

BOARD OF ARCHITECTURAL REVIEW
MEETING OF APRIL 24, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of March 27, 2018 meeting: X Approved _____ Not Considered

OLD BUSINESS

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

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

- * The windows would be extended down to the soldier course
- * Windows will match existing

Decision: **Approved** Approved with Conditions Tabled

1AR-3-17 — 100 Westland Avenue — Patrick Coakley — Request to modify certain elements of approved design

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

- * Window trim will match existing
- * Wood, closed-riser, pressure-treated steps are proposed, the full width between the columns, as was proposed for the original bluestone steps.
- * Shake siding has been installed in the porch gable and the porch roof end.
- * White, composite columns have been installed.
- * White walls and trim, except black trim for doors and windows, is proposed.

Decision: The porch steps shall have closed risers and shall match the width shown in the original plans (the full width between the columns). Stair treads shall match the porch floor, and the stair stringers and risers and the trim band around the porch at the base of the porch floor shall be white. The remainder of the revised and partially completed design, as shown in photos at the ARB meeting of 4/24/18, including the removal of the porch railing, the revised windows and window trim, the lack of skirting under the porch, and the revised gable returns, is approved as proposed.

7AR-6-11 — The Reserve — James Fahy Associates — Request to modify front siding for 12 St. Johnsville Trail from approved palette

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

* Photos of the as-built façade, with stone instead of the approved brick, were presented and compared to the original approved plan.

Decision: **Approved** Approved with Conditions Tabled

NEW BUSINESS

4AR-1-18 — 3525 Elmwood Avenue — James Fahy Associates — Construct a new house with attached garage (following demolition)

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

* Materials proposed are:

- Hardi siding, white
- Thin-cut fieldstone
- Brick, painted white
- Black shutters
- Deep-stained wood doors, including garage doors
- “Aged Camelot” roofing
- Standing seam metal roof, bronze
- Brick chimneys except for chimney in family room

- * The stone will turn the corner
- * Lighting has not yet been selected
- * Dormers in the garage will be real, on the house will be fake

Decision: Approved **Approved with Conditions** Tabled

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

4AR-2-18 — 30 Wilshire Road — Gerry Kuebler — Replace two windows in dormer with one

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

* A three-section Marvin window will be used

Decision: **Approved** Approved with Conditions Tabled

4AR-3-18 — 219 Sunnyside Drive — GreenSpark — Install solar panels on house

Notes: * Plans, drawings, photos, were presented for review by the board
* Conduit will only be visible in a small section at the rear of the house
* The main panel will be inside the building
* Panels will be the normal blue/black color
* “Power optimizers” were explained

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

4AR-4-18 — 250 Metro Park — 250 Metro Park LLC — Add storefront windows and door to industrial building

Notes: * Plans, drawings, photos, were presented for review by the board
* Three windows and one door, all matching existing, are proposed

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

4AR-5-18 — 55 Oak Lane — Vladimir & Iryne Shkavritko — Update façade of house and add 953 sf attached garage

Notes: * Plans, drawings, elevations, photos, were presented for review by the board
* Siding will be stucco
* The whole house will be painted and the entire roof shingled
* Two color options were shown
 Option 1: Greenish-white (Winter White) main walls and dark gray/green (Amber Slate) trim
 Option 2: Off-white (Mountain Peak White) main walls and dark brown trim (Silhouette AF-655)
 Benjamin Moore samples were provided
* There will be a copper roof over the garage door
* Asphalt shingles will be used, dark gray “Camelot” style
* They intend to save the trees by the garage, if possible
* All roofs will be 12:12 pitch

*

Decision: Approved Approved with Conditions **Tabled**

1. All required Zoning Board of Appeals approvals shall be obtained.
2. As discussed, the proposed front (south) entry is not consistent with the overall style of the house and shall be revised.

4AR-6-18 — 1890 S. Clinton Avenue — Richard Carvotta — Update façade and add a door on south side for new restaurant

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

- * “Fern Green” roofing will replace the existing roof
- * There will be gooseneck lights over the proposed sign
- * A hollow metal door will be installed, painted to match the building wall
- * The existing recessed lighting in the soffit will remain.

Decision: **Approved** Approved with Conditions Tabled

4AR-7-18 — 2740 & 2750 Monroe Avenue — Daniele Family Companies — Concept Review of Whole Foods development

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

- * “Quick Brick” similar to what is used for the Royal Car Wash, is proposed for all buildings except the Whole Foods building, which will have a separate treatment from the others. Some “Bricks of Brighton” incorporated
- * “Cordova Stone,” as used in the City Mattress building across the street, will be used for the Whole Foods building
- * The Whole Foods building will have a white roof and may propose to have solar panels
- * HVAC will be on the roofs

Architectural Review Board comments:

1. Be cognizant of the importance of all sides of buildings in relation to viewsheds from Monroe Avenue and the expressway ramps.
2. Consider the impact of all rooftop mechanicals on the viewsheds from every direction, including the elevated expressway ramps.
3. Consider an element of elements (form, materials, colors, etc.) to give the project uniqueness.
4. The site plans are not consistent with the provided elevation rendering for the front of the retail plaza building, but it appears that a more intentional hierarchy and balance of the architectural elements for the retail plaza should be considered.

4AR-8-18 — 190 Idlewood Road — David A. Waldarek, RA — Remove existing garage and construct new two car attached garage

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

- * A variance is required for side setback (5A-09-18)
- * The proposed color has not yet been decided, but will probably be tan/buff
- * A bracketed roof is proposed over the stoop
- * The house will be re-sided with vinyl
- *

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. Colors and materials of the garage shall match existing. Any other proposed option shall require board approval.
3. The proposed bracketed roof shall meet zoning requirements.

SIGNS		
1517	1624 Monroe Avenue Zuhre & Ali Yilmaz	Building Face Sign Topnotch Bespoke Clothiers Approved as Presented
1518	1890 S. Clinton Avenue Richard Carvotta	Building Face Sign MacGregor's Approved as Presented

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board