

BOARD OF ARCHITECTURAL REVIEW
MEETING JUNE 27, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of May 23, 2017 meeting: X Approved _____ Not Considered

OLD BUSINESS

9AR-5-16 —2600 Elmwood Avenue — 2600 Elmwood Avenue LLC — Modification to approved plans for building renovation

Notes: * Plans, drawings, elevations samples were presented for review by the board
* Lighting has increased. There are more sconces on south and east sides than previously.
* The applicant discussed the structural reasons for the changes proposed.
* The horizontal piece shown would be outside the columns (not clear on renderings)
* A new partial wall with gates for a proposed ramp and dumpsters is proposed on the north side
* Resista siding will be used for the gates on the rear and will be applied on the new wall on the north

Decision: Approved **Approved with Conditions** Tabled

Yes: Casey, Mary, Stuart, Brian, Donald

No: Andrew

Approved with the following conditions:

1. The originally approved lighting plan shall be used.
2. The water table should be lowered to the original height and the previously approved window height shall be used.
3. The width of the piers, upper and lower, shall be consistent and shall be the minimum possible. The maximum width shall be no greater than 2' 8".
4. Upper and lower piers should be aligned.
5. On the south elevation the window shall be shifted to attain consistent pier widths.
6. Signage shall require separate review.

5AR-2-17 — 2158 E. River Road — Ed Sherman — Construct 2nd Floor Addition on house

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

* The windows are a different size on the 2nd story than the first because egress windows are needed.

* Materials (vinyl siding) and colors will match existing.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. All zoning and NYS Building Code requirements shall be met.
2. On the east elevation, the shed roof shall be extended over the front door.
3. On the east elevation, the outside edges of the windows above the shed roof shall be aligned with the outside edges of the lower windows.
4. Eave heights on the second floor shall be consistent all the way around.
5. Materials shall be as presented.

5AR-5-17 — 170 Fairhaven Road — Bill Sauers — Construct 8' x 31' covered porch on front of house

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

* The steps are now coming down the side of the porch

* White vinyl will be used to match existing

* The porch roof end will be finished in matching siding.

Decision: **Approved** Approved with Conditions Tabled

1. Approved as presented, including the porch roof end wall treatment

NEW BUSINESS

6AR-1-17 — 12 St. Johnsville Trail — James Fahy Design — Construct house with attached garage

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

* The front porch is pulled forward a foot from the original plans

* The rear of the house is changed from the original plans.

* The palette has not yet been determined.

Decision: **Approved** Approved with Conditions Tabled

Approved as presented.

6AR-3-17 — 246 Mayflower Drive — Comfort Windows — Construct 13' x 19' deck on front of house

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

- * Brown composite decking will be used (sample provided)
- * Black aluminum railing will be used (sample provided)
- * A solid vinyl skirt will be used
- * The existing downspout and vent locations will need to be addressed.

Decision: Approved **Approved with Conditions** Tabled

1. The existing downspout and vent location relative to the proposed deck shall be addressed. the downspout should stay in its current location.

The board suggests lighting the steps.

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

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

- * Pressure treated wood will be used
- * A wood railing with square spindles will be used.

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

Scaled drawings shall be provided that address issues raised at the meeting, including:

1. The structural integrity of the deck.
2. Plans for the existing stoop area and the existing column
3. Treatment of the existing walls at the deck interface
4. The number of steps and their run and rise

The next meeting of the Architectural Review Board will be held on July 25, 2017.

6AR-5-17 — 745 Winton Road S. — Thomas Castelein, AIA — Convert covered porch to interior space on house

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

- * The windows on the new wall will be of a different design than those on the old wall
- * Vinyl siding will be used to match existing.
- * There will be a light between the door and the window.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. The frame of the infill shall match the existing trim color.
2. Siding shall match the existing siding color.

6AR-6-17 — 1230 E. Henrietta Road — Dr. Indra Quagliata — Construct \pm 3,500 sf office building

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

- * The parapet will be anodized aluminum
- * PPG glass will be used
- * Dekton material will be used for the marble and the inside return of the red smile
- * The face of the smile will be red aluminum
- * Equipment screens will be gray aluminum
- * Mechanicals will be screened by a parapet
- * Strip lighting will be used on the back of the front face of the entry canopy to light the entryway. The canopy will not be illuminated.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. Signage shall require separate review
2. All Planning Board and Zoning Board of Appeals approvals shall be obtained.

6AR-7-17 — 88 Cheswell Way — Chris Gunter — Rebuild house on existing foundation

- * Plans, drawings, elevations, photos, renderings were presented for review by the board
- * Two feet will be added to the existing rear foundation
- * Vinyl siding will be used in two shades of gray
- * Trim will be off-white
- * Charcoal gray shingles - "Pewter Wood"
- * Gray stone veneer
- * MDO porch columns
- * Wood door
- * Window shown in the bathroom on the side elevation will not be installed
- * A vinyl beadboard porch ceiling and a concrete porch floor will be used.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. All required Planning Board and Zoning Board of Appeals approvals shall be obtained.
2. A window shall be added in the side wall of the garage and in the west side second floor bedroom (#3)
3. The second floor bathroom elevation and floor plan shall be consistent regarding whether a window will be located in the bathroom.

| SIGNS | | |
|--------------|--|--|
| 1479 | 2349 Monroe Avenue Skylight Signs, Inc. | Building Face Sign Howard Hanna Real Estate Services Approved as Presented.. |
| 1480 | 2900 Monroe Avenue Dado Enterprises | Building Face Sign Relocation Dado Administrative Approval |

Respectfully submitted,

Paul White
Secretary, Architectural Review Board