

ARCHITECTURAL REVIEW BOARD

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**Town of Somers**

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY  
dschirmer@somersny.com

**MEETING MINUTES**

**November 29, 2012**

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, Rich Nash, Joe Paiva and Bruce Prince.

**MINUTES**

A motion was made by Mr. Paiva and seconded by Mr. Nash to approve the minutes of the October 25, 2012 meeting as submitted. All were in favor.

**APPLICANTS**

**280 Route 118 – City Spa**

**APPROVED**

Steve Chester of Signs Ink presented the Board with a sign proposal for City Spa located at 280 Route 118. The proposed sign is 18" high by 6' long and reads "City Spa" with the phone number underneath. It will hang off the front of the building. The background of the sign is red and the lettering white. The letters that read "City Spa" are 8" high and the phone number is 3" high. Three other signs exist in the windows of the storefront, which are not allowable by Town code, as they exceed the number of signs allowed. A motion was made by Mr. Alfonzetti to approve this proposal as submitted, with the understanding that the three other windows signs will be removed. Mr. Prince seconded the motion. All were in favor. A resolution will be sent to the Building Department with a copy to Mr. Chester.

**249 Route 202 – Somers Smiles**

**APPROVED**

The Board met with Dr. Michael Karol, DDS, owner of Somers Smiles located at 249 Route 202. The signs already exist. One is on the façade of the building. It reads “Somers Smiles” in black pin mounted letters that are placed directly on the façade of the building, which is cream colored. The second is the double sided pylon directory. There are two placards on each side that are 6” high by 43” wide and read “Somers Smiles” in dark green letters on a cream colored background. There are also two existing adhesive signs that read “Somers Smiles” in the windows of the storefront. They need to be removed as they exceed the number of signs allowable by Town Code. The name of the business can be added above the hours on the front door of the building. A motion was made by Mr. Nash to approve the sign proposal as submitted, with the understanding that the two existing signs in the windows will be removed. Mr. Brown seconded the motion. All were in favor. A resolution will be sent to the Building Department with a copy to Dr. Karol.

### **380 Route 202 – The CRC Group and New World Chiropractic**

Chiropractor Dr. Christine Vlachos presented the Board with a rendition of a double posted sign to be placed on the Route 202 side of the building that her business is located in at 380 Route 202. This would serve as a second sign for New World Chiropractic. It also includes signage for a new tenant, The CRC Group. Although the Board was pleased with the submission, some slight changes were suggested. A new proposal will be shared with the Board via email after Dr. Vlachos meets with the sign company.

### **OLD BUSINESS**

**Wording on Business Windows** – It has been determined after consultation with the Town Attorney that if a business owner advertises their business name or type of business they are promoting, directly on the window of the building, it is considered a sign and must be approved by this Board. This will have an impact on a couple of businesses in Town. The Building Department will advise them that approval from the Architectural Review Board is needed.

### **NEW BUSINESS**

**Letter to Landlords** – There has been an ongoing problem with tenants putting up signs without getting approval, despite the fact that the Building Department is telling them that this is a Town Code requirement. A letter will be sent to the landlords in Town by the Building Department requesting their assistance in this matter to reinforce this with their tenants.

**Signage Code Updates** – All will be issued a copy of the signage code to review for proposed changes at the next meeting. This will be done in an effort to clarify certain sections.

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

December 20 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 Board  
Building Department