

ARCHITECTURAL REVIEW BOARD

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
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JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
SECRETARY
dschirmer@somersny.com

MEETING MINUTES

August 23, 2012

The meeting was opened at 7:40 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.

Building Inspector Efrem Citarella was also present.

MINUTES

A motion was made by Mr. Alfonzetti and seconded by Mr. Brown to approve the minutes of the June 28, 2012 meeting as submitted. All were in favor.

APPLICANTS

380 Route 202 – New World Chiropractic

APPROVED

The Board met with Dr. Christine Vlachos, owner of New World Chiropractic located at 380 Route 202 regarding signage. There is an existing pole sign that is double sided and located on Route 116 that is 31" by 31". It reads "New World Chiropractic" with Dr. Vlachos' name, phone number and a logo. Dr. Vlachos will paint the frame of the sign in a darker color so that the wording and logo is more prominent. The applicant is also considering a second projecting sign that will hang in the middle of the side of the building along the one way driveway into the complex. As per Town Code, this sign can be no larger than 5 square feet with a 2 ½ feet maximum vertical and 3 inch maximum thickness. No horizontal or vertical dimension of the sign face shall be more than twice the other dimension. The wording and logo on this sign will replicate that of the one on Route 116, with some minor changes. This sign will be double sided. Dr. Vlachos will keep the Board Secretary up to date on what she intends to do with the second sign. A

motion was made by Mr. Alfonzetti and seconded by Mr. Prince to approve the existing sign as submitted. All were in favor. A resolution will be sent to the Building Department with a copy to Dr. Vlachos.

OLD BUSINESS

1 Lovell Street Update

Since January, Mr. Thimm, owner of 1 Lovell Street has promised that he would submit a landscape plan as a compromise for the purposes of building up the ground under his sign to compensate for a 1 ½' height difference of the sign. Numerous attempts have been made in writing, with follow up phone calls to no avail. The Architectural Review Board made one last attempt in writing to Mr. Thimm to resolve this issue. He was asked to contact the Board Secretary to make arrangements to be placed on the agenda for the June meeting and never did. The Board has made a decision to take this open violation item off their agenda and will notify the Building Inspector in writing that this is being done.

Somers Chase Update

A decision was made on behalf of the Somers Chase homeowners to apply for variances to keep their existing signage at the development's entrance. A tree ordinance violation had to be dealt with before an application could be made to the Zoning Board of Appeals. The violation issue has been resolved and the application process to meet with the ZBA has still not happened. Again, as this is an open violation item, it will be taken off the ARB agenda and a memo stating such sent to the Building Inspector.

Cross County Locksmith Update

Several unsuccessful attempts have been made by the Building Department to have the owner of Cross County Locksmith to complete a sign application to be placed on an Architectural Review Board meeting agenda to get approval for his signage. The Board will take this item off their agenda, and formally request that the Building Inspector deal with the owner regarding this violation. The Building Inspector will be notified in writing.

Gary Lerman, CPA Update

It has been brought to this Board's attention that Gary Lerman, CPA has rented space in the Towne Centre at Somers, and posted signs without proper permits and approvals. The Building Inspector will address this situation with the landlord. A memo will be sent to the Building Inspector.

NEW BUSINESS

2013 Budget

Mrs. Schirmer has submitted the budget requests for 2013 as requested by the Town Supervisor. It includes salaries for the Chairman and Secretary, as well as contractual expenses for supplies. There is no increase over 2012.

The meeting was adjourned at 9:30 p.m. The next meeting will be held on Wednesday, September 27 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