

ARCHITECTURAL REVIEW BOARD
MEETING OF APRIL 26, 2022 - 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	_____

Minutes of March 22, 2022 minutes: x Approved Not Considered

[Minutes approved with minor spelling and grammatical corrections]

OLD BUSINESS

3AR-1-22, 55 Middlebrook Ln

Duane & Brenda Smullen

Construct new front porch on existing single-family dwelling

Notes: * Revised plans and drawings were presented by Duane and Brenda Smullen, applicants, for review by the board

- Changed pitch of roof from 4/12 and 8/12 to 3/12 and 6/12. Shallower roof allowed for greater height inside porch and reducing “heaviness” of roof.
- Reduced width of porch to better align with width of house but retained 1/3 - 1/3 - 1/3 spacing of porch bays for consistency.
- Retained hip roof design. There are a variety of roof forms on Middlebrook Lane.
- Porch gutters will be tied into existing downspout at northeast corner of house.

Decision: Approved with recommendations

- Install half column to left of door to match the full column to right of door and allow railing to turn the corner and frame the door better.
- Change half column where porch railing meets the house wall to pilaster or full column.

3AR-3-22, 36 Midland Ave

James Kruger

Construct addition to side of existing single-family dwelling

Notes: * Revised plans and drawings were presented by James Kruger, applicant, and Kip Finley, architect for the applicant, for review by the board

- Roof plan submitted to show roof details. Was the biggest issue from March meeting.

- Reviewed details and highlighted two ‘crickets’ and drainage patterns.
- Downspouts for porch will be along corner board at end of solid side wall. Rear downspout will be to left of French doors
- Additional elevations submitted, north and east
- Resolved discrepancy between south elevation and floor plan
- Added board and batten siding in gable ends

Decision: Approved as presented

3AR-4-22, 2720 West Henrietta Rd

GRH – Reza Hourmanesh

Full exterior and interior renovation of existing steel building for conversion to supermarket

Notes: * Revised plans and drawings were presented by Reza Hourmanesh, applicant, for review by the board

- Reviewed details of cladding: fiber cement (Allura) water table and various EIFS finishes. Provided material and color samples.
- Discussed roof material. Metal roof will be far better choice with such a shallow pitch (1/12).
- Existing roof is structural metal roof. Has many punctures so needs to be replaced. Proposed replacement is corrugated metal roof.
- New HVAC will not be on roof but will be on ground behind building.

Decision: Approved as presented

- Note: Plans approved with a metal roof as presented.

NEW BUSINESS

4AR-1-22, 112 Babcock Dr

Eugene Hong

Construct canopy over front entrance

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

- Match slope and shingles on existing roof as close as possible.
- Discussed decision to use hip roof.
- Height of roof over door.
- Single square bracket; not needed for structural reasons.
- Bracket will be clad, ceiling of canopy will be clad, both most likely in vinyl. Bracket it high enough so that a person will not hit their head on it.
- Placement of downspout in relation to windows and on top of shutter (per drawing).

Decision: Tabled

- Revise design to better integrate with existing architecture

- Roof design.
- Bracket design.
- Height of roof.
- Location of downspout in relation to window.

4AR-2-22, 165 Viennawood Dr

Chris Sodoma

Rebuild existing rear (side) porch roof

Notes: * Plans, drawings, and photos were presented by Ralph Damerell, property owner, for review by the board

- Porch approved by ARB when built.
- Proposed roof is improvement over existing.
- Re-roofing entire house so new roof will match existing house roof.
- Discussed height of eaves on new roof and inability to match existing eaves. Low ceiling height prevents this.
- Ceiling will be finished with vinyl bead board.
- Proposal meets setback requirements.

Decision: Approved with conditions

- Provide bottom trim at gable end of new roof.
- Ridge of new roof must not be taller than ridge of garage roof (submit revised elevations to document).

4AR-3-22, 184 Penfield Rd

GreenSpark Solar

Roof mounted solar

Notes: * Plans, drawings, and photos were presented by Matt Peown, representative for the applicant, and Assaf Yosha, property owner, for review by the board

- 18 roof mounted solar modules, front of house faces south.
- Exposed conduit on roof.
- No actual attic space. Spray foam insulation prevents access to what space exists.
- Paint conduit (rigid steel) to match roof.
- Run conduit under eaves?

Decision: Tabled

- Re-arrange panels on left side of dormer to mirror stepped back pattern on right side. Rows of 4
- Eliminate or reduce exposed conduit on roof.

4AR-4-22, 2400 South Clinton Ave

Pierrepont Visual Graphics, Inc.

Install awning over pedestrian door

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

- Metal frame, vinyl laminated polyester fabric awning, underside is open.
- Not illuminated.
- No posts.

Decision: Approved as presented

4AR-5-22, 45 Knolltop Dr

Jeffrey and Sarah Gardiner

Construct addition to side of existing single-family dwelling

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

- Siding will be consistent for entire house, either cedar shake to match existing or vinyl for entire house (existing and addition).
- Color scheme will be darker gray or navy blue with black shutters.
- Details on canopies over garage door and front door.
- Front door canopy will be 3-4' deep. Garage door canopy will be about 2' deep.
- Cross gable eaves higher than main portion of the house due to desire for full 8' ceiling in addition.
- East façade has large expanses of uninterrupted siding, will be visible from street. Consider composition of east façade. Windows should be arranged for coherence.
- Consider location of downspouts.
- Garage door will be 9' wide by 7' tall.
- New window sill height will align with existing window sill height.

