

# **Town of Brighton Architectural Review Board Minutes**

**Meeting of June 6, 2023 - 4:30PM  
(Rescheduled from May 22, 2023)  
Brighton Town Hall**

Members Present:

Stuart MacKenzie	<u>x</u>
Chris Jahn	<u>x</u>
Casey Sacco	<u>x</u>
Fran Schwartz	<u>x</u>
Mary Scipioni	<u>x</u>
Andrew Spencer	<u>x</u>
<i>vacancy</i>	

April 25, 2023 minutes: x Approved        Not Considered

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## **NEW BUSINESS**

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### **5AR-1-23, 1950 - 1966 Monroe Ave**

Lou Terragnoli

PEMM LLC / Quickee's

Demo existing structures and construct new convenience store and gas station.

Notes: \* Plans, drawings, and photos were presented by Lou Terragnoli, Quickee's Real Estate Director, for review by the board.

- Site plan presented with outlines showing the existing buildings (house, store, and gas canopies) that are planned to be demolished.
- Rooftop HVAC units not visible on elevations.
- Materials:
  - Convenience store building: brick veneer, painted white hardie board trim, kynar gray window frame, gray standing seam metal roof, tan painted stucco.
  - Gas canopies: brick veneer, painted white steel frame, gray standing seam metal roof.

**Decision: Approved with condition**

1. All decorative roof brackets shall not extend beyond the roof line.

### **5AR-2-23, Penfield Road**

Amy Wallace

Construct new single-family house.

Notes: \* Plans, drawings, and photos were presented by Amy Wallace, designer, for review by the board

- Window added to west elevation (garage).
- Framed basement level walkout on rear elevation.
- Roof overhangs approx. 5', sheltering area in front of front door.
- Downspouts piped to dry wells.
- Materials:
  - Hardie Board & Batten siding. Color: Arctic white.
  - Accented panels on front of house. Hardie Board panels Color: iron gray.
  - Sides and rear: vinyl.
  - Smooth Hardie trim.
  - Roofing: IKO Dynasty shingles. Color: Granite black.
  - Exposed foundation wall: standard concrete block.
  - Garage door: Accents natural oak.

**Decision: Approved as presented**

### **5AR-3-23, 25 Meadow Ln**

Randall Peacock

Demo garage, construct first floor addition and new two car garage on single-family dwelling.

Notes: \* Plans, drawings, and photos were presented by Randy Peacock, architect, for review by the board

- Addition desired to accommodate aging in place and universal design. No first floor bath currently.
- New entrance creates a corridor linking the house and garage.
- Existing front entrance has no cover.
- Lot is in RLA zone. Going to Zoning Board to apply for setback variances, claiming lot should be zoned RLB.
- Materials:
  - New siding to match current: Certainteed Cedar Impressions 7 inch polymer shake, color: savannah wicker.
  - New garage door: fiberglass overlay carriage house with white overlay, white

- spade decorative hardware, single square top windows.
- Lighting: Oakmont patina bronze outdoor wall light.
- Roof: Certainteed landmark laminated architectural shingles, color: colonial slate.
- Windows: Andersen 400 series, white exterior.

**Decision: Approved as presented**

**5AR-4-23, 120 Helen Rd**

Nicole Mix

Addition and remodel single-family dwelling. Demo garage and construct new garage.

Notes: \* Plