

BOARD OF ARCHITECTURAL REVIEW
MEETING OF FEBRUARY 27, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<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 January 23, 2018 meeting: X Approved Not Considered

OLD BUSINESS

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

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

- * Mary recused herself
- * No longer doing palladian style
- * All of the walls are being removed. Demolition review and site plan approval will be required.
- * Board-and-batten and stone siding (“country castle” stone – brown) are proposed
- * Dark gray trim

Decision: Approved **Approved with Conditions** Tabled

All required Planning Board and Zoning Board of Appeals approvals shall be obtained.

12AR-2-17 — 2775 Monroe Avenue — Qing Kai Sun — Review of exterior lighting plan for Sakura / Red Sun

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

- * There will be a one-for-one swap with the decorative fixtures
- * The lights on the rear will be for a wall wash.

Decision: Approved **Approved with Conditions** Tabled

1. All lights shall be directed and/or shielded so that no light sources are directly visible off of the property.
2. All lighting shall be designed to eliminate light overflow onto adjacent residential properties. Any signage, building or parking lighting not necessary for security purposes shall be placed on automatic timing devices which allow illumination to commence each day ½ hour before the business is open to the public and terminate ½ hour after the close of business.
3. The wall wash XTOR lights shall be installed with the lenses parallel to the ground

NEW BUSINESS

2AR-1-18 — 313 Hollywood Avenue — Renewable Rochester — Install solar panels on roof of house

Notes: * Plans, drawings, photos were presented for review by the board
* 4.5 inches from top of panel to roof surface

Decision: **Approved** Approved with Conditions Tabled

2AR-2-18 — 150 Chadbourne Road — SunCommon — Install solar panels on roof of house

Notes: * Plans, drawings, photos, renderings, samples were presented for review by the board
* Conduit will run inside

Decision: **Approved** Approved with Conditions Tabled

2AR-3-18 — 2 Parsons Lane — Jack Sigrist — Infill exterior porch to convert to mudroom

Notes: * Plans, drawings, elevations, photos were presented for review by the board
* A variance is required for liveable floor area (3A-12-18)
* The garage door will be replaced
* Materials & colors will match existing

Decision: Approved **Approved with Conditions** Tabled
1. All required variances shall be obtained.

2AR-4-18 — 1881 Monroe Avenue — Brighton 12 Corners Assoc.— Storefront modifications

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

- * A variance is required for parking (3A-07-18)
- * Andrew recused himself
- * The use will be operated by Rochester Regional Health
- * The gable end will be sided with wood to match the adjacent QDoba restaurant
- * The new entry will match the QDoba entry.

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
 2. Any sign shall require separate review.
 3. All wood used in gable ends on the building shall match.
-

2AR-5-18 — 264 Oakdale Drive — Christopher Petrosino — Add roof over front stoop of house

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

- * A variance is required for front setback.
- * The porch roof will be supported by brackets
- * Trim boards will be white plastic
- * Shingles will match existing
- * Lighting is not yet determined.

Decision: Approved **Approved with Conditions** Tabled

1. A variance is required for front setback. All required variances shall be obtained.
-

2AR-6-18 — 201 Inwood Drive — Randall Peacock.— Reconstruct and expand garage destroyed by fire

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

- * A variance is required for side setback (3A-09-18)
- * The new garage will be $\pm 3'$ wider than the old one
- * Panel garage doors will be used to match existing
- * White, vinyl-clad windows will be used to match existing
- * Black shingles will be used to match existing
- * Red brick will be used to match existing as closely as possible
- * The roof between the house and garage will be raised slightly
- * An octagon window will be used in the gable end of the garage to match the original
- * Trim will be white

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.

2AR-7-18 — 1981 Clover Street — Hanlon Architects — Construct an addition in front of the field house at the Harley School

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

- * The EIFS color will match existing stucco
- * Rooftop mechanicals will be screened by the roof ridge
- * A standing seam roof will be used, darker than the existing – Classic Bronze
- * Roof overhangs will be slight – about 4" on front, slightly wider on sides
- * Light brown stone will be used – Eldorado Stone

Decision: Approved **Approved with Conditions** Tabled

1. All required Planning Board approvals shall be obtained.
-

2AR-8-18 — 2030 Monroe Avenue — John Page, Architect — Replace siding and windows and add windows in south and east sides of commercial building

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

- * A dance studio will occupy the space
- * Windows will be replaced partially in kind and partially new and updated
- * The wood siding will be updated with battens
- * The existing entry in the rear will be removed
- * Soffit and wall fixtures will be used at entrances
- * Beige siding and trim will be used, less yellow than existing.

Decision: Approved **Approved with Conditions** Tabled

1. Any proposed signs shall obtain all required approvals.
-

2AR-9-18 — 10 Chalet Circle — Yuri Joselson — Construct an addition on the rear of a house

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

- * A variance is required for side setback (3A-08-18).

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. A window, centered horizontally, shall be added to the street side of the addition, and shall match the other proposed windows on the addition.

SIGNS		
1510	2710 W. Henrietta Road Skylight Signs	Building Face Sign Fastenal Approved as presented.
1511	2326 Monroe Avenue Skylight Signs	Building Face Sign Blush Beauty Bar Approved with the following conditions: 1. The top of the sign shall not exceed 20' from grade. 2. The building width shall be submitted.
1512	2815 Monroe Avenue Art Parts Signs, Inc.	Building Face Sign Whelpley & Paul Approved with the following condition: 1. All required variances shall be obtained.
1513	1541 Monroe Avenue Gail S. Valente	Building Face Sign Retreat House Massage & Wellness Center Denied. 1. Materials and colors are not consistent with the exiting features of the façade. 2. The sign framing is visually inadequate.
1514	3450 Winton Place Skylight Signs	Building Face Sign Piano & Orga Center Approved with the following condition: All required zoning approvals for the use shall be obtained prior to application for a building permit to install the sign.

Respectfully submitted,

**Paul White
Secretary, Architectural Review Board**