

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

MEMBERS:

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

Minutes of February 27, 2018 meeting: X Approved with a correction of “palladium” to “palladian”

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**OLD BUSINESS**

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1AR-1-18 — 115 Varinna Drive — Rabbi Herman — Modification of approved plans for additions

Notes: \* Plans, drawings, photos, were presented for review by the board  
\* Stone to bottom of window – wrapped around to side of chimney  
\* They are seeking approval of the board to have the option of not building the garage addition and dormer above  
\* A photocopy of the front of the house as proposed with the lowered water table was brought to the meeting.

Decision: Approved      Approved with Conditions      Tabled

The lowered water table as submitted at the meeting is approved. Any other proposed changes from the plans approved in January 2018 would need further approval.

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**NEW BUSINESS**

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3AR-1-18 — 825 White Spruce Boulevard — Terry Wihlen — Construct a bumpout on south side of veterinary hospital.

**WITHDRAWN**

3AR-2-18 — 477 Eastbrooke Lane — Peter L. Morse & Assoc. — Construct maintenance building with office and storage areas

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

- \* Siding will be Harbor Gray vinyl clapboard
- \* Shingles will be black
- \* Trim will be Smartside, painted white
- \* Garage door will be solid

Decision: Approved **Approved with Conditions** Tabled

1. All required Zoning Board of Appeals and Planning Board approvals shall be obtained.
2. The proposed sign shall meet all town requirements or a variance shall be obtained from the Zoning Board of Appeals

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3AR-3-18 — 129 Sunnyside Drive — David M. Burrows, Arch. — Replace one-car attached garage with two car attached garage

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

- \* Variance granted for front and side setback (11A-01-17)
- \* Colors and materials will match existing (white siding, trim & doors, shingles to match existing)
- \* The whole garage will be removed. The ridge of the main house will be extended to meet the peak of the new garage.

Decision: **Approved** Approved with Conditions Tabled

The board recommends adding a band of windows at the top of the garage door – it wouldn't need to be transparent.

Please also note that a Single Family Zoning Information Form is required to be submitted by the project architect.

3AR-4-18 — 1095 E. Henrietta Road — Steve Takatch. —Single story, multi-purpose addition to existing church facility

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

- \* A variance has been granted for side setback (3A-06-18)
- \* The addition is about 60'x120'
- \* Siding will be red brick to match existing and EIFS in a beige tone to complement the brick color.
- \* Fascia will be a dark/medium bronze to match existing.
- \* Height will be 38' 9" to the peak
- \* All colors will match existing
- \* The only additional lighting will be security lights above the doors.
- \* It will have a 2' overhang.
- \* Storefront windows with trim to match existing width & color.

Decision:   Approved   **Approved with Conditions**      Tabled

1. All required Planning Board approvals shall be obtained.
2. All materials and color shall match existing, as presented.
3. If the rear garage door is not installed, the area shall match the surrounding wall area.

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3AR-5-18 — 3200 BHTL Road — Edge Architecture. —Replace picture window with two windows

Notes: \* Photos, were presented for review by the board

- \* The new windows will match the windows on the house
- \* Colors will match existing
- \* Infill siding will match the existing color and style.

Decision:   **Approved**      Approved with Conditions      Tabled

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3AR-6-18 — 10 St. Johnsville Trail — James Fahy Design Assoc. —Construct single family residence with attached garage

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

- \* The original plans for that style of house were changed to move the garage door from the side to the front.
- \* The mudroom was changed from the original.

Decision:   **Approved**      Approved with Conditions      Tabled

3AR-7-18 — 15 Indian Spring Lane — Design Works Architecture — Add mudroom entry to front of garage and change garage doors

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

- \* Mottled tan stone will be used to match existing. The stone will be wrapped around the corner
- \* Light tan horizontal cedar lap siding will be used
- \* Shutters are and will be putty colored
- \* Garage and man doors will be darker brown
- \* The proposed bracket on the garage roof will match the putty color.

Decision: **Approved**    Approved with Conditions    Tabled

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#### Other Business

Courtesy review redesign of the town's barn renovation project at 1435 Westfall Road for the Winter Farmer's Market.

- The roof material is changed from metal to asphalt shingle – charcoal gray or black
- The exterior stairs have been eliminated from the plans
- Dormers are no longer proposed on the north side.

**Respectfully Submitted,**

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