

BOARD OF ARCHITECTURAL REVIEW
MEETING JANUARY 24, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

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

Minutes of December 27, 2016 meeting: X Approved Not Considered

OLD BUSINESS

4AR-1-16 — 27 Tower Drive — David Crowe — Review changes to approved ramp & deck on warehouse building

Notes: * Postponed by applicant (David Crowe)

9AR-1-16 — 321 Inwood Drive — David Parks — Front porch enclosure and bay windows on house

Notes: * Applicant not present.

Decision: Denied without Prejudice due to lack of representation.

12AR-3-16 — 70 Westland Avenue — Gina DeJoe — Demolish porch and construct 2 story addition on porch footprint

Notes: * The application was denied by the Zoning Board of Appeals

Decision: Denied without prejudice due to the denial of the project by the Zoning Board of Appeals.

NEW BUSINESS

1AR-1-17 — 160 Buckland Avenue — Ken Ramme & Kathryn Stimson — Enclose porch on

Newton Drive side of house

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

- * The existing window in the brick side wall is proposed to be relocated to the corner of the wall.
- * The two windows in the new wall will be aligned along the top
- * Materials will match existing

Decision: Approved Approved with Conditions **Tabled**

1. The window in the brick side wall shall not be relocated to the corner
 2. The proportions and position of the bathroom window shall be consistent with the new high window.
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1AR-2-17 — 3 Whitney Lane — Ketmar Development Corp. — Construct roof over front porch

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

- * Dentil molding will be used.
- * The side lights will be replaced
- * A beadboard ceiling and a ceiling light will be used
- * Polymer columns, painted white
- * Roof shingles will match existing

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
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1AR-3-17 — 100 Westland Avenue — CKH Architecture — Add second floor master bedroom/bath over existing enclosed porch/entry and add an open porch across front of house.

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

- * The homeowner presented the application
- * The front door will be moved
- * Curved porch ceiling
- * The bedroom will be cantilevered 2 feet
- * The whole house will be repainted white with black trim
- * Porch will be wood; maybe mahogany
- * Wood columns and balusters - white
- * Bluestone steps
- * Windows on the 2nd floor addition will match existing
- * Siding is stucco

Decision: **Approved** Approved with Conditions Tabled

Casey, Brian, Chris, Stuart: Approved as presented in the elevations submitted.

Mary voted for denial.

1AR-4-17 — 55 Branford Road — Ralph Ellis — Reconstruct and expand 3-season room on side of house.

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

* The project will match the front façade as closely as possible.

* Colors and materials will match existing

* New windows will be shorter than the existing ones.

Decision: **Approved** Approved with Conditions Tabled

SIGNS		
1463	200 East River Road James Wentworth\	<p>Approval of two freestanding vehicle directional signs and UR South Campus Sign Plan</p> <ol style="list-style-type: none"> 1. The Building ID signs were approved at the December meeting. 2. The Vehicular Directional signs and the South Campus Sign Plan are approved with conditions (see attached sheet).
1465	333 Metro Park Premier Sign Systems	<p>Building Face Sign Metro Park Business Complex Approved with the following conditions:</p> <ol style="list-style-type: none"> 1. Sans serif font shall be used to reduce distracting shadows on the corrugated surface 2. The font size on the lower line shall be reduced to approximately two-thirds the height of the upper line and the line shall be justified (made the same width as the upper line). 3. The height to the top of the sign from grade shall be shown on the plan and shall not exceed 20 feet.
1466	2301 Lac De Ville Boulevard Skylight Signs	<p>Building Face Sign Rochester Eye Associates Approved as presented</p>
1467	2717 Monroe Avenue Dr. Hossien Hadian	<p>Building Face Signs (2) City Mattress Approved as presented</p>

Respectfully submitted,

Paul White
Secretary, Architectural Review Board

U of R South Campus Sign Plan
Architectural Review Board Review of January 24, 2017.

The sign plan is approved as presented with the following conditions:

1. For all signs, details of materials, colors and illumination shall be added to the plan graphics.
2. For all signs, maximum height and area shall be added to the sign graphics.
3. For the Small Vehicle Directional Sign, an elevation of the rear of the sign shall be included.
4. The proposed styles/types for the Freestanding Building ID signs shall be added. These signs should be limited to panel-type signs.
5. For the Building Face Identification Signs, any options for the materials/colors based on the background wall material/color shall be added to the graphics.
6. For the Building Face Identification Signs, the logo versions proposed shall be added to the graphics
7. If Building Face Identification Signs are proposed to be externally illuminated, the details on the lights and light location shall be added to the plan.