

BOARD OF ARCHITECTURAL REVIEW  
MEETING DECEMBER 19, 2017 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<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 November 28, 2017 meeting: X Approved        Not Considered

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**OLD BUSINESS**

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9AR-5-17 — 2700 East Avenue — Design Works Architecture — Modification of approved plans for exterior renovation of house

Notes: \* Plans, drawings, elevations, renderings, photos were presented for review by the board  
\* The roof is proposed to be raised approximately four feet.  
\* The existing pool house will be removed  
\* The front of the house will have a limestone or cultured stone base, with EIFS or stucco siding  
\* Materials and colors will be the same as previously approved  
\* Standing seam roofs will add accents on front and sides  
\* Gutters and downspouts will match siding color  
\* Any lighting would be in soffits and/or ceilings

Decision: **Approved** Approved with Conditions Tabled

Approved as presented.

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11AR-4-17 — 180 Park Lane — Peter L. Morse — Garage & Master Suite addition

Notes: \* Plans, drawings, elevations, renderings, photos were presented for review by the board  
\* Siding and brick will match existing  
\* New garage will be 13' back from the existing garage  
\* The new garage doors will match the existing  
\* Variances have been granted.  
\* Roof shingles will be "Camelot 2" color

Decision: **Approved** Approved with Conditions Tabled

Approved as presented.

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## NEW BUSINESS

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12AR-1-17 — 12 Cardiff Park — Randall F. Peacock — Construct a roofed, open-sided front porch

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

- \* The existing stoop will be rebuilt with concrete base and stairs
- \* 8" diameter fiberglass columns will be used
- \* There will be a 6" beam across the top of the columns
- \* Wood millwork will be white
- \* A beaded vinyl ceiling will be used
- \* A white wood railing will be installed
- \* The existing light and front door will remain

Decision: **Approved**    Approved with Conditions    Tabled

Approved as presented.

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12AR-2-17 — 2775 Monroe Avenue — Qing Kai Sun — Exterior upgrade to building – awnings, pergola, paint, lighting

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

- \* Stone and paint will be tan colored – Sherwin Williams “Sand Beach” paint.
- \* Cultured stone will be added on the front and around the building
- \* Red paint will be added around the entrance to the rear restaurant
- \* The awnings will not be lit
- \* The existing wall lights will be replaced
- \* The ornamental roof element will be wood
- \* Wood stain will be “Castle Gray” color (tan)
- \* Trim color will be “Sand Beach” (tan)
- \* Restaurant doors will remain as existing.

Decision:    Approved    **Approved with Conditions**    Tabled

1. Applicant shall confirm that all required setbacks are met.
2. Signs shall obtain all required approvals.

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12AR-3-17 — 1925 S. Clinton Avenue — 1925 S. Clinton Avenue, LLC — Construct a 2 story office building

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

- \* Nate from Hanlon Architecture and Paul Colucci presented.
- \* Parklex (dark brown, “copper” color) will be used at the building corners.
- \*\*Manor White” EIFS will be used on the 2<sup>nd</sup> floor
- \* It was discussed that the first floor would be thin brick in a color close to the “Manor White”

upper or possible EIFS to resemble brick with realistic mortar joints that would be piped with mortar. A thin brick sample was provided and approved by the board. A simulated brick EIFS sample was not provided and would need to be reviewed before use.

- \* Canopy and window awning framing will be aluminum
- \* There will be spandrel glass at the narrow bands in the windows. Windows will be tinted, in part to help disguise the spandrel glass.

Decision: Approved **Approved with Conditions** Tabled

1. Approved as presented with thin brick on the first floor, Manor White EIFS on the second floor, Parklex corners and aluminum canopies.
2. Screening of mechanicals shall be approved by the Planning Board or Architectural Review Board.

<b>SIGNS</b>		
1500	2829 W. Henrietta Road Gary Chen	Building Face Sign Kung Fu Tea  Approved as Presented
1501	2350 Brighton-Henrietta Town Line Rd High Performance Heating & Cooling	Building Face Sign High Performance Heating & Air Conditioning  Approved as Presented
1502	.2600 Elmwood Avenue Skylight Signs	Building Face Signs Core Life Eatery  Approved with the following condition: 1. All required variances shall be obtained.

1504	2609-2619 W. Henrietta Road Pierrepont Visual Graphics	Freestanding Sign UR Medicine – Brighton Health Center  Approved with the following condition: 1. All required variances shall be obtained.
1505	2561 Lac De Ville Boulevard Pierrepont Visual Graphics	Building Face Sign UR Medicine  Approved with the following condition: 1. All required variances shall be obtained.

**Respectfully submitted,**

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