

BOARD OF ARCHITECTURAL REVIEW
MEETING OF FEBRUARY 26, 2019 - 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	<u>X</u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>

Minutes of January 22, 2019 meeting: X Approved _____ Not Considered

OLD BUSINESS

3AR-4-18 — 1095 E. Henrietta Road — Steve Takatch. —Modification to materials on approved multi-purpose addition to existing church facility

Notes: * Postponed by applicant

1AR-2-19 — 249 Crittenden Way — CJS Architects — Infill openings and add a vestibule to front of apartment complex office

Notes: * Revised plans, elevations, drawings, photos, were presented for review by the board
* Windows added
* Brick added to entry

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.

NEW BUSINESS

2AR-1-19 — 56 Hunter's Lane — Tom Anderson —Construct a bathroom addition on front of house

Notes: * Plans, elevations, drawings, photos, were presented for review by the board
* Materials will match existing
* The cricket of the new roof spills onto the garage roof.

Decision: Approved Approved with Conditions **Tabled**

1. The double gable is out of character with the neighborhood. Please provide a roof configuration that is more in keeping with the character and architecture of the house and neighborhood.

2AR-2-19 — 330 Hollywood Avenue — Wallace Johnson — Construct a 6'6" x 20' mudroom and reconstruct open, covered porch on Newton Avenue side of house

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

- * Matching roof of addition to roof of garage
- * Posts will be spaced the same, just pulled forward
- * New patio will be lower than the existing and a new step into the house added
- * The existing pole light will be removed and two tudor-style bollard lights will be added. There will also be a light in the ceiling of the porch
- * Materials (stucco and stained or painted wood) will match existing

Decision: **Approved** Approved with Conditions Tabled

2AR-3-19 — 167 Fairfield Drive — Kirk Golden, Ecovis Inc. — Install solar panels on front roof of house.

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

- * Inverters will be in the basement
- * Black-on-black panels
- * The RG&E meter will be brought outside
- * Conduit will be in the attic. There will be no exposed conduit on the roof

Decision: Approved **Approved with Conditions** Tabled

1. Accessory components (conduit, etc.) shall not be visible on the roof.
2. Conduit on the side wall shall be painted to blend with the house.

2AR-4-19 — 1550 Elmwood Avenue — Shawn & Valerie Carey — Raze and rebuild single family house

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

- * The existing foundation will be used. The house will be \pm 1,900 sf
- * The front will face north
- * Dark brown cement board siding will be used
- * Vinyl will be used on the overhang
- * Darker brown windows
- * "Timber-Tech" mocha colored porch floor
- * Hardiboard porch skirting
- * Standard 5" gutter to match trim color
- * Wood composite corner boards
- * Composite trim in Wicker color
- * Hunter green shingle roof
- * The porch railing color will be close to either the siding or the trim

Decision: Approved **Approved with Conditions** Tabled

1. All required Planning Board and Architectural Review Board approvals shall be obtained.

2AR-5-19 — 150 Metro Park — HBT Architects — Add awning over door on side of office/warehouse building

Notes: * Withdrawn by applicant on 2-14-19

2AR-6-19 — 11 Currewood Circle — Paul Morabito, AIA — Reconstruct and enlarge garage, including second floor.

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

- * Modification and porch addition recently approved (11AR-3-18).
- * The proposed project requires variances.
- * The garage will be widened and deepened
- * Storage space is proposed above the garage
- * Materials will match those approved with application 11AR-3-18

Vote: Chris – Denied: Andrew – Denied: Brian, Mary, Stuart, Casey - Tabled

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. The scale and uninterrupted mass of the house is out of keeping with the other properties in the neighborhood.
2. The size, number, and compass orientation of the three garage doors, as shown, are excessively dissimilar to other properties in the neighborhood.
3. The size and mass of the garage is strikingly dissimilar to other properties in the neighborhood and is excessive in scale with the rest of the house.

SIGNS		
1545	2050 S. Clinton Avenue Pierrepont Visual Graphics	Building Face Sign The Vein Institute Approved as presented
1546	1625 Crittenden Road McAllister Sign, Inc.	Freestanding Monument Sign Brighton Village Luxury Apartments Approved as presented Chris recused himself
1547	2833 Monroe Avenue Premier Sign Systems	Building Face Sign (face replacement) Salvatore's Approved with condition(s): 1. All required variances shall be obtained.

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board