

BOARD OF ARCHITECTURAL REVIEW
MEETING OF MARCH 22, 2022 - 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 February 22, 2022 minutes: x Approved Not Considered

[Minutes approved with following correction: under 830 Highland Avenue: instead of “garage doors frosted glass” it should be “garage door windows frosted glass”]

OLD BUSINESS

2AR-1-22 revised — 65 Brookside Dr — GreenSpark — Roof Mounted Solar

Notes: * Plans, drawings, and photos were presented by Sean Mullen, contractor for the applicant, for review by the board

- Applicant provided 3 different panel layouts. ‘Glick 1’ being the applicant’s preferred and ‘Glick 3’ being the original submittal.
- Existing roof shingle color is dark gray and solar panels will be black on black, thus very little contrast in color, unlike the visualizations which were done with a snow covered roof.
- Plans show conduit run over the roof. Applicant stated this is only if they are unable to run through the attic. Conduit runs down the outside of the house in the rear.
- Board expressed concern with leaf litter collecting between and under the panels; applicant stated this has not been a problem to date

Decision: **Approved with conditions**

- **Option ‘Glick 1’**
- **No exposed conduit on roof**
- **Even spacing of panels around vent stacks**

2AR-2-22— 2715 W. Henrietta Rd— Alliance Fleet — Enclosing area under a building overhang

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

- Frame wall with T111 textured plywood. Not a structural wall. Hanging from roof; secured to ground. Trying to keep birds out of roofed area.
- Applicant said gap under the wall will not be a problem and will match the current wall section.
- The wall is attached to the ground. Footers are pressure treated, base plate is pressure treated 4x6.
- New panels will be painted white to match the existing.
- Area will be used for storage not affected by weather that can come inside.
- Garage door will be added to the wall of the building inside the enclosed area.

Decision: Approved as presented

2AR-3-22— 90 Bradford Rd — 3rd Rock Solar — Roof Mounted Solar

Notes: * Plans, drawings, and photos were presented by Steve Reed, contractor for the applicant, for review by the board

- A way to run the conduit through attic has been found, addressing one of the main concerns from last month's review
- Board expressed continued concern over layout of panels. The orientation of panels remains a mix of vertical and horizontal (portrait and landscape). Applicant stressed that the customer wishes to meet their electrical needs with this installation and that requires this number of panels.
- Board noted the layout of panels is less 'erratic', addressing a concern from last month's review. Each roof plane has consistent panel orientation.
- The gutters/downspouts on the east facing enclosed porch roof have been moved, addressing a concern from last month's review.
- 2 panels were removed from the south roof. Others on that roof were reoriented. Additional panels were placed on the garage to help meet their utility needs.

Decision: Approved as presented

NEW BUSINESS

3AR-1-22— 55 Middlebrook Ln — Duane & Brenda Smullen — Construct new front porch on existing single-family dwelling

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

- Perimeter of porch fascia (edge of roof) is too low (i.e. it is lower than top of windows and door). Applicant stated the porch ceiling is angled up inside, following the underside of the rafters, ceiling material will be beadboard. Board inquired about aligning porch eaves with garage eaves. Applicant did not consider the porch to relate to the garage, the eaves are close to alignment but he did not measure.

- Back sides of the porch roof that extend past the wall of the house will be finished with trim and join the porch gutter to the existing downspout.
- Columns not centered between windows and door, but it may be possible if the columns were moved in. Applicant started with corner posts at same width as front of the house and divided porch width into thirds.
- Hip roof style is not found anywhere else on the house and will make the roof appear “weighty”.
- Grade of site and how it relates to the proposed porch needs to be taken into consideration, especially grade towards the street and where it meets the porch.
- Porch ceiling will be inclined following the rafters and be finished with bead board.
- Posts will be wrapped in PVC material. Railings to match
- Floor will be AZEK – timbertech
- Trim will be white to match the house
- Shingles will match existing

Decision: Tabled

- **Resolve design problem**
 - **Porch roof is too low. Reduce pitch to raise the front of the porch roof. Align with roof edge of the adjacent lower roof.**
 - **Recommend bringing in edges of the porch roof possibly to the edge of the house and experiment with column spacing to center between windows and door.**
 - **Recommend using a shed roof design.**

