

BOARD OF ARCHITECTURAL REVIEW
MEETING MAY 23, 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	<u>X</u>
Brian DeWaters	<u>X</u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>

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

NEW BUSINESS

5AR-1-17 — 6 Southland Drive — Aita Subba — Construct 10' x 17' deck in front yard

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

- * Construction will be wood
- * Railings will be painted white
- * The floor and the lattice under the deck will be natural color

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

Approved as presented with natural wood deck, stairs and lattice and white-painted wood railings.

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

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

- * Trim will match lower level

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. Scaled plans, floor plans, elevations, architectural details and materials and colors shall be submitted.
2. A Single Family Zoning Information Form shall be completed by the project architect.

5AR-3-17 — 161 Brightwoods Lane — SunCommon NY — add solar panels to front roof of house and attached garage

Notes: * Plans, drawings, photos were presented for review by the board
* Standard blue/black panels will be used.

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

5AR-4-17 — 209 Clovercrest Drive — Ashley Dotter — Construct 10' x 13' pergola on front of house

Notes: * Plans, drawings, photos were presented for review by the board
* The tails on the purlins will be decreasing in length to follow the walkway
* Southern Yellow Pine will be used
* The wood will be stained
* No lighting is proposed
* There will be 12" between the rafters.

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

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

Notes: * Plans, drawings, elevations, photos were presented for review by the board
* The project was reviewed by the board

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. Maintain the symmetry of the roof volume relative to the main gable and the 2nd story windows.
2. The roof design shall be re-examined without hips.
3. Details, materials and colors shall be submitted, including the steps
4. Consider skirting under the porch.
5. Materials and colors should match existing.
6. All drawings should show proposed railings.
7. Consider existing utilities in the design.
8. Stairs should run the full width of the opening or railings should be used on both sides.

5AR-6-17 — 154 David Avenue — Kemal Omeragic — Enclose porch on front of house

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

- * * Materials and colors will match existing
- * A variance was granted for front setback
- * The existing light will be installed on the outside
- * Composite stairs
- * There will probably be lattice under the porch
- * The window will match the existing window

Decision: Approved **Approved with Conditions** Tabled

1. Materials and colors shall match existing
2. The new window shall be the same size as the existing.

5AR-7-17 — 134 St. Regis Drive N. — Suncommon NY — Install solar panels on front roof of house

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

- * Optimizers will be used on back of panels
- * Standard blue/black panels
- * Roof detail is accurate – panels to the right side of the roof due to vent pipe on left

Decision: **Approved** Approved with Conditions Tabled

5AR-8-17 — 150 Old Mill Road — Jack Sigrist — Construct single family house with attached garage

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

- * Gray roof shingles
- * Hardi-shingle siding, light gray/green color
- * Stone siding will be gray/brown cut stone
- * The window in the attic over the entry will be spandrel glass
- * The second floor addition in the rear will be a screen porch
- * Brackets on the front will be stepped out about 6”
- * The front door and garage doors will be stained fiberglass
- * The chimney cladding will be either stone to match siding stone or hardi shingle to match siding
- * Siding shingles will not be staggered
- * Metal roofs will be dark bronze

Decision: Approved **Approved with Conditions** Tabled

1. All required Planning Board and Zoning Board of Appeals approvals shall be obtained.
2. Transom windows shall be added to the blank side of the garage (shown on the right elevation) located between the man-door and the front corner of the building, as discussed.

SIGNS		
1471	2021 Winton Road S. Jackie Cirisi	Monument Sign & Wayfinding Signs for Jewish Senior Life The revised plans are approved with the following condition: 1. All required variances shall be obtained
1477	125 White Spruce Boulevard Mackenzie Carlson	Building Face Sign Starla Bake & Brew Approved as presented.
1478	333 Metro Park Premier Sign Systems	Building Face & Directory Signs Approved with conditions: 1. All required variances shall be obtained. 2. The Unilock sign is approved as presented. Other business signs will require sign approval.

Respectfully submitted,

Paul White
Secretary, Architectural Review Board