windows will be removed and they will be framed out with wide white trim. A strip of white trim will be added between the 1st and 2nd floors.

A motion was made by Mr. Paiva to approve the proposal with the recommended changes. Mr. DeMase seconded the motion. All were in favor. A copy of the resolution will be sent to the Building Department.

332 Route 100, LLC

Sy Aryeh, owner of 332 Route 100, LLC discussed ideas he had for a new Unilock retaining wall to replace the one that existed in the front of his building located at 332 Route 100. It was suggested that the new wall have step increments with turrets every 20’ or so. The wall blocks should match the color and texture of the bottom half of the existing building, and the turrets should match the top half of the existing building. Mr. Aryeh will return with a proposal at the October meeting.

OLD BUSINESS

325 Route 100 – Towne Centre at Somers

APPROVED

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.

September Meeting: Rogerio Franco of Franco Designs and Robert Weeks of Urstadt Biddle Properties, Inc. presented a new proposal for the Partial East Elevation Building

A, as well as the Proposed Elevation Building A – Front of CVS Store. The East Elevation proposal has stone clad pilasters against the wall and that same stone clad will be used to wrap the existing columns that begin at the end of that sidewalk as it turns to the front of the CVS store. The stone clad to be used is Glen-Gery Landmark Stone – Ashford Stackstone. The various colors on the building façades to be used are Sherwin Williams Sensuous Gray SW7081; Socialite SW6025; Retreat SW6207; Oyster Bay SW6206; Sea Salt SW6209; and Pewter Green SW6208. The trim color being used is Alabaster (White) SW 7008. The members were pleased with the new elevations presented.

A motion was made by Mr. Paiva and seconded by Mr. DeMase to approve the renovation proposal as submitted for the Towne Centre at Somers. All were in favor. A copy of the resolution will be sent to the Building Department.

NEW BUSINESS

There was no New Business this evening.

The meeting was adjourned at 8:45 p.m. The next meeting will be held on Thursday, October 27, 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