

BOARD OF ARCHITECTURAL REVIEW
MEETING OF AUGUST 28, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>X</u> (Left at 6:30)
Andrew Spencer	<u>X</u>
Chris Jahn	<u>X</u>
Brian DeWaters	<u> </u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>

Minutes of July 24, 2018 meeting: X Approved Not Considered

OLD BUSINESS

3AR-4-18 — 1095 E. Henrietta Road — Steve Takatch. — Request to partially change roof design of approved building

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

- * The connecting corridor will change to a gable roof
- * The roof will still match the existing roof
- * Addition will be red to match the existing building
- * Previously proposed brick will change to partial brick and partial painted block
- * The intent is for everything to match
- * The gable end color will change from tan to red

Decision: **Approved** Approved with Conditions Tabled

6AR-8-18 — 2935 East Avenue — CCR / BME — Request to change the colors for an approved 2,400 sf maintenance building

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

- * Andrew Spencer recused himself
- * Antique Bronze siding will be used instead of dark brown; Cocoa Brown roof will be used instead of gray

Decision: **Approved** Approved with Conditions Tabled

7AR-3-18 — 111 Bonnie Brae Avenue — Ellen J. Tourtelot — Add a full-width front porch.
Tabled at July meeting

Notes: * Plans, drawings, photos, elevations were presented for review by the board
* Will use Sterling Gray vinyl siding to closely match existing home siding. Thinking of changing existing aluminum vertical siding to Sterling Gray vinyl vertical siding
* There will be no skirting under the porch
* A white vinyl beadboard ceiling will be used
* Soffit can lights will be installed
* Shutters will be changed to black
* A stained wood door will be installed

Decision: **Approved** Approved with Conditions

7AR-4-18 — 65 Runnymede Road — Aces Energy — Install solar panels. Request to modify conditions of approval for installation of solar panels.

Notes: * Plans, drawings, photos, were presented for review by the board
* Wants to run across the corner of the rear roof and down the outside wall next to utility cables

Decision: **Approved** Approved with Conditions Tabled
Approved as presented: the visibility from the road will be minimal.

7AR-6-18 — 230 Rich's Dugway — James Buholtz — Remodel house and add a floor. Tabled at the July meeting.

Notes: * Plans, drawings, photos, were presented for review by the board
* Walls will remain, but siding and drywall will be replaced.
* Revised plans with more detail were provided, along with a materials display.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following condition:

1. All exterior siding shall match existing or all siding shall be replaced.

7AR-7-18 — 2740, 2750 & 2800 Monroe Avenue — Daniele Family Companies — Construct five buildings totaling 83,700 sf including 50,000 sf Whole Foods

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

* Building 1: Added RTU screens

Added “Montana Timber” accent on front

Slightly more articulation to the rear of the building

Renderings were somewhat unclear as to areas proposed for Dover Gray banding vs areas proposed for Alamo quickbrick with a 1” recess.

* Building 2: The treatment of the rear of the building was discussed

After discussion, the proposal for the all of the dumpster enclosures was changed from block or painted block to Heritage Blend quickbrick with opaque vinyl doors

* Building 4: Added building lights and added more interest to rear wall design

* Building 5: The entire building was redesigned

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. Building 1 (Whole Foods): Clerestory windows shall be used on the west elevation
2. Building 1 (Whole Foods): Dover Gray banding shall be limited to areas as shown in renderings. Remaining masonry areas shall be Alamo Quickbrick with a one inch recess.
3. Building 2: On the northeast (rear) elevation, the lower portion currently presented as Rockcrest Buffstone base with Chalk EIFS shall be revised to Echelon Split Face Block in Brown color. The belt course shall be Rockcrest Buffstone.
4. Building 3 (Starbucks): The awnings on the southwest (Monroe Avenue) side shall be as shown on the drawing A-203 elevation and shall be angled outward to the extent possible within the setback requirements.
5. Building 5: Materials and colors shall be as shown in the rendered elevations.
6. All Buildings: Rooftop equipment shall be screened.
7. All Buildings: Vision glass shall be used except where specifically noted as spandrel glass (southwest elevation of Building 3, Starbucks).
8. All Buildings: All dumpster enclosures shall be Heritage Blend Quickbrick with durable opaque doors in a color similar to “Smokehouse.”

NEW BUSINESS

8AR-1-18 — 94 Shoreham Drive — Andrew McNabb — Enclose existing screened porch

Notes: * Plans, drawings, photos, elevations were presented for review by the board
* Vinyl siding will be used to match house.

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

The proposed design is inconsistent with the architectural details of the existing house. Consider maintaining (preserve, restore, or replace in kind) existing features such as columns, trim details, and window proportions.

8AR-2-18 — 157 Sawgrass Drive — 157 Sawgrass Drive, LLC — Construct new 3-story office building

Notes: * Plans, drawings, photos, elevations, renderings, perspectives were presented for review by the board
* Will try to match other brick in the office park.

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

Denied based on the following:

The design lacks detail and development. The design lacks consistency with the architectural design of the adjacent buildings. The use of ribbon windows, extensive EIFS, lack of stone and minimal articulation is excessively dissimilar from the surrounding context.

8AR-3-18 — 2320 BHTL Road — Seneca Waterways Council — Replace loading dock door with window and make front door handicap accessible

Notes: * Plans, drawings, photos, were presented for review by the board
* The window used to infill the loading dock will match other windows used in the building
* The front door will be replaced with a wider door, centered on the sidewalk. New glass sidelights will match the existing ones on the building. Metal trim will match the color of the existing trim.

Decision: Approved **Approved with Conditions** Tabled

Approved with the following condition:

1. The new, wider front door shall be centered on the sidewalk. The new glass sidelights shall match the existing ones on the building. The metal trim and frame shall match the color of the existing trim and frame.

8AR-4-18 — 2500 East Avenue — Hanlon Architects — Replace front entry canopy with smaller canopy

Notes: * Plans, drawings, photos, renderings were presented for review by the board
* New EIFS surface on the element over the storefront.
* “Eldorado Hillstone” will be used.

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. The board does not object to the concept.
2. Dimensioned, scaled drawings that accurately represent the design of the canopy, including structural elements, downspout/roof drainage design and vestibule configuration shall be provided.
3. The exterior finish material at the ground floor should be reconsidered.

SIGNS		
1528	1881 Monroe Avenue Ulrich Sign Co., Inc.	<p>Building Face Sign Immediate Care</p> <p>The channel letter sign is approved as Presented.</p> <p>This approval is for the channel letter sign only. Any awning and/or any other proposed signage shall require separate review.</p>
1529	2729 Monroe Avenue Sign & Lighting Services	<p>Two Building Face Signs Quality Inn</p> <p>Approved with the following condition:</p> <ol style="list-style-type: none">1. All required variances shall be obtained.

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board