

ARCHITECTURAL REVIEW BOARD

Telephone  
(914) 277-5582

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI  
CHAIRMAN



DENISE SCHIRMER  
SECRETARY

**MEETING MINUTES**

**February 26, 2026**

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

The following members were in attendance: John Alfonzetti, Shane Baksh, John DeMase, Rich Nash and Kate O'Keefe.

John DeMase phoned into the meeting.

**MINUTES**

A motion was made by Mr. DeMase to approve the minutes of October 23, 2025 meeting. Mr. Nash seconded the motion. Ms. O'Keefe abstained, everyone else was in favor.

**APPLICANTS**

**Somers Commons – 80 Route 6**

The Board met with Nicole Aherns of Studio Architecture to discuss the addition of a window in the storefront of retail space 520A. The new window will match those that are existing.

A motion was made by Mr. Nash and seconded by Mr. Baksh to approve the proposal as submitted. All were in favor. A memo will be sent to the Building Inspector.

**Heritage Hills Activities Center – 8 Heritage Hills Drive**

John Milligan from the Heritage Hills Society and Gene Vetrano of Site Design Constructions met with the Board to discuss the addition of a sunroom on an existing patio behind the Heritage Hills Activities Center. The sunroom will be 17' by 33' and the siding will match what is existing on the building.

A motion was made by Mr. DeMase and seconded by Mr. Nash to approve the proposal

as submitted. All were in favor. A memo will be send to the Building Inspector.

### **Lawton Adams – 260 Route 100**

The Board met with Brianna, Lawton and Nick Adams as well as John Oliva from C&M Signs to discuss a proposal for a wall sign to be placed on their newly erected building located at 260 Route 100. The top of the sign has the logo “LA” in white letters on a burgundy background and is internally lit. The second line reads “Lawton Adams” in black acrylic letters that will be stud mounted to the building and the last line reads “Materials\*Supplies\*Recycling”, also in black acrylic letters that will be stud mounted to the building. The size of the sign presented is 96” high by 212” long. It appears that the sign could be scaled down a bit to better fit between the windows and eaves of the building, as well as the architectural roof (faux) line not currently on the building. Although the Board thought the sign was aesthetically pleasing and the building could certainly accommodate a sign that size because the building is so large, they couldn’t approve the sign because it is higher than the maximum amount permitted of 24”. The owner will file an application with the Zoning Board of Appeals for a height variance and the Board will send a memo of support.

### **Yessi’s Café – 18 Tighe Road**

The Board reviewed a proposal for the legalization of a sign for a business, Yessi’s Café at 18 Tighe Road. It is 2’ high by 6’ wide and has the logo at the start of the sign followed by “Yessi’s Café” in yellow-gold lettering.

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

## **NEW BUSINESS**

### **Miracle Ear – 155 Route 202**

The Board reviewed a proposal for Miracle Ear located at 155 Route 202 via email. The sign reads “Miracle Ear” and consists of pin letters that match those of the existing businesses in size and color. In addition, panels reading “Miracle Ear” will be placed on the existing double-sided directory. They too will match the existing panels in font and color.

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

### **Bel Air Boutique – 80 Route 6**

Mr. Nash and Ms. O’Keefe met with Jim Polinsky of Signs Ink at their January 22<sup>nd</sup> meeting to discuss a sign proposal for a wall sign for a new business Bel Air Boutique located at 80 Route 6. It was established at the start of the meeting that there was not a quorum. The sign proposal consists of one wall sign that reads “Bel Air Boutique” in black letters on a white background outlined in blue. The sign is 15” high by 10’ wide and is internally illuminated.

A motion was made by Mr. Nash and seconded by Ms. O'Keefe to approve the wall sign as proposed. All were in favor via email.

### **Mahopac Ophthalmology – 250 Mahopac Avenue**

Mr. Nash and Ms. O'Keefe met with one of the owners of Mahopac Ophthalmology at their January 22<sup>nd</sup> meeting to discuss a sign proposal for two wall signs, one on Route 6 and one on Mahopac Avenue and panels for two double-sided directories, also on Route 6 and Mahopac Avenue. The business is located at 250 Mahopac Avenue. It was established at the start of the meeting that there was not a quorum. The wall sign facing Route 6 is 2' high by 23' wide, is illuminated and starts with the logo in green and white, followed by "Mahopac Ophthalmology" in green letters and "Eye Care Specialists" in red letters on a white background. The wall sign over the entrance to the store is 2' high by 10' wide, is non illuminated and begins with the green and red logo followed by "Mahopac Ophthalmology" in green letters on a white background on the 1<sup>st</sup> line and "Eye Care Specialists" in red letters on a white background on the 2<sup>nd</sup> line. The panel on the double posted directory on Mahopac Avenue reads "Horizon Mahopac Ophthalmology" in white letters on a green background and the panel on the Route 6 directory reads the same in white letters on a red background.

A motion was made by Ms. O'Keefe and seconded by Mr. Nash to approve two wall signs and panels on two double-sided directories as proposed. All were in favor via email.

### **Cadillac Grill – 85 Route 6**

Mr. Nash and Ms. O'Keefe met with Cadillac Grill owner Bobby Epstein at their January 22<sup>nd</sup> meeting to discuss the legalization of a sign proposal for a wall sign that is 24" by 96" and panels for a double-sided sign that is 5' by 5' at his new business at 85 Route 6. It was established at the start of the meeting that there was not a quorum. The wall sign has the logo with "Cadillac Grill Restaurant & Grill" in black and maroon letters on a white background. The double sided sign has "Cadillac Grill" with the pink Cadillac log in black and maroon letters on a white background.

A motion was made by Mr. Nash and seconded by Ms. O'Keefe to approve the wall sign and freestanding sign as proposed. All were in favor via email.

The meeting was adjourned at 8:00 p.m. The next meeting will be held on Thursday, March 26<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