

ARCHITECTURAL REVIEW BOARD

Telephone
(914) 277-5582

Town of Somers

WESTCHESTER COUNTY, N.Y.

JOHN ALFONZETTI
CHAIRMAN



DENISE SCHIRMER
SECRETARY

MEETING MINUTES

May 28, 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, Rich Nash and Kate O'Keefe.

John DeMase was absent.

MINUTES

A motion was made by Mr. Nash to approve the minutes of April 30, 2026 meeting. Ms. O'Keefe seconded the motion. All were in favor.

APPLICANTS

Allstate – 48 Route 6

The Board met with Jim Polinsky of Signs Ink to discuss a sign proposal for Allstate at 48 Route 6. The proposal is for a placard that reads "Allstate" in white letters on a royal blue background with their logo before Allstate that will be placed in an existing double-posted directory.

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

Heritage 202 Center – 249 Route 202

Jim Polinsky of Signs Ink met with the Board to discuss a proposal for two double-sided directory signs. One will replace the existing directory sign at an entrance to the shopping center on Route 202. It is the same size as the existing one and will be placed in the exact location. The proposal also included a second double-sided directory sign to match the other in content and size however its placement is to be at the entrance to the shopping center off Heritage Hills Drive. As there is no sign at that

location now, it causes much confusion when one is looking for the shopping center and they end up driving into Heritage Hills and have to turn around. It would also be beneficial for the restaurant that is located at that entrance as it is difficult to find it when entering the shopping center from Route 202. Although the Board liked the second proposed sign and understand the need for it, they could only approve one as the Code of the Town of Somers only allows one at this location. The applicant will submit an application to the Zoning Board of Appeals in hopes of getting a variance for the second sign and the Board will send a memo.

A motion was made by Mr. Baksh and seconded by Mr. Nash to approve the double-sided directory proposed for the Route 202 entrance to the shopping center as submitted. All were in favor.

Hudson Valley Physicians – 342 Route 202

The Board met with Dominick Tolli regarding a sign proposal for Hudson Valley Physicians. The sign will be placed inside the existing double-sided directory and reads “Hudson Valley Physicians” in black letters on a white background.

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

Tag Realty and TWF Construction – 376 Route 202

Alycia Forbes met with the Board regarding a sign proposal for three new businesses located at 376 Route 202. The building sits in between Routes 116 and 202. The proposal includes two wall signs that read “Tag Realty” in gold letters on a black background and two suspending signs that read “TWF Contracting” with the logo and “TWF” in gold letters on a black background and next to it is a sign that reads “Dig Deep Down Industries” in black letters on a gray background. All four signs are five square feet. The proposal also includes lighting for the signs, but that proposal will be circulated via email after Mrs. Forbes speaks with her electrician. She was reminded that after a decision is made about the lighting before they can be installed an electric permit is required by the Building Department.

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

The Board also reviewed a landscape plan with Mrs. Forbes as the building is in the Business Historic Preservation District. There are currently very tall evergreens that nearly cover the entire side of the building on the Route 116 side. Whispering Pines Nursery will be hired to remove the existing evergreens and plant dwarf evergreens with flowers in front of them. A picture of that plan was shared with the Board.

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

Veolia Water NY, Inc. – 405 Route 202

The Board met with Dan Schoenfelder of Veolia Water NY, Inc., their Attorney Lino Sciarretta, and Will Schurmann of Suburban Consulting regarding a proposal for a new water treatment plant to be built next to an existing very small water treatment plant at 405 Route 202. A review and discussion ensued. The only requested change was to put a white line through all of the crisscrosses to be placed on the siding of the building. A memo will be sent to the Planning Board.

A motion was made by Mr. Nash and seconded by Mr. Baksh to approval the proposal as submitted with the understanding that a white line would be made through all of the crisscrosses to be placed on the siding of the building. All were in favor.

Somers Commons – 80 Route 6

At their April 30th meeting, the Board met with Nicole Aherns and Diana Juarez of Studio Architecture to review and discuss cosmetic updates proposed for Somers Commons at 80 Route 6. Although the members appreciated what is being planned, they asked that Ms. Aherns and Ms. Juarez return to the May meeting with existing and proposed pictures of front elevations of each building and a list of the changes with details per building.

Diana Juarez and Chris Raffaelli of Studio Architecture as well as Vice President of Regency Centers Joe Allegretti met with the Board this evening to review and discuss the requested updates. All were very pleased. A memo will be sent to Building Inspector Tom Tooma.

A motion was made by Ms. O'Keefe and seconded by Mr. Baksh to approve the submission as presented. All were in favor.

Heritage 202 Center – 249 Route 202

Nicole Aherns and Diana Juarez of Studio Architecture met with the Board to review and discuss proposed cosmetic updates to Heritage 202 Center at 249 Route 202. The Board appreciated what is being planned but requested that Ms. Aherns and Ms. Juarez return to the May meeting with an existing front elevation of the entire building and a second front elevation with the proposed changes.

Diana Juarez and Chris Raffaelli of Studio Architecture as well as Vice President of Regency Centers Joe Allegretti met with the Board this evening to review and discuss the requested updates. All were very pleased. A memo will be sent to Building Inspector Tom Tooma.

A motion was made by Mr. Nash and seconded by Ms. O'Keefe to approve the submission as presented. All were in favor.

OLD BUSINESS

Honeybee Grove – 265 Route 202

At the request of the Planning Board, the Board reviewed and discussed a submission for Honeybee Grove located at 265 Route 202. The Board liked what is existing and had no objections. A memo will be sent to the Planning Board.

The meeting was adjourned at 9:10 p.m. The next meeting will be held on Thursday, June 25th at 7:00 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Somers Architectural Review Board

cc: Architectural Review Board
Town Board
Town Clerk
Building Inspector