

BOARD OF ARCHITECTURAL REVIEW
MEETING OF November 23rd, 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>X</u>
Mary Scipioni	_____
Casey Sacco	<u>X</u>
Fran Schwartz	_____

Minutes of October 26th, 2021 minutes: X Approved _____ Not Considered

OLD BUSINESS

10AR-1-21 — 1865 & 1905 S Clinton Ave— 1925 South Clinton, LLC — Construction of two 9,200 sf buildings

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

Decision: Postponed by Applicant

10AR-4-21 — 401 Brooklawn Dr— James and Christina Kohlberg — Additions to home including garage and den extension, a second story addition in rear, and front porch

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

- Vinyl Siding ‘spring meadow’ color
- Windows sandstone color
- Trim painted to match windows
- Moved window on north elevation out from under the roof rake and added window above it
- Added transom window to the garage north elevation
- Added small window to entry
- Porch ceiling finish beadboard to be stained
- 4 light sconces proposed—one on each side of windows under the porch
- Garage will have downward lights

Decision: Approved with Conditions

- Add 1 sconce light on each side of front door for a total of 2 under the porch

NEW BUSINESS

11AR-1-21 — 387 Bonnie Brae Ave— Lindsay Agor — Garage and living space addition to rear of the home

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

- Stucco and timber treatment to be EIFS
- Timber treatment to be EIFS shown as 1" depth, can do .5"
- Siding will be hardiplank – will be painted to match existing if manufacturer color won't match. Original is wood.
- New black architectural shingles on whole house
- Garage door wood color – clopay
- New windows will be black - existing windows are brown and will be painted black to match new windows
- Bumpout on garage without windows is a storage area
- Deck wood with azek decking or stained. Railing wrought iron with wood caps
- Prefer to keep arborvitae

Decision: **Tabled:**

- **Required variance(s) shall be obtained**
- **Center gables seem slightly out of proportion with existing structure. Should be reworked to harmoniously blend with massing and material character**
- **Reduce roof accents/timbering on the entire addition**
- **New gable straddling existing and proposed areas shall not be higher than the existing roof ridge**

11AR-2-21 — 86 Bastian Rd— Sean Weigel— Addition to rear and both sides, adding dormer to the front of the house.

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

- Trim and siding to match existing – cedar
- New windows may be wood, or vinyl matching color and grid to existing
- Whole roof to be redone with architectural shingles
- Windows on rear of home will only have grid on top sash to match existing, front will have top and bottom grids
- Porch light will match those by the doors
- Meters will be relocated as needed – will try to make them not visible from street
- Porch ceiling vinyl or wood beadboard
- Porch floor will be trex composite – gray or another color to match house

Decision: **Approved as Presented**

- **All proposed window grids will match existing as discussed.**

11AR-3-21 — 299 Brooklawn Dr— Alan Guidera—Second floor bedroom addition over ex. 1-story garage, 4'-0" expansion west of the existing Kitchen and 2nd floor bathroom, exterior facade updates including a new front portico, siding, windows, and roofing.

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

- New siding and trim will be white – painted wood or fiber board
- Architectural shingles on main house, metal roof on accents – to be black
- Existing brick whitewashed
- Shutters to be removed
- Replace windows to match newer style
- Adding larger window on front left
- South elevation – bump out above garage will be aligned with garage door
- Will relocate utilities as needed
- Transom windows in the bedroom not in proper location
- Small pavilion added on back
- Window removed from rear of garage

Decision: **Approved with conditions:**

- **Keep garage window in the rear of home**
- **Revise transom windows to work with bedroom and show on the floor plan**
- **Ensure correct draw height for the chimney**

11AR-4-21 — 65 Brooklawn Dr— Cornell Construction Design — Front porch addition

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

Decision: **Tabled for lack of representation**

11AR-5-21 — 64 Cloverland Dr— Peter L. Morse & Assoc.— Remodel entire house, add livable space to second floor, alter front entrance and porch

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

- Simplified many elements from previous submission
- New design will have shutters on front of the house
- Small window added to bump out
- Roof will be metal
- Siding will be hardiplank cement board - shingle style
- All new windows will be wood clad A10 series
- Trim LP smartside
- Trim and siding will be white
- Simple wood railing
- White gutters
- Snow spike will be recommended on metal roof

Decision: **Approved with conditions:**

- **Retain window on second floor of the east elevation**

11AR-6-21 — 114 Sunset Dr— Hieu Luong — Remove ramp and replace entrance and roof

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

- Roof section will be brought back with the front plane of the house
- Railing and stair will be finished as required per Town and building codes
- Materials as presented

Decision: **Approved with conditions:**

- **Roof shall not extend past the front façade of the house – otherwise a variance is required.**
- **Building permit must be applied for and obtained.**

SIGNS		
<u>1631</u>	1441 Monroe Ave Image 360	Building Face Sign Echelon Wealth Advisors -Approved as Presented
<u>1632</u>	2852 W Henrietta Rd Clinton Signs	Building Face Signs Conway Truck -Approved as Presented
<u>1633</u>	1655 Elmwood Ave Premier Sign Systems	Building Face Sign Lattimore Physical Therapy -Approved as Presented

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board