

ARCHITECTURAL REVIEW BOARD

Telephone  
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**Town of Somers**

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY

**MEETING MINUTES**

**October 23, 2025**

The meeting was opened at 7:00 p.m. with the Pledge of Allegiance.

The following members were in attendance: John Alfonzetti, Shane Baksh, and Rich Nash.

John DeMase and Kate O'Keefe were absent.

**MINUTES**

A motion was made by Mr. Nash to approve the minutes of August 28, 2025 meeting. Mr. Baksh seconded the motion. All were in favor.

**APPLICANTS**

**Lincolndale Post Office and Lincolndale Veterinary Center – 152 Route 202**

The Board met with Jim Polinsky of Signs Ink regarding sign proposals for the Lincolndale Post Office and Lincolndale Veterinary Center located at 152 Route 202. The existing signs are white pin letters and they will be replaced with new white pin letters on the building façade. The sign for the vet will read "Lincolndale Veterinary Center" in white pin letters under the gable on the building facade. The sign for the post office will read "Lincolndale, NY 10540" in white pin letters under the gable vent on the gable and "UNITED STATES POST OFFICE" under the gable on the building façade, also in white pin letters.

A motion was made by Mr. Nash to approve the sign proposal as presented. Mr. Baksh seconded the motion. All were in favor.

**Frannie's Goodie Shop – 249 Route 202**

Business owner Sarah Antunes and Signarama owner Michael Lang met with the Board to review a sign proposal for a new business Frannie's Goodie Shop located at 249

Route 202. "Frannie's Goodie Shop" will be centered in between the two columns in front of the store. It will consist of black pin letters that will be 10" in height by 76" in length. Placards reading "Frannie's Goodie Shop" in hunter green letters on a cream background will be placed on the double-sided directory. The colors for the sign and placards match what is existing in the entire shopping center.

A motion was made by Mr. Nash and seconded by Mr. Baksh to approve the sign proposal as presented. All were in favor.

### **Bistro on the Green Restaurant and Jade Banquet Hall – 1000 West Hill Drive**

The Board met with Michele Hanson, Restaurant Manager for two new businesses at 1000 West Hill Drive, Bistro on the Green Restaurant and Jade Banquet Hall. A cut out sign reading "Bistro on the Green Restaurant" will be placed on the building façade over the entrance to the building. "Bistro on the Green" is in white letters and "Restaurant" in orange yellow letters on a hunter green background. It will be the same size as the existing sign. The other sign, reading "Jade Banquet Hall" will be placed in the same location as the existing sign at the entrance to the parking lot, on top of a stone wall that has an existing sign that reads "Somers National Golf Club" in black letters on a white background. It too is same size as the existing size with "Jade Banquet Hall" in gold letters on a hunter green background.

A motion was made by Mr. Baksh and seconded by Mr. Nash to approve the sign proposal as presented. All were in favor.

### **Somers Animal Hospital – 352 Route 202**

One of the owners of the Somers Animal Hospital Tim Walker met with the Board regarding an alteration to the front elevation of their building located at 352 Route 202. The plan is to remove the gable vent and replace it with a circular window. There were no objections, however, the Board wanted said circular window to be a solid pane of glass. A memo will be sent to the Town Building Inspector.

A motion was made by Mr. Nash and seconded by Mr. Baksh to approve the proposal as presented. All were in favor.

### **384 Route 202**

The Board reviewed a submission for two barn roof replacements at 384 Route 202 as this property is in the Business Historic Preservation District. GAF Timberline HDZ Weathered Wood algae resistant roof shingles will be used. A memo will be sent to the Town Building Inspector.

A motion was made by Mr. Nash and seconded by Mr. Baksh to approve the proposal as presented. All were in favor.

### **Focal Physical Therapy – 325 Route 100**

A submission was reviewed and approved via email for a new business exterior wall sign and three exterior freestanding double sided sign panels to be placed in existing

light boxes for Focal Physical Therapy located at 325 Route 100. All were in favor.

## **OLD BUSINESS**

### **Mattress Warehouse – 80 Route 6**

At the August meeting, Bryan Vassar of Archer Signs met with the Board to present a sign proposal for Mattress Warehouse located at 80 Route 6. Their current signs, one on the façade of the building over the entrance to the store reads “Mattress Warehouse” in red letters that are outlined in black and the other on the building elevation that faces Route 6 reads the same. The letters are back lit. Aesthetically, both signs are not pleasing. The one over the store doesn’t fit properly in the gable and the one on the side of the building facing Route 6 is very difficult to read. Mr. Vassar’s client would like to stack both signs with “Mattress” on the top line and “Warehouse” on the 2<sup>nd</sup> line. Aesthetically, this proposal is much more desirable and easier to read. Although the Board is in favor of this proposal for both signs, they are unable to approve it as stacking the sign makes it higher than the allowable 2’. Mr. Vassar would like to move forward with submitting an application to the Zoning Board of Appeals to get a height variance, but has to correct the size as the current submission is not scaled or represented correctly on the gable. It appears that the variances will be less than 1’. He will confirm and the drawing will be redistributed to the Board for their review. Update – The Zoning Board of Appeals approved the height variances for the two proposed signs at their October 21, 2025 meeting.

### **Somers Storage Center – 259 Route 100**

The Board met with property owner Rick DiNardo regarding a sign proposal for his new building located at 259 Route 100 that is going to be a storage center and has garages for cars at the August meeting. The linear footage of the front of the building is 225’. Although as per code Mr. DiNardo is entitled to a sign on the front of the building that cannot exceed 2’ in height and 110’ in length, the design of the front entrance to the building doesn’t allow for the placement of a sign that size and the sign would have to be placed on either side of the gabled entrance. The sign proposal is to place a 4’ by 8’ sign in the existing Azek cut out outlined in black above the windows in the gable that will read “Somers Storage Center” in white letters on a red background. It will be indirectly lit. In addition, Mr. DiNardo would like to place a second sign below the windows in the gable that will be placed in an existing Azek cut out outlined in black that reads “Climate Controlled” on the first line and “Self-Storage & Garages” in white letters on a red background. Three gooseneck lights will light this sign. Because of the number of signs and the size of one of them, the Board had to deny the application, however, aesthetically the Board had no objections to the proposed signs. Mr. DiNardo would like to move forward with submitting an application to the Zoning Board of Appeals for a variance for a second sign and a height variance for the other signs. Update – The Zoning Board of Appeals approved a second sign and height variance for one of the signs at their October 21, 2025 meeting.

## **NEW BUSINESS**

There was no New Business this month.

The meeting was adjourned at 8:00 p.m. The next meeting will be held on Thursday, November 20<sup>th</sup> at 7:00 p.m.

Respectfully submitted,

Denise Schirmer, Secretary  
Somers Architectural Review Board

cc: Architectural Review Board  
Town Board  
Town Clerk  
Building Inspector