

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF OCTOBER 27th, 2020 - 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>
Fran Schwartz	<u>X</u>

Minutes of September 22nd, 2020 minutes: X Approved    Not Considered

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**OLD BUSINESS**

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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

- There will be hardiebacker trim on bottom
- Azek will be used on walls and to make columns for depth
- Will be painted Rustic Taupe under the parapet
- Brick around door will be exposed and matches brick on the interior of the building.

Decision: **Approved as Presented**

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**NEW BUSINESS**

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10AR-1-20 — 114 Sylvan Rd — Jesse and Jennifer Readlyn — Renovate and expand front porch

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

Decision: **Tabled for Representation**

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10AR-2-20 — 333 Rhinecliff Dr — David Burrows — 2-story rear addition

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

- Revised drawings submitted the day of the meeting.
- Materials and colors will match existing best as possible
- Door and window in mudroom replaced with a sliding door
- Windows removed from the right side of the garage

Decision: **Approved with Conditions**

- **Provide windows as originally shown on the west elevation (North in updated drawings). Person door with window can be substituted in lieu of 1 window in the garage**

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10AR-3-20 — 352 Antlers Dr— Alternative Carbon Energy Systems, Inc. — Roof-mounted solar

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

- Conduit will be about 1" painted to match the color of the house
- Will run next to the gutter
- Attested that there will be a shepherd hook over the gutter.

Decision: **Approved with conditions**

- **Conduit will not be routed with a shepherd hook over the gutter**
- **Conduit will be routed internally or hugging the building (not visible from the street when possible) and painted to match the house**

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

- Shed dormer will be cut into the roof, gables to the over framed
- Will do their best to match new windows to the house
- Siding, trim, roof to match existing
- Add door to the left of the garage
- Concerns about center gable and roof drainage
- Where will the downspouts be?
- Cupola added will have a copper roof, windows and Azek.

Decision: **Tabled**

- **3 gables as shown are not acceptable.**
- **Do not over-frame gable above added shed roof.**
- **The center windows (to the open-to-below space) should not be double-hung windows.**
- **Reduce height of the cupola**

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

- Electrical will run down the right side of the roof
- Conduit painted to match the house

Decision: **Approved with conditions**

- **Conduit will not be routed with a shepherd hook over the gutter**
- **Conduit will be routed internally or hugging the building (not visible from the street when possible) and painted to match the house**

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

- One section of pipe was not installed due to not being able to acquire additional material
- Asking for section to be solid vertical wood painted white to match the other such sections – already built

Decision: **Approved as Presented**

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10AR-7-20 — 148 Dale Rd — Matthew DeRosa — Garage demolition and mudroom addition

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

- Materials to match existing.
- Garage to be removed and a mudroom added to the house along with a detached carport.
- There will be a new driveway layout

Decision: **Approved as Presented**

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10AR-8-20 — 144 Hemingway Dr— Ed and Theresa Kwiatkowski — Altering front entrance – moving door and reroofing

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

- Adding roof and gable over mudroom
- Gutters will be replaced and align with those existing
- There is a flat valley where the new roof and existing roof join
- Materials and colors will match existing
- Door is being moved out from under the eave to allow for a full height door

Decision: **Tabled**

- **Come up with other options to solve the drainage issue and the flat valley**
- **Submit dimensioned drawing with materials called out**
- **Present roof plan with additional context**

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10AR-9-20 — 159 David Ave — Patrick Langworthy— Front porch addition

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

- Adding front porch to the home. The larger porch requires a variance due to size
- Larger porch is preferred by home owner
- Colors and materials to match
- Porch will have wood ceiling

Decision: Larger porch approved with recommendations

- **The board recommends**
  - **Bringing in the columns**
  - **Using natural trim instead of break metal**
  - **Running the gutter to the left of the garage**

SIGNS		
1591	420 White Spruce Blvd Violeta Garcia-Lepore	<p>Building Face Sign  <b>Approved with conditions</b></p> <ul style="list-style-type: none"> <li>• <b>Board recommends enlarging the sign for visibility</b></li> </ul>
1592	749 E Henrietta Rd Mandy Friend Gigliotti	<p>Building Face Sign &amp; Free standing  <b>Tabled for additional information</b></p> <ul style="list-style-type: none"> <li>• <b>Better quality and accurate imagery dimensioned and scaled for the building face sign</b></li> <li>• <b>Building face sign should not interfere with architectural elements on front the building - in particular the arch details</b></li> <li>• <b>Website address to be removed from the building face sign</b></li> </ul>

**Respectfully Submitted,**

**Jeff Frisch**  
**Secretary, Architectural Review Board**