

BOARD OF ARCHITECTURAL REVIEW
MEETING OF APRIL 23, 2019 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

Present

Stuart MacKenzie	<u> </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 March 26, 2019 meeting: X Approved Not Considered

OLD BUSINESS

3AR-1-19 — 1780 Monroe Avenue — Rhinecliff Monroe Corp — Façade renovations to a plaza building

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

- * Screen will be Vintage Wood / Redwood Nichia fiber cement mounted to parapet
- * New brick on Otter Lodge storefront and new storefront system on restaurant expansion space, to match existing
- * Brick will be painted “Dirty Martini” (cream color)
- * Planters will be Nichia or real wood
- * The fence will be wood, stained to match redwood color
- * The existing canopy will be repaired as necessary and painted. There will be an option to install new can lights in the canopy ceiling
- * The rear of the building will be painted as needed.

Decision: **Approved** Approved with Conditions Tabled

3AR-2-19 — 90 Willard Avenue — Jeff Smith — Request to modify a condition of March approval for the construction of a new house and garage regarding window placement (the height of the middle window on the side wall)

Notes: * Revised plans, were presented for review by the board

- * The applicant was unable to align the center window on the right side with the right-hand window on the right side because of interior constraints.

Decision: **Approved** Approved with Conditions Tabled

The revised plan is approved as presented. Also approved is the original center window size of 3’ x 1.5’ at the shower.

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

Postponed by applicant

NEW BUSINESS

4AR-1-19 — 230 Fair Oaks Drive — Green Spark Solar — Expansion of existing solar system

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

* The new panels will match the look of the existing panels

* There will be no new electric

Decision: **Approved** Approved with Conditions Tabled

4AR-2-19 — 2323 Monroe Avenue — Silas Patel — Façade change to motel

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

* The applicant was not present

* Plans were not complete

Decision: Approved Approved with Conditions **Tabled**

Tabled for representation by the applicant and for submittal of complete plans

4AR-3-19 — 141 S. St. Regis Drive — 16' x 23' First Floor Addition for kitchen & mudroom

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

* A variance has been applied for (5A-02-19)

* Windows, doors, fascia, soffit, roofline, and shingles will all match existing

* The porch railing will be white and will be compatible with the existing railing

* Proposed white vinyl siding will match existing

* There will be concrete block underneath the porch and lattice under the steps

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.

4AR-4-19 — 479 French Road — Anthony D'Angelo — Construct garage addition

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

* Stone, siding and doors will match existing

* A variance has been granted for the project (3A-11-19)

Decision: **Approved** Approved with Conditions Tabled

4AR-5-19 — 205 Ashley Drive — Steven Gold — Construct addition above attached garage

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

* Siding and roofing will match existing

* The window on the front will match existing, but the window on the front may change to a single window with shutters

Decision: Approved **Approved with Conditions** Tabled

1. The window on the front shall be ½ the height of the window on the adjacent side wall to remain and the head of the new window shall align with the head of the adjacent window on the side wall.

2. The new front window shall match the width of the other front windows and shutters matching the existing shall be added.

3. The existing window on the side that is to be removed shall be added to the new side wall, and shall be aligned with the window to remain in the side wall.

4. Divided lights shall be provided in the new front window to match the upper sash of the existing.

4AR-6-19 — 38 Glenhill Drive — Amanda & Chris Costanza — Convert enclosed porch to heated den

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

* James Hardi horizontal siding (gray) will be used on the whole house.

Decision: **Approved** Approved with Conditions Tabled

4AR-7-19 — 94 Hollywood Avenue — Renewable Rochester — Install solar panels on roof

VOID – ARB NOT REQUIRED

4AR-8-19 — 97 Willard Avenue — Jeff Smith — Construct new house with attached garage.

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

* “Alpine Forest” (green/gray) vinyl siding will be used, both horizontal and shake

* Having stone returns on the front was discussed.

Decision: Approved **Approved with Conditions** Tabled

1. The stone on the front at the stairwell shall be lowered to align with the stone to its right.
 2. The stone on the front shall be returned at the two areas discussed at the meeting, on the right side of the office and the right side of the stairwell.
 3. On the right side, a square window shall be added to bedroom #2 to match the other square window on that side.
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4AR-9-19 — 60 Willard Avenue — Jeff Smith — Construct new house with attached garage.

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

* “Prestige Kodiak Ridge Quarry Cut” stone

* Mastic “Silver Grey” horizontal and shake siding

* Carriage Dark Oak garage door

* White windows

* Pewterwood shingles

Decision: Approved **Approved with Conditions** Tabled

1. The stone on the front at the stairwell shall be lowered to align with the stone on the opposite side of the “flex room” bumpout.
 2. A window shall be added on the right side second floor as discussed and drawn by applicant at the meeting.
 3. A window shall be added on the left side second floor as discussed and drawn by applicant at the meeting.
 4. Stone on the front stairwell shall be lowered to match the height of the stone on the closet next to the flex room. The stone on the right (stairwell) side of the flex room shall be returned to the main wall. The stone on the left (closet) side of the flex room shall be returned to the same distance as the stone on the left side.
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4AR-10-19 — 50 Willard Avenue — Jeff Smith — Construct new house with attached garage.

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

* “Boral Ferrous Sulptured Ashlar” stone

* Vytec vinyl “Smokestone” horizontal and shake siding

* Carriage Mahogany garage door

* White windows

* Pewterwood shingles

Decision: Approved **Approved with Conditions** Tabled

1. A window shall be added on the right side study/bedroom as discussed and drawn by applicant at the meeting.
 2. The window in the basement on the right side shall be moved to align with the window in the bathroom above it, as discussed and drawn by applicant at the meeting.
 3. A window shall be added on the left side in the garage wall as discussed and drawn by the applicant at the meeting.
 4. The transom window in the master bedroom on the left side that is labeled “optional” shall be installed; shall not be optional.
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4AR-11-19 — 90 Indian Spring Lane — Design Works Architecture, PC — Modifications to front of house: entry, dormers, garage doors, cupola, siding, roofing

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

- * The existing dormer size will be retained, but windows will be enlarged
- * A new person-door will be installed
- * White vinyl shake siding and a slate-colored asphalt roof area proposed
- * Two existing non-functional dormers by the garage will be replaced with one functional dormer.
- * The existing cupola on the garage will be re-built forward of its current position
- * A course of brick will be added at the ground to complement the bronze light fixture
- * The new garage doors will be painted white to match the existing

Decision: **Approved** Approved with Conditions Tabled
Approved as presented.

SIGNS		
1551	3490 Winton Place Fast Signs of Rochester	Building Face Sign DuPont Approved as presented.
1552	2323 Monroe Avenue Silas Patel & Micky Patel	Two Building Face Signs Hotel on Monroe Tabled. Tabled for additional information and review of building modifications to provide context for the proposed sign.

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board