

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	<u>      </u>
Brian DeWaters	<u>      </u>
Mary Scipioni	<u>  x  </u>
Casey Sacco	<u>  x  </u>
Fran Schwartz	<u>      </u>

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

[Minutes approved with minor spelling and grammatical corrections]

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**OLD BUSINESS**

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**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.

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## **NEW BUSINESS**

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### **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**

Pierrepoint Visual Graphics, Inc.

Install awning over pedestrian door

*ARB Minutes, April 26, 2022*

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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

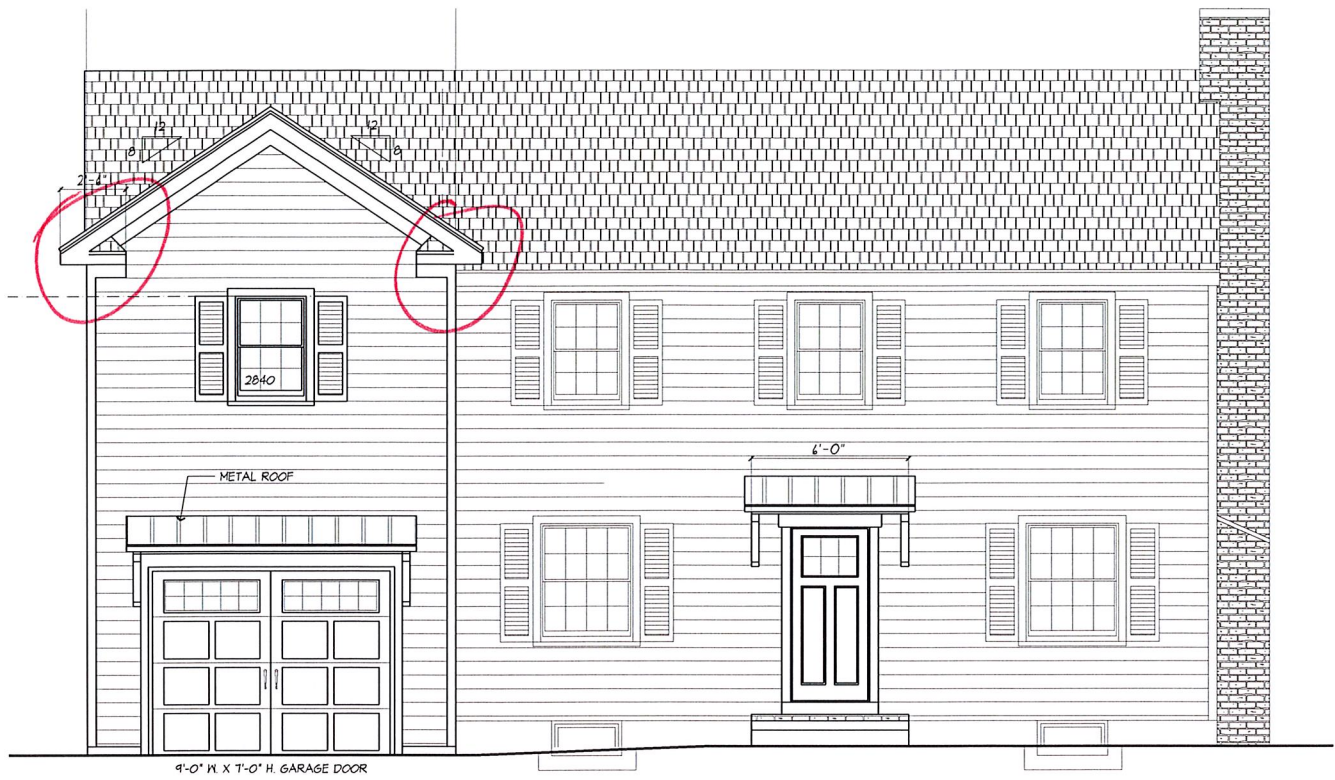
Decision: **Approved as presented**

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

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

