

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF JULY 27th, 2021 - 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></u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>
Fran Schwartz	<u></u>

Minutes of May 25th, 2021 minutes: X Approved  Not Considered  
June 22nd, 2021 minutes: X Approved  Not Considered

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**OLD BUSINESS**

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6AR-4-21 — 55 Bonnie Brae — Jeremy Olszowsky — Adding a porch under an existing roof

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

**Decision: Denied without Prejudice for lack of representation**

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6AR-8-21 — 2000 Clover St — Tesla Energy Operations — Roof mounted solar

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

- Conduit will be run internally through the roof

**Decision: Revisions approved as Presented**

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6AR-9-21 — 150 Metro Park — Birnbaum Companies — New building for storage space

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

- Removed the windows
- All else remaining the same with darker color scheme

**Decision: Revisions approved as Presented**

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## **NEW BUSINESS**

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7AR-1-21 — 146 N Saint Regis Dr — Greenspark Solar — Roof mounted solar

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

- Conduit to run into attic, out the side of the house, run along the chimney, and connect to external DC connector
- Conduit will be painted to match the house

**Decision: Approved as Presented**

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7AR-2-21 — 1515 Monroe Ave— Arpad Kovacs — Install ADA ramp

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

- Ramp being relocated is 3 years old
- Maintenance free PT wood platform
- New railing to match ramp railing
- Paint ramp railing white to match existing railing
- 6' striped section not ADA. Client said they may adjust striping for compliance

**Decision: Denied without Prejudice**

- Need details on how ramp and landing will work with ADA compliance
- Temporary structure not appropriate for a Monroe Ave commercial building

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7AR-3-21 — 205 Viennawood Dr — Brian and Nancy Bennett — Side porch expansion, weatherizing 3-season room and expanding master bedroom above

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

- Porch added on the front of the house
- Porch will have a concrete slab or wood floor depending on how house is constructed
- Would be off-white trex
- Will winterize 3-season room and building a 2<sup>nd</sup> story addition above it to add to master bedroom
- Soffits will match existing
- Roofing and siding will match existing as best as possible
- Reducing window/glass on three season room
- Will tie downspouts into existing
- Not sure how the foundation is under the 3-season room

**Decision: Porch Approved as Presented**

**Addition Denied**

- **Provide clarity on foundation under the 3-season room**
- **Massing out of proportion with the rest of the house**
- **Solidify plan details and window placement**

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7AR-4-21 — 105 Southern Parkway — Bethany Lacina — Replace entry door, remove side entry door and stoop, replace with window

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

- Increasing head height of windows in the living room
- Adding egress windows in the bedroom
- Replacing sliding door with French style sliders
- Trying to align window head height
- Changing front door and expanding
- Removing side door that isn't used and will match stone when infilling. Adding window
- Replacing light fixtures – one on each side of door

**Decision: Approved as Presented**

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7AR-5-21 — 43 Sylvan Rd — Erick Anderson — Connecting garage to the house with a breezeway, expand second floor over first, expand attic bedroom area

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

- Removing driveway
- Garage 10' off property line – connecting to the house will require a variance
- Previous addition framed over existing roof
- Redoing stairs inside
- Expanding living room
- Increasing height in 3<sup>rd</sup> story bedroom adding sprinklers and larger windows
- Widow aligned on 3<sup>rd</sup> story eave
- Ceiling light in rear entry
- Need LFA variance and side setback variance
- Front windows have low head height but remaining unchanged

**Decision: Approved with conditions**

- Add window to front elevation right side as discussed during the meeting
- Consider adding window onto the garage and breezeway as seen from the north elevation – not a necessary change

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7AR-6-21 — 1890 Monroe Ave — S.E. Bake & Co. — Making exterior wall improvements, infilling windows, adding lighting

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

**Decision: Tabled for lack of representation**

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SIGNS		
<a href="#"><u>1621</u></a>	2900 Monroe Ave Premier Sign Systems, LLC	Building Face Sign <b>TC Nail bar</b> • <b>Approved as Presented</b>
<a href="#"><u>1622</u></a>	2125 Monroe Ave Skylight Signs	Building Face Sign <b>Brighton Gardens – Apartment Homes</b> <b>Tabled</b> • <b>Remove email, phone number, and leasing info</b>

Respectfully Submitted,

**Jeff Frisch**  
Secretary, Architectural Review Board