

BOARD OF ARCHITECTURAL REVIEW
MEETING OF NOVEMBER 27, 2018 - 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	_____
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>

Minutes of October 23, 2018 meeting: X Approved _____ Not Considered

OLD BUSINESS

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

Notes: * Postponed by applicant until the December meeting

9AR-3-18 — 257 Pelham Road — DeRisio Construction — Construct garage addition on front of house

Notes: * Variance granted (10A-04-18).

- * The existing garage door will be re-used
- * The same stone as the existing veneer stone on the front will be used
- * Stucco on the side will match existing
- * Wood doors will be used
- * No trim doors on corners
- * Soffits will match existing
- * The existing lights will be re-used on the front. A new light will be added over the door on the side.

Decision: Approved **Approved with Conditions** Tabled

1. The project shall meet zoning requirements for livable floor area and garage area.
2. A $\pm 24"$ stone return shall be added to the north side of the garage.

9AR-4-18 — 412 Linden Avenue — Montreal Construction Co., Inc — Renovate maintenance building for offices.

Notes: Postponed by the applicant until the March 2019 meeting

10AR-3-18 — 2376 Monroe Ave — Sarah Beren — Rebuild ADA front entrance, including ramp

Notes: * Plans, drawings, photos were presented for review

- * The existing deck and ramp will be removed. The entry will be at grade.
- * The new entry will be a storefront system to match the existing
- * There will be no changes to the roof.

Decision: **Approved** Approved with Conditions Tabled

NEW BUSINESS

11AR-1-18 — 1 Johnsarbor Drive — SWBR – Leticia Fornataro —Construct \pm 300 sf addition to dining room on west side of Briarwood Building

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

- * Chris Jahn recused himself
- * Materials and colors will match existing

Decision: **Approved** Approved with Conditions Tabled

11AR-2-18 — 1850 BHTL Rd — HBT Architects — Add windows and replace siding on commercial building

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

- * T-111
- * Vinyl siding
- * Existing windows removed and all new windows
- * Smooth Hardi siding
- * At port cochere will use large panel phenolic siding in wood-look
- * Existing brick to remain as-is
- * There will be can lights in the port cochere
- * Mechanicals plans have not yet been developed
- * There will be no exterior changes except window and cladding

Decision: Approved **Approved with Conditions** Tabled

1. Signage shall require additional review
2. Lighting details shall receive all required reviews.
3. Mechanicals shall receive all required reviews.

11AR-3-18 — 11 Currewood Circle — Paul Morabito, AIA — Add covered porches to three sides of house and construct second floor storage room

Notes: * Variance required

- * Plans, drawings, photos were presented to the board
- * “Cold storage is proposed on the upper floor over the northern porch
- * Standing seam metal roof will be used. The color is not yet determined.
- * Dark blue vinyl siding will be used on the whole house
- * Columns will be white Azeck
- * Roofing plans have not yet been determined
- * Porch ceilings will be finished, but the finish has not yet been selected.

Decision: Approved Approved with Conditions **Tabled**

1. The “cold storage” area and garage dormer must be designed to be harmonious with the character of the house as well as the surrounding neighborhood. The proportions of these elements as presented appear to be out of scale.
2. The stone should be used to develop a better hierarchy of the mass of the structure: e.g., vary the height and/or location.
3. Windows shall be added in the rear of the garage
4. Photos of nearby houses shall be submitted.
5. All required variances shall be obtained.

11AR-4-18 — 300 White Spruce Blvd — Patrick A. Morabito, AIA — Exterior renovation with new entry roof and siding

Notes: * Plans, photos & samples were submitted for review.

- * Reface building
- * Windows and doors will remain as-is
- * A canopy is proposed over the walkways to the entrances
- * Columns will be square and black
- * Tongue-and-groove, brown, 45 degree soffit is proposed
- * Gray metal vertical siding
- * The skirt at the bottom is proposed to be buff-colored ceramic tiles $\pm 1' \times 2'$, separated by a J-channel from the vertical siding. Tile would be cut to just above grade.
- * Sconces will be replaced with LED sconces to match location and style of existing.
- * Existing flood lights will be replaced with LED lights to match location and style of existing.

Non-sanded exterior grade grout will be used with the tile

Decision: Approved Approved with Conditions **Tabled**

1. Lighting details shall be submitted.
2. A profile of siding materials shall be submitted
3. An alternate material to the tile shall be submitted that is suitable for exterior use or substantiation shall be provided of the suitability of the tile for the application.

11AR-5-18 — 200 White Spruce Blvd — Patrick A. Morabito, AIA — Exterior renovation with new entry roof and siding

Notes: * Plans, photos & samples were submitted for review.

- * Reface building
- * Windows and doors will remain as-is
- * A canopy is proposed over the walkways to the entrances
- * Columns will be square and black
- * Tongue-and-groove, brown, 45 degree soffit is proposed
- * Gray metal vertical siding
- * The skirt at the bottom is proposed to be buff-colored ceramic tiles $\pm 1' \times 2'$, separated by a J-channel from the vertical siding. Tile would be cut to just above grade.
- * Sconces will be replaced with LED sconces to match location and style of existing.
- * Existing flood lights will be replaced with LED lights to match location and style of existing.
Non-sanded exterior grade grout will be used with the tile

Decision: Approved Approved with Conditions **Tabled**

1. Lighting details shall be submitted.
2. A profile of siding materials shall be submitted
3. An alternate material to the tile shall be submitted that is suitable for exterior use or substantiation shall be provided of the suitability of the tile for the application.

11AR-6-18 — 296 Ashbourne Road — Alicia Davis — Construction of two new porticos, one on the front and one on the east side of a house

Notes: * A variance has approved (11A-18-18)

- * A stone sample, gray and buff, was submitted
- * Wood garage door and man door will be matching style
- * Existing lights to remain
- * The whole house will be sided in dark blue Hardi plank
- * Porch roofs will be black metal
- * New shingles will match existing
- * Gable ends will be Hardi shake in dark blue to match new siding

Decision: Approved **Approved with Conditions** Tabled

1. Proposed extended roofing shall receive all required variances
2. Steps shall be a minimum of four feet from property lines
3. Downspouts shall be located so that they are not conspicuous from the street.

SIGNS		
1537	2926 Monroe Avenue William Levine	Awning Sign House of Kombucha Approved (awning sign only)
1538	2705 West Henrietta Road Antonelli Construction	Building Face Sign Barber Approved
1539	1220 Brighton-Henrietta Town Line Road NAS Sign	Building Face Sign Core & Main Approved
1540	1900 S. Clinton Avenue Clinton Signs	Building Face Sign Mesquite Mexican Grill Approved with condition(s): 1. Raceway information shall be submitted.
1541	1840 Monroe Avenue Chris Glyde	Building Face Sign Rochester's School of Guitar Approved with condition(s): 1. All required variances shall be obtained.

Respectfully Submitted,

**Paul White
Secretary, Architectural Review Board**