

ARCHITECTURAL REVIEW BOARD

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY  
dschirmer@somersny.com

**MEETING MINUTES**

**March 28, 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, Rich Nash, and Joe Paiva.

**MINUTES**

The minutes of the February 28, 2019 meeting needed to be amended. They will be placed on the agenda of the April 25, 2019 meeting for approval.

**APPLICANTS**

**331 Route 100 – St. Luke’s Church**

A proposal has been submitted to repaint the St. Luke’s Church located at 331 Route 100 to match the existing Benjamin Moore historic white color that will be used to repaint the steeple. The shutters will be repainted as well with Benjamin Moore Tarrytown Green.

**1 Lovell Street – Somers Super Deli**

An application was submitted for a new wall sign for Somers Super Deli located at 1 Lovell Street, but no one showed up to present the submission. In addition, this sign was installed without getting approval from the Architectural Review Board first. It was suggested that fees be doubled when this happens, similar to Building Permit and Certificate of Occupancy fees being double when one alters or adds to without securing a Permit.

**OLD BUSINESS**

**266 Route 202 – DeCicco & Sons**

It was brought to the attention of the Architectural Review Board that the Town of Somers Principle Engineering Technician Steve Woelfle completed a construction

inspection at DeCicco & Sons located at 266 Route 202 and it was noted that the as-built conditions of the free-standing stone wall and wood fence adjacent to the parking lot varied from the approved drawing(s).

At the request of the property owner, the Architectural Review Board members visited the site. The Board reviewed the previously approved drawings and concluded that the as-built conditions do not compare favorably to the approved design of the wall and fence. They agreed that they would be willing to accommodate the property owner to have a special meeting, which took place on March 20<sup>th</sup> to discuss the merits of any proposed remedies. Different options to correct the wall were discussed and it was agreed they would return to the monthly meeting to finalize.

John DeCicco, owner of the property and his architect, Lou DiLeo returned this evening. They will fix the fence to reflect what was approved by the Architectural Review Board at their October 26, 2017 Board meeting which is as follows: A 1.5' high natural color cedar fence will be placed on top of the stone wall. The height of the stone wall will vary with the grade, but it will be a minimum of 30". The fence will be interrupted with a stone pier spaced every 24'. The total height of the stone wall and cedar fence will be 4'. All were pleased with that decision and look forward to seeing the project completed.

In addition, a plan was reviewed and discussed to screen the equipment on top of the roof which sit 7' 6" above the parapet. The enclosure will be custom made and placed horizontally around the equipment. It will be made of the same material as the roof and will be light gray in color, and will have the same galvanized detail as on the building.

A motion was made by Mr. Nash and seconded by Mr. Brown to approve the plans as submitted for the stone wall and cedar fence, as well as the equipment enclosure. All were in favor.

### **Review of New Construction**

The conversation continued regarding Mr. Paiva's question as to why the Somers Crossing development had been exempt from the Architectural Review Board review. Mr. Paiva cited other residential development projects, specifically The Mews, Crossroads at Baldwin Place and Avalon that had been subject to the Board's process of review and approval. Mr. Paiva reiterated that he considers Somers Crossing as a project that was required by the Town Code to obtain approval from the Architectural Review Board as per the Town Code's Architectural Review Board submission requirements as well as exemptions. Last month, a lengthy discussion ensued, and an email was sent to the Town Planner concerning this situation with no response to date. The Board awaits a response.

### **NEW BUSINESS**

There was no New Business this evening.

The meeting was adjourned at 9:00 p.m. The next meeting will be held on Thursday,

April 25<sup>th</sup> 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