Decision: Tabled

- Provide for additional windows on east façade to reduce blank space and consider east façade composition.
- Extend eaves on left roof gable to tie in with the surrounding eaves.
- Recommend extending the eaves on the front gable to align with existing eave.
- See attached sketch.

4AR-6-22, 407 Brooklawn Dr

Timothy and Ellen Maher

Construct new front porch on existing single-family dwelling

Notes: * Applicant not present

Decision: Tabled for lack of representation

4AR-7-22, 166 North Landing Rd

Peterson's Home Improvements

Remove overhead door and replace with windows and wall

Notes: * Plans, drawings, and photos were presented by Kerm Peterson, applicant, and Bob Shea, property owner, for review by the board

- Existing space not a full garage, just a storage area
- Windows will be Pella, to match existing Pella windows as closely as possible with regard to trim, trim color, and grill pattern
- Infill siding will match existing siding
- Sill height of infill windows quite high off the ground. Owner's preference for privacy.
- House not very visible from the road

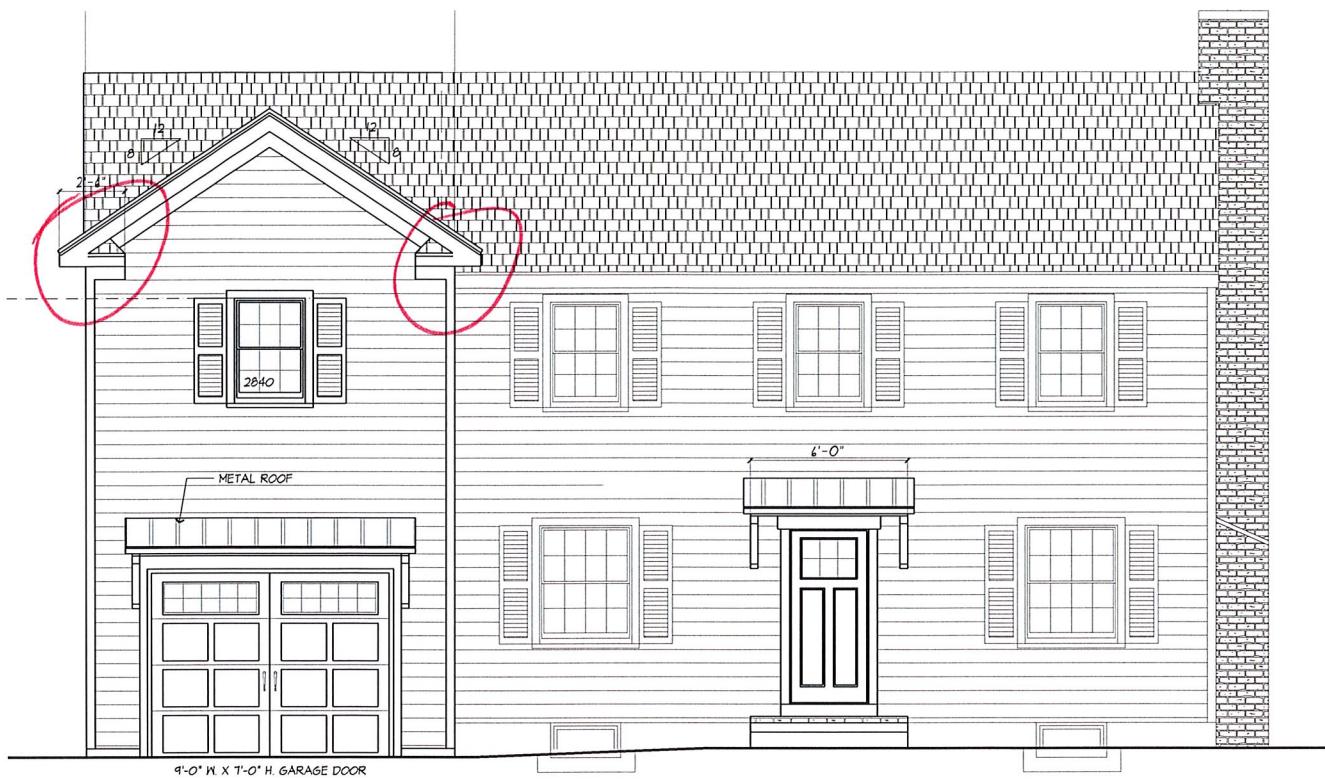
Decision: **Approved as presented**

SIGNS		
1642	383 White Spruce Blvd Premier Sign Systems	Building Face Sign Lattimore physical therapy & sports rehabilitation White Spruce-Henrietta Approved as presented
1643	2720 West Henrietta Rd GRH – Reza Hourmanesh	Building Face Sign Hua Mei Asian Supermarket Approved as presented
1644	2750 Monroe Ave SES Site Enhancement Services	Building Face Signs Fidelity Investments Approved as presented
1645	2400 South Clinton Ave Pierrepont Visual Graphics, Inc	Awning Sign UR Medicine Approved as presented

1646	1890 Monroe Ave Skylight Signs	Building Face Sign Club Pilates [Approved administratively per sign plan]
1647	1865 Monroe Ave Skylight Signs	Building Face Signs Thomas Clothier [Approved administratively per sign plan]

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**



FRONT ELEVATION - PROPOSED

