

ARCHITECTURAL REVIEW BOARD  
MEETING OF MAY 24, 2022 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>x</u>
Andrew Spencer	_____
Chris Jahn	_____
Brian DeWaters	<u>x</u>
Mary Scipioni	<u>x</u>
Casey Sacco	<u>x</u>
Fran Schwartz	_____

Minutes of April 26, 2022 minutes: \_\_\_\_\_ Approved x Not Considered

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**OLD BUSINESS**

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**4AR-1-22, 112 Babcock Dr**

Eugene Hong  
Construct canopy over front entrance

Notes: \* Revised plans and drawings were presented by Melissa Carlson, architect for the applicant, for review by the board

- Lowered height of canopy
- Eliminated gutter and downspout, therefore eliminated conflict with window
- Eliminated support bracket

**Decision: Approved as presented**

**4AR-3-22, 184 Penfield Rd**

GreenSpark Solar  
Roof mounted solar

Notes: \* Revised plans and drawings were presented by Matt Peown, representative for the applicant, for review by the board

- Re-oriented panels on left side of dormer to be consistent with right side
- All conduit will be internal, utilizing existing attic chase

**Decision: Approved as presented**

**4AR-5-22, 45 Knolltop Dr**

Jeffrey and Sarah Gardiner  
Construct addition to side of existing single-family dwelling

Notes: \* Revised plans and drawings were presented by Jeffrey Gardiner, applicant, for

review by the board

- Main ridge parallel to the street is maintained at existing height
- New cross gable perpendicular to street is subordinate and eave lines do not match up due to desired ceiling height internally
- East façade gable does not match due to differing overhangs. Main gable does not have a deep rake overhang on east façade to match rest of main gable.
- Two transom windows added to first floor family room, east façade
- Optional transom window proposed for second floor closet, east facade

**Decision: Approved as presented**

- Optional window not required

**4AR-6-22, 407 Brooklawn Dr**

Timothy and Ellen Maher

Construct new front porch on existing single-family dwelling

Notes: \* Applicant not present

**Decision: Denied without prejudice**

**6AR-6-21, 1835 Monroe Ave**

The Cabot Group

Modify approved façade improvements (2021) to Brighton Commons

Notes: \* Revised concept were presented by Bruce Hunt, representative for applicant, for review by the board

**Decision: Tabled**

- Industrial style ribbed metal with exposed fasteners proposed not appropriate for this location
- Other metal materials, potentially some of the other materials already utilized on the building, may work better
- A great deal of effort went into the proposed façade plan in 2021. Revisions to that would benefit from input of the original architect so as to coordinate with rest of building
- More details needed, especially on corner transitions, cornice, etc.

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**NEW BUSINESS**

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**5AR-1-22, 167 Willowbend Rd**

Renaissance Restoration of Rochester

Construct canopy over front entrance Construct deck in rear yard of existing single family dwelling

Notes: \* Plans, drawings, and photos were presented by Jerry Serafine, applicant, for

review by the board

- Small portion of deck is visible from street, and will be landscaped
- Wood portions of deck will be stained with high pigment stain to blend with landscaping
- Railing balusters will be aluminum
- 1x8 skirt board is at the ground, so no additional skirting necessary
- Rear elevation shows '48" high screen fence'. This is no longer included

**Decision: Approved as presented**

- With the exception of the 48" high screen fence

**5AR-2-22, 25 Northumberland Rd**

Carini Engineering Designs

Construct new front porch on existing single-family dwelling

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

- Design meant to coordinate with and compliment symmetry of the house facade
- Concrete block piers wrapped with synthetic brick
- Most other wood elements will be Azek or Azek-type material, or wrapped with such material
- Metal roof, in part because of necessary shallow pitch
- Side lights on either side of entry door, in addition there will be ceiling mounted lights on porch
- Front steps will go to existing brick sidewalk and be constructed using salvaged brick from existing stoop
- Ceiling will most likely be vinyl bead board, floor will be a mahogany color Trex (composite) material

**Decision: Approved as presented**

**5AR-3-22, 175 Willowbend Rd**

Brittany Brooks

Construct addition over attached garage on existing single-family dwelling

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

- Small one foot setback from edge of existing garage roof; creates off-set roof ridge line
- Proposed board and batten cladding also used for front entry way portion of house

**Decision: Approved as presented**

**5AR-4-22, 5 Dartford Rd**

David N. Cohen & Matan J. J. Cohen

Rebuild sunroom on existing foundation

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

- Existing foundation is from 1985, able to be re-used. Block will be repainted to match house.
- Proposed replacement structure will have more solid wall than existing sunroom
- Walls will be clad with siding to match rest of house
- New roof will match existing shingles and will be solid, no skylights

**Decision: Approved as presented**

SIGNS		
1648	2119 South Clinton Av Vital Signs	<p>Building Face Sign BU Salon &amp; Space</p> <p><b>Tabled for additional information</b></p> <ul style="list-style-type: none"><li>• Legibility issue, especially as read from driving speed</li><li>• Combination of bold black bars and vertical letters with horizontal words lacks clarity</li><li>• Size and spacing of words seem small related to overall rectangular sign</li></ul>
1649	2750 Monroe Av Premier Sign Systems	<p>Building Face Sign Jersey Mike's</p> <p><b>Approved as presented</b></p>

**Respectfully Submitted,**

**Jason Haremza, AICP  
Secretary, Architectural Review Board**