

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JULY 28th, 2020 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>X</u>
Andrew Spencer	<u>X</u>
Chris Jahn	_____
Brian DeWaters	_____
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>
Fran Schwartz	<u>X</u>

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

Minutes of June 23rd, 2020 minutes: X Approved _____ Not Considered

OLD BUSINESS

8AR-6-19 — 1776 Monroe Ave — Joe McBane — Alterations to approved façade renovation

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

- AZEK Trim with cement board siding – hardibacker siding
- Painted to match upper part of façade
- Picture shows untreated AZEK edges
- Details on side to be carried to the front of the building

Decision: Tabled:

- **Provide accurate visual representation of the front façade showing colors and materials proposed. Include the transition to the existing portion of the façade.**
- **Explore additional options for colors and materials**
- **Show proposed lighting fixtures**
- **Ensure that the materials used on the base are appropriate for weather and wear**

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

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

- Darker wood represents proposed wood tone better than previous submission
- Submission otherwise unaltered
- Face of façade will align with current building on west façade
- Mattiacio stated this project would be a catalyst for other façade changes and the building owner would complement that portion of the building when updating the rest of the façade
- No plans submitted for the rest of the commons

Decision: Denied without Prejudice

- **Provide plans showing future plans of the commons**
- **Show how the commons would look if concept was carried on to the rest of the building and how that fits in would the rest of the plaza.**

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

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

- No gutters
- Ceiling underneath will be 3" pine bead board
- 4x4 support will be without embellishment
- Applicant proposes possibility of cutting into current decoration above the door

Decision: Approved with conditions:

- **Backplate will span from diagonal support connection vertically to the roof**
- **Details above the door will not be altered.**

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

- Aligned windows on the east building face
- Added traditional gable ends and reduced pitch
- Changed previously highlighted corner on northwest corner of the garage

Decision: Approved as Presented

NEW BUSINESS

7AR-1-20 — 130 Metro Park — DiPasquale Construction — 58' x 46' meeting room addition

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

- Building not near neighbors
- Simple because it is set back from the road and matches the rest of the building
- Brick to match existing
- Dark bronze coping to match existing
- New building is taller to comply with fire code

Decision: Approved as Presented

7AR-2-20 — 295 Varinna Dr — Autumn Sweeney — Enclosing side porch to make it a mudroom

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

- Side porch has gutters on it
- All to remain just adding walls, windows and doors. All else to remain
- Adding two addition lights – existing sconce on front of the house will be changed to match new lights
- Windows on side of the porch will 2'x2'
- Trim on windows will match existing house

Decision: Approved with conditions:

- **Center the window on the front facing wall**
- **Align side windows**
- **Match top of windows relevant to existing windows if appropriate**
- **Wall materials to match existing as attested to**

7AR-3-20 — 890D Westfall Rd — John Standing — Replacing an Accessibility Ramp

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

- Concrete to match existing
- Applicant attested the handrails to be pressure treated to match the rest of the property
- Drawing shows metal railing

Decision:

- **Approved as shown on the architectural drawings, 1 1/2" metal railings coated to match metal door and window frames**

7AR-4-20 — 164 Fairhaven Rd — John Davies — Front Portico addition

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

- Columns 8" square – Wrapped 6"x6"
- Base will be square wrapped
- Top will have crown
- Roof will be below upper vent
- Will be directly center
- 1 Sconce shown - may put one on each side
- No gutters
- Ceiling will be finished with bead board
- Wants to retain molding above the door

Decision: **Approve with conditions**

- **Columns will be 8"x8" with capital and base**
- **Portico will be centered on the door**

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

- Can't change fenestration because currently occupied
- Maintaining or slightly raising existing eave
- HVAC will remain on roof
- EFIS above brick and windows
- False window details added above windows
- Aluminum trim around windows and awnings
- Wood look Panels to be composite resin core
- Building 3 taller. Brick will not be added where currently not existing – will be EFIS
- Building renovations will be phased with building 2 & 3 being done first
- Specific materials and colors were not noted or provided
- Signs will need to be reviewed separately
- Are panels above windows recessed or protruding
- Brick was shown in drawings and renderings where architect says there wouldn't be brick.

Decision: **Tabled for more information**

- Need color, finishes, and material samples
- Update elevations per discussions. In particular, clarify if/where brick will extend above existing.
- Transition details including between existing and new material, transitions and returns, and how the base will be treated under various grade conditions.

SIGNS		
1586	1534 Monroe Ave Catapult Solutions Group, Inc.	Building Face Sign Catapult Solutions Group, Inc. Approved as Presented
1587	2561 Lac De Ville Blvd. Pierrepont Visual Graphics	Free Standing Sign 2561 Lac De Ville Medical Building Approved as Presented
1588	925 E. Henrietta Rd David Lazzara	Building Face Sign Lazzara Smiles Orthodontics Tabled for more Information-

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**