

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JUNE 23rd, 2020 - 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>
Fran Schwartz	<u>X</u>

Minutes of February 25th, 2020 meeting: Approved X Not Considered

OLD BUSINESS

11AR-9-19 — 257 Pelham Rd. — Stephen Cass — New windows and façade materials – partially installed

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

Decision: **Withdrawn by Applicant**

2AR-1-20 — 2735 Monroe Ave — Randall Peacock — Exterior Renovations

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

Decision: **Withdrawn by applicant**

2AR-3-20 — 7 Brookside Dr — Hamilton Stern Construction — Alteration of existing and addition of new dormers

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

Decision: **Withdrawn by Applicant – updated plans don't require ARB**

NEW BUSINESS

3AR-1-20 — 1835 Monroe Ave — Hanlon Architects — Façade alterations

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

- Brighton Commons
- Dark concrete paneling under west window on the slope
- Anodized aluminum around windows
- Steel piers painted to match
- Concrete paneling will be smooth texture
- No additional lighting – potentially under canopy if not currently existing
- Owner said to be okay with modifications
- Elevations slightly different than the rendering - looking at elevations for approval
- Soffit finish is aluminum to match what is on the columns
- North side on alley are will be painted. Brick to be white and upper wood area will be painted gray. Concrete façade panels will be wrapped around the corner to the north
- Parapet will be raised about 8 inches higher than the rest of the building
- Vertical wood member on the north to be removed
- Colors as provided on materials Legend
- Sign not consistent with the rest of the plaza
- Design purposely substantial different than the rest of the commons

Decision: **Tabled for additional information:**

- **Current design is substantially different from the rest of the commons**
- **Further clarification on what the owner intends for future development of the commons**
- **Or show how proposed architecture can tie into existing architecture**
- **Additional views that show the building more clearly in context with other parts of the commons**

3AR-2-20 — 119 Westland Ave — Design Works Architecture — Addition to side/rear of home

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

- Reroofing the entire area of the addition to match existing on the rest of the house
- Siding will match existing
- Will reroute down spouts
- Needs zoning board approval for the addition into the side setback

Decision: **Approved as Presented**

3AR-3-20 — 2821 Elmwood Ave — Seth Sealfon — Entry porch overhang

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

- Awning will be mostly wood
- Painted white to match aluminum siding
- Shingles to match roof
- Half-moon underneath awning and above the door frame will be white
- Will need a gentle roof pitch to fit under above window, or part of the door decoration will need to be removed
- Bead board on bottom of awning
- Lighting may have to be moved – what is the proposed lighting
- There are no vertical measurements on the roof

Decision: **Tabled for more information**

- **What is the intention for connecting it to the house?**
- **What is the height of the roof and its relation to the above window?**
- **Explore options in regard to the federal style of the house**
- **Provide more context in the drawings for the awning to include the door and windows above it and to the sides**
- **Provide details on how the lighting will change**

3AR-4-20 — 11 Babcock Dr — Courtney and Justin Hopkin — New single-family home

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

- Siding – blue bayou
- Shake siding – driftwood blend dark
- Garage door – ultra grain oak, slate finish
- Metal roof sections – dark slate gray
- Trim – white
- Shingles – oyster gray timberline HD shingles
- Stone – bluegrass ledge stone
- Windows heights on left elevation inconsistent
- Roof has large mass in relation to the house
- 2 trees will be removed on the lot. 1 for proximity of the house and the other is not healthy
- Inside corner on the right rear of the house does not work well

Decision: **Tabled:**

- **Explore options to reduce the mass and height of the roof**
- **Reconfigure or resolve 90° inside corner on the right rear of the building – particularly the irregular eave lines on page 2**
- **Align the head heights of windows on the left elevation**

3AR-5-20 — 30 Willard Ave — Jeff Smith — New single-family home

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

- Roof pewter wood
- White trim
- 2-tone paint: horizontal: Harbor Grey
 - Shake – Victorian Grey
- Siding will slope with grade with a 4" gap to the ground
- No window in the garage

Decision: **Approved with conditions**

- **Add a window to the garage on the left side elevation**

3AR-6-20 — 2613-2617 W. Henrietta Rd — Dwyer Architecture — Exterior improvements

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

- New brick on EIFS façade
- Will try to match the existing in color
- Control joint between new and old brick
- Brick will be a few inches above the concrete per manufacturers specifications
- Soldier course on top of new brick to match existing details on façade

Decision: **Approved with conditions**

- **Follow manufacturers recommendation for New Brick on concrete pavement as discussed at the meeting**

4AR-1-20 — 190 Alaimo Dr — Nate Morgate — Rear addition and roof alteration

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

- Siding to match existing
- Shingles to match existing
- New roof triangle facing the road shown to be angled upwards towards the rear of the home and shingled. Applicant says a newer design proposes it to be squared off at the ridge and sided
- Windows in rear of addition not symmetrical due to fireplace

Decision: **Approved as presented with shingles on the new roof triangle seen from the front of the house. Any alteration to presented plans will need approval from the Board**

6AR-1-20 — 72 Sunset Dr — James Keenan — Addition to front of house

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

- Light gray horizontal siding to match existing
- White cedar shake vinyl siding on gable
- Front door will be covered by new roof
- Window will match existing front window
- Red vinyl shutters
- Although not drawn on right elevation, applicant attested the eave heights to be the same consistent height

Decision: Approved as Presented

6AR-2-20 — 50 Tarrytown Rd — Corbett Contracting, Inc. — Convert Garage to bedroom

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

- Converting garage into a bedroom
- Siding to match existing
- Will try to match other windows in style and trim
- Siding will not go to the ground – will be about 8" off ground

Decision: Approved as Presented

6AR-3-20 — 32 Danbury Circle S — Grave Bros Home Improvement — roof-mounted solar

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

- Solar added to garage and main house
- It will comply with town requirements
- Did not know height of panels off the roof ridge
- Electrical will be run in roof – conduit will not be seen
- Chimney will hide outdoor boxes from view

Decision: Approved with conditions:

- **No appurtenances will be seen from the front of the house**

6AR-4-20 — 2000 Summit Circle Dr — Kamillah Ramos (SWBR) — Replacing 3 windows with doors

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

- Replacing all sconces to match existing in style
- Piers are not being changed from existing

Decision: **Approved as Presented**

6AR-5-20 — 955 E. Henrietta Rd— Pardi Partnership Architects — New accessibility ramp, door, and window improvements.

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

- Composite on deck and top of the hand rail
- Framing and guardrail to be pressure treated eventually stained to match the house
- 2 lower floor windows to be removed – one to be replaced with a larger window the other with a door. They will match existing
- The upstairs window to be removed and will be infilled with siding to match existing

Decision: **Approved as presented**

SIGNS		
1582	2949 Monroe Ave Clinton Signs	Building Face Sign Pet Supplies Plus Approved as Presented
1583	1065 Senator Keating Blvd Pierrepont Visual Graphics	Building Face Sign Rochester Regional Health Approved as Presented
1584	200 Canal View Skylight Signs	Free Standing Directory Sign Approved as Presented
1585	3450 Winton Place Skylight Signs	Building Face Sign Sequel Home Furnishings Approved as Presented

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**