

BOARD OF ARCHITECTURAL REVIEW
MEETING AUGUST 22, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u> X </u>
Donald Streeks	<u> </u>
Andrew Spencer	<u> </u>
Chris Jahn	<u> </u>
Brian DeWaters	<u> X </u>
Mary Scipioni	<u> X </u>
Casey Sacco	<u> X </u>

Minutes of July 25, 2017 meeting: X Approved Not Considered

OLD BUSINESS

7AR-1-17 — 55 Eastland Avenue — Jo Anne Leegant — Request to reconsider denial of construction of an addition on the north side of the house

Notes: * Revised plans, drawings, elevations, photos were presented for review by the board

* The property owner submitted a revised plans showing brick along the base of the addition, along with a letter supporting her request and photos of neighborhood properties

* Casey brought up that at the last meeting the pitch of the roof and closeness of the addition to the windows were issues.

Decision: Brian, Mary, Stuart & Casey approved the following decision:

The July board denial of the project is rescinded and replaced with the following decision:

Revised plans are approved with the following conditions:

1. A window shall be added on the street-side wall with the sill aligned with the front porch windows.
2. Elevation and section drawings shall be consistent with one another.
3. The proposed brick water table shall match the brick on the front of the house.
4. The proposed skylight shall be eliminated.

9AR-5-16 — 2600 Elmwood Avenue — 2600 Elmwood Avenue LLC — Request to review June 2017 conditions of approval of design changes

Notes: * Plans, drawings, elevations were presented for review by the board

* One of the owners of Core Life presented.

* Because of using the existing foundation, windows cannot be lowered as required in June approval, and wider column shown in front is required structurally.

Decision: Brian, Mary, Stuart & Casey approved the following decision:

The conditions of the June approval of the revised project by the board are rescinded and replaced by the following conditions:

1. The originally approved lighting plan shall be used (same as June condition).
2. Signage shall require separate review (same as June condition).
3. The horizontal band shall stop at each of the full-height columns (three 2'8" wide columns and signage column)
4. The construction plan set shall be amended to include an 8" high brick base on the west side of the building as conditioned in the November 2016 approval and shown in the elevations presented to the board in June 2017.
5. The construction plans set shall be amended to show the trellis on the east elevation as cedar and without any steel beams, which were shown in earlier presentations

The board suggests an 8" high brick base on the south side EIFS wall as required on the west side.

NEW BUSINESS

8AR-1-17 — 77 Westland Avenue — SunCommon NY — Install solar panels on house

Notes: * Plans, drawings, elevations, photo sims were presented for review by the board

* Not yet determined whether conduit will have to be visible on the roof, but they will run it through the attic if possible.

* Standard blue-black panels.

Decision: **Approved** Approved with Conditions Tabled

SIGNS		
1435	2861 W. Henrietta Road Spot On Dev./ Premier Sign	Modification of approved Building Face Signs Starbucks Approved as revised and installed
1485	1551 Monroe Avenue Enrique Puron	Building Face Sign Henry's Salon Approved
1486	1900 Westfall Road Atonement Lutheran Church	Freestanding Sign Atonement Lutheran Church Approved
1487	2140 S. Clinton Avenue Sign Language Inc.	Freestanding Sign Richard M. Green, M.D. Dermatology Approved
1488	1984 Monroe Avenue Shelancia Daniel	Building Face Sign Creativity Shell Approved with the following condition: 1. The sign text shall be horizontally level.
1489	103 White Spruce Boulevard ID Sign Systems	Building Face Signs Easter Seals Approved
1490	1521 Monroe Avenue Tamra Asmuth	Building Face Sign One Hip Chic Optical / Sole Approved

Respectfully submitted,

Paul White
Secretary, Architectural Review Board