

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

June 27, 2019

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

Rich Nash was absent.

MINUTES

A motion was made by Mr. Brown and seconded by Mr. Paiva to approve the minutes of the May 23, 2019 meeting as submitted. All were in favor.

APPLICANTS

57 Route 6 – Crossroads at Baldwin Place

The Board met with Ken Kearney, owner of Crossroads at Baldwin Place located at 57 Route 6 and Jim Polinsky of Signs Ink to discuss a proposed business directory for the entrance to his new business.

It is 5' by 8' on a brick base that matches the brick on the façade of the building that has a bluestone cap. It is double sided and the letters only are internally lit. There are 14 placards that will have the same font and can accommodate a full capacity of tenants. The background is brown (Benjamin Moore HC-69 Whitall Brown to match the same color of the shutters and cornice on the building) welded aluminum and the letters white. The top reads "Crossroads at Baldwin Place" with 57 on the top left corner of the brick base.

The sign is larger than what is permitted (4' by 5') in a Neighborhood Shopping District, therefore the applicant will file an application with the Zoning Board of Appeals for an Area Variance for the size. The applicant will return to the July 25, 2019 Architectural Review Board meeting to discuss further details of the sign.

256 Route 100 – JAD Deli

Property owner Steve Delzio, and JAD Deli owners Jose Castellano and Alexander Solis met with the Board to discuss a proposal for a placard on a pole sign for their new business located at 256 Route 100. It is 19" high by 62" long and reads "JAD Deli Friends and Family with the phone number". To the right is a picture of sandwich with "Fresh Fast Food" in white letters on a red background. It was suggested that "Friends and Family", the phone number, as well as the picture be eliminated, and "Breakfast and Lunch" be added. The applicant will email a new rendition for review and comment.

280 Route 118 – RJ's Little Treasures

The Board met with Roy Etere owner of RJ's Little Treasures located at 280 Route 118 with regard to a wall sign for his new business. The sign is 16" high by 48" wide and reads "RJ's Little Treasures Antiques, Used Furniture and Collectibles" in hunter green letters on a cream background and will hang over his storefront.

A motion was made by Mr. DeMase to approve the wall sign as submitted. Mr. Brown seconded the motion. All were in favor.

1000 West Hill Drive – Property owner Quintin Lew met with the Board to discuss a sign proposal for their new business Somers Pointe Country Club located at 1000 West Hill Drive. The proposal consists of two free standing signs and two wall signs which replace what previously existed as approved by the site plan. The freestanding signs at the entrance are one sided and read "The Somers Pointe" in gray letters on a medium blue background and "Somers National Golf Club" in black letters on a gray background. There is a wall sign at the entrance to the restaurant that reads "The Somers Pointe" in gray letters on a medium blue background and another at the entrance to the golf club that reads "Somers National Golf Club" in black letters on a gray background.

A motion was made by Mr. Paiva to approve the sign proposal as submitted. Mr. DeMase seconded the motion. All were in favor.

For Sale/For Let Signs in the Business Historic Preservation District

Business Historic Preservation District owner's Don DiLorenzo, Lillian DiLorenzo, Rick DiNardo, Karen Merritt, and Ami Ranani met with the Board to discuss For Sale/For Let signs which are currently not permitted as per the Code of the Town of Somers. A lengthy discussion ensued and the following was agreed upon and the Architectural Review Board is in full support of these collective decisions. A memo stating such will be distributed.

The signs are only for temporary advertising for sale or for let.
Reflective, florescent and neon colors may not be used.
Only two different colors may be used.
Only letters and numbers can be used.
The signs are temporary.

The signs can only be erected when there is a vacancy and must be removed when a contract is signed. The Zoning Department must be notified with these dates prior to erecting the sign and given bi-weekly updates.

The sign cannot exceed 24" by 30" and will hang from a post and arm.

The post is 4" by 4" and 72" above grade.

The arm is 2" by 3.5" by 36".

The post and arm must be white and made of PVC.

63 Route 6 – Coral Seafood Restaurant – The Board discussed and reviewed an updated plan for Coral Seafood Restaurant located at 63 Route 6. A request will be made for the Board to meet with Kevin Desharnais of KGD Designs, Inc., 20 Butler Hill Road in Somers to discuss their concerns further. A memo will be sent to Planning and Engineering.

OLD BUSINESS

331 Route 100 – St. Luke's Church

Last month, the Board met Vestry member Joe Ciavardini, as well as Amramp Company owners Bob and Kim Danek with regard to installing a new ramp to the side of the front of the St. Luke's Church located at 331 Route 100 as the existing ramp needs to be replaced. A lengthy discussion took place and the overall consensus was that the proposed ramp looks temporary and doesn't blend aesthetically with this historic structure that is in the Business Historic Preservation District. The option of a lift was discussed and was to be researched further. Mrs. Schirmer reported that she received a call from Mr. Danek informing her that the applicant has decided to refurbish the existing ramp.

New Construction Memo Date

The Architectural Review Board Chair sent a memo to the Planning Board Chair regarding the review of new construction applications by the Board.

NEW BUSINESS

There was no New Business this evening.

The meeting was adjourned at 9:10 p.m. The next meeting will be held on Thursday, July 25th 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

Code Enforcement Officer