

BOARD OF ARCHITECTURAL REVIEW
MEETING OF MAY 28, 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 April 23, 2019 meeting: X Approved Not Considered

OLD BUSINESS

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

WITHDRAWN

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

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

* The applicant/owner, Silas Patel, has stated that this May review is to discuss overall project, and that he will return to the board in June with project details.

* Larger lobby, liquor license for guests, breakfast (with Wegmans)

* Windows will be updated with new locks, etc.

* Brick will be stained dark

* A new, compliant railing will be installed

* Screens will be installed on the railings in places where snow is known to accumulate

* The roof will not be changed.

* Materials, colors, details, etc. will be presented at the June meeting

Decision: Approved Approved with Conditions **Tabled**

1. Please provide project details, including the following: Scaled elevations with notes for each side of the building, material/color samples, details of railing panel system and its construction, details of wood/ manufactured wood screen, locations of all exterior lights, lighting cut sheets, details of planters, railing details, brick stain and paint color samples.
2. All required variances shall be obtained.
3. Please suggest an alternative to the white color for the seamed metal panels.

4AR-10-19 — 50 Willard Avenue — Jeff Smith — Request to modify design of approved house

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

* The required transom window is proposed to be changed to a full window

Decision: **Approved** Approved with Conditions Tabled

NEW BUSINESS

5AR-1-19 — 141 Old Mill Road — James Fahy Design Associates — Demolition of existing house and construction of a new house with attached garage

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

- * Lath-and-plaster stucco will be used - white
- * Quarried, thin-cut stone will be used on the house and the landscape walls – gray
- * Standing seam metal roof – dark gray
- * Marvin Modern windows – ebony
- * Tongue-and-groove mahogany soffits and underside of decks
- * Cable railing system with mahogany top rail
- * Carriage style garage doors and other doors with wood veneer
- * White finish on foundation

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. Ensure that seam detailing of stucco follows a consistent pattern throughout the building.

5AR-2-19 — 3525 Elmwood Avenue — James Fahy Design Associates — Addition and renovation to single family residence

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

- * Stone porch added at new main entrance
- * Stone and brick siding. Existing brick will be painted white
- * Dark charcoal roof shingles
- * “Eldorado” cultured stone – gray color
- * Stained wood timber horizontal at new porch
- * Dark fascia – “Cyberspace”
- * Windows added in garage and kitchen windows changed
- * Custom wood front door

Decision: **Approved** Approved with Conditions Tabled

5AR-3-19 — 26 Kirk Drive — Edward Ciolowski — Add a roof over the existing front porch

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

- * White-clad pt pine posts will be used
- * The existing pad will be replaced in kind
- * The existing railings will be removed
- * A white, beadboard ceiling will be used
- * Roofing will match existing

Decision: Approved Approved with Conditions **Tabled**

1. All required variances shall be obtained.
2. The roof shall be raised to the level of the main roof.
3. Scaled drawings shall be submitted.

5AR-4-19 — 6 Parsons Lane — Joseph Rebis, GreenSpark Solar — Roof-mounted solar array on house

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

- * Service lines will be in the attic – nothing will be visible on the roof
- * The panels will be 4” from the roof surface

Decision: **Approved** Approved with Conditions Tabled

5AR-5-19 — 141 Brookside Drive — Lorie Boehlert, James L. Garrett Company, Inc — Construct master suite and family room addition

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

- * Cedar shakes will remain and will be added to a majority of the addition. Cedar shakes will match existing
- * Some of the addition on the rear will be sided with shiplap Hardi siding

Decision: Approved **Approved with Conditions** Tabled

1. Transitions from cedar shake to dutchlap shall be at an inside corner.

SIGNS		
1552	2323 Monroe Avenue Sign & Micky Patel	<p>Two Building Face Signs Hotel on Monroe</p> <p>Tabled.</p> <p>Tabled for additional information, including lighting details, a scaled drawing, dimensions of the different elements (overall, artwork, letters), colors, lighting details, height of top and bottom of sign from grade.</p>
1553	580 White Spruce Boulevard Gupp Signs – Tony Snow	<p>Building Face Sign Roc Pet Rehab Approved with Condition(s)</p> <p>1. “A Pawsitive Path to Wellness” shall be removed unless it can be shown by a dba or other similar evidence that it is part of the name of the business.</p>
1554	2125-2157 Monroe Avenue Jan Lavender	<p>Freestanding Sign Brighton Garden Apartments</p> <p>Approved with condition(s):</p> <p>1. The sign shall be a minimum of 10’ from the lot line, as required by code. A survey or other acceptable information shall be provided to confirm that this requirement is met.</p>

1555	660 West Metro Park Modular Properties	<p>Building Face Sign Modular Comfort Systems HVAC Equipment, Parts, Solutions</p> <p>Approved with condition(s):</p> <ol style="list-style-type: none"> 1. “HVAC Equipment – Parts - Solutions” shall be removed unless it can be shown by a dba or other similar evidence that it is part of the name of the business. 2. The top of the sign shall not exceed 20’ from grade.
1556	2100 Monroe Avenue Premier Signs	<p>Building Face & Freestanding Signs CVS Pharmacy</p> <p>Approved with condition(s):</p> <ol style="list-style-type: none"> 1. All requirements of the 1996 Incentive Zoning approval for the property shall be met. 2. The sign facing Torrington Rd shall be turned off from 11:00 PM until sunrise, per conditions of the 1996 Incentive Zoning approval.

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board