

BOARD OF ARCHITECTURAL REVIEW  
MEETING JULY 25, 2017 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:

Present

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

Minutes of June 27, 2017 meeting:   X   Approved        Not Considered

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**OLD BUSINESS**

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6AR-4-17 — 295 Ashbourne Road — Andrea Yockel — Construct deck on side of house

Notes: \* Applicant was not present at the meeting.

Decision:   Approved   Approved with Conditions   Tabled   **Denied**

Denied for lack of representation by the applicant

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**NEW BUSINESS**

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7AR-1-17 — 55 Eastland Avenue — Jo Anne Leegant — Construction and addition on the north side of the house

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

- \* Addition will be black & white to match the house
- \* Whole house is aluminum siding and will be re-sided with white vinyl
- \* Vinyl siding is shown to the ground. The owner is willing to use a brick base to match existing
- \* Shingles will match existing
- \* The existing light will be re-used

Decision:   Approved   Approved with Conditions   Tabled   **Denied**

Mary, Donald, Andrew, Casey, Chris all in favor of decision.

The board finds that the proposed addition is inappropriate with respect to architectural style and massing of the existing house to a degree that will adversely affect the desirability of properties in the area.

Furthermore, the board is concerned that the encroachment of the addition into the shared driveway may impair the benefits of occupancy of the neighboring property.

7AR-2-17 — 39 Southern Drive — Peter L. Morse & Associates — Construct 2,867 concrete block addition to warehouse building

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

- \* Paul Viele presented the application
- \* Materials will match existing

Decision:    **Approved**        Approved with Conditions        Tabled

Approved as presented.

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7AR-3-17 — 103 Kimbark Road — Ryan Esse — Continuation of roof overhang on front of house

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

- \* The whole house will be re-sided with Pebble Gray vinyl
- \* All new gutters on the house
- \* New overhang will match existing

Decision:    Approved        **Approved with Conditions**        Tabled

1. The proposed overhang shall have the same pitch as the upper roof.
2. Roofing materials shall match existing roofing
3. Overhang trim shall match existing

The board suggests running the upper downspout/gutter to connect with the overhang gutter, as discussed.

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7AR-4-17 — 2735 Monroe Avenue — Randall Peacock — Construct a building for a new restaurant

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

- \* Light beige background brick with a more textured, slightly darker brick accent line.
- \* Blue metal roof. Clear glass will be used.
- \* Flashing and gutters painted to match stone
- \* The doors and the fence from the existing restaurant across the street will be brought over and re-used.
- \* The restaurant will have a drive-thru
- \* There will be down lights under the eaves
- \* A parapet will hide mechanicals

Decision:    Approved        **Approved with Conditions**        Tabled

1. All required Planning Board and Zoning Board of Appeals approvals shall be obtained.
2. Any signs shall require separate review and approval.

7AR-5-17 — 21 Blossom Circle West — SED (dba Suncommon NY) — Install 26 solar panels on roof of house

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

\* Plans were reviewed.

Decision:    **Approved**      Approved with Conditions      Tabled

Approved as submitted.

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7AR-6-17 — 34 Greenwich Lane — David Mockin — Expand attached garage and construct 2<sup>nd</sup> story over garage

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

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Withdrawn by applicant

<b>SIGNS</b>		
1481	2830 Monroe Avenue Flexlume Signs	Building Face Sign Bank of America The Bank of America sign with the white face is approved as presented in the drawing with revision date of 6/27/17
1482	1492 Monroe Avenue Rober E. Bass	Awning Sign Eli Estate Jewelers (Administrative Review)
1483	2021 Winton Road S. Image 360	Building Face Signs Jewish Home Farash Tower, Multiple Greenhouse Building Signs, Tower Building Signs  Approved with the following condition: 1. All required variances shall be obtained.
1484	2609 West Henrietta Road Premier Sign Systems	Building Face Sign Movies 10  Approved as presented.

**Respectfully submitted,**

**Paul White**  
**Secretary, Architectural Review Board**