3AR-2-22— 1905 South Clinton Ave— 1925 South Clinton, LLC — Construct 9,200 sf multi-tenant retail building, part of a larger development project

Notes: * Plans, drawings, and photos were presented by Paul Colucci, applicant, and Nate Rozzi, architect for the applicant, for review by the board

- Materials on east (Clinton) façade mirror those on west (parking lot) façade. Simulated limestone base and sill. EIFS brick above that, in two tones. Anodized aluminum coping. Window glass will be vision (tinted clear glass)
- Updated the east façade to look more like the west facade
- Applicant attested that future tenants may frame in front of windows if they require wall space for their operations.
- Applicant and architect have gone both ways on canopy over the mechanical room and decided to keep it.
- Dark tint on glass is to bring it closer to black anodized aluminum. It will be somewhat reflective but you will still be able to see through it. On north elevation the two eastern windows will be spandrel glass, the two western windows will be vision glass.
- Dumpster enclosure at south side of building
- Tenant signage will be internally lit or halo lit
- Board noted that the east façade doors are unlikely to ever be used except for delivery and that while the architecture of the building has improved and is acceptable; the root of the challenge with this building is the overall site layout. Also noted potential conflicts

between headlights in drive through queue and headlights on South Clinton and across the street as has been observed in other projects.

Decision: Approved

3AR-3-22— 36 Midland Ave — James Kruger — Construct addition to side of existing single-family dwelling

Notes: * Plans, drawings, and photos were presented by James Kruger, contractor for the applicant, for review by the board

- Materials will be cedar clapboard siding, white columns and window trim, and vinyl windows to match the existing materials on first floor the house.
- Board had serious concerns about the roof design and how the addition meets the existing house. Drawings are limited and/or appear to be incorrect.
- Layout of front door porch is not shown on floor plan, cannot determine how this relates to garage.
- Discrepancies between floor plan and south elevation need to be resolved.
- Window placement on west façade is obviously for a bedroom, ordinarily not preferable but in this location on the end of a dead end street, it may be acceptable
- Applicant did not consider moving addition towards the road, perpendicular to the front of the home.
- Requests that staff check on need for variance or EPOD review given location near park.

Decision: Tabled

- **Provide roof plan**
- **Additional elevations: north from ‘courtyard’ and east(rear) elevation.**
- **Show more of the floorplan to understand connections, and show porch addition on siteplan.**
- **More details on materials and finishes.**
- **Add returns on the roof addition to match the other front roofs**
- **Correct drawing errors and provide more details to understand roof and connection to existing structure as well as porch and relationship to garage and space in between.**

3AR-4-22— 2720 West Henrietta Rd— GRH – Reza Hourmanesh — Full exterior and interior renovation of existing steel building for conversion to supermarket

Notes: * Plans, drawings, and photos were presented by Reza Hourmanesh, architect for the applicant, for review by the board

- Existing steel building: the proposal is to cover exterior walls with EIFS (in three different tones and slightly different thicknesses) and create a decorative parapet wall on west façade. The windows and doors on the west façade are inset approximately five feet into an alcove.

- The different elements in the EIFS (pilasters, trim, etc.) have slightly different thicknesses to provide relief from the long (approx.180 feet) expanse of wall.
- Board found that color samples of the EIFS would be very helpful, as well as further details on the EIFS, especially where the wall meets the ground.
- Applicant: mechanicals are planned for behind the building (east side of the property)

Decision: Tabled

- **Provide color samples**
- **Provide more details on EIFS, especially on where it will be near the ground. The unfinished bottom edge and exposed concrete need improvement. Susceptible to moisture and salt intrusion. Consider using a different material near the bottom that is more weather and salt resistant.**

SIGNS		
<u>1638</u>	2900 Monroe Av Skylight Signs	Building face sign Unlimited Nutrition [Approved administratively per sign plan]
<u>1639</u>	3450 Winton Pl, Ste B6 Premier Sign Systems	Building face sign OFC's The Old Farm Café Approved as presented (Bored noted that line spacing seemed tight)
<u>1640</u>	2298 Monroe Av Skylight Signs	Building face sign Empy Nails Approved as presented
<u>1641</u>	1900 South Clinton Av Skylight Signs	Addition to existing building face sign Liberty (added to Wine and Liquor) [Approved administratively per sign plan]

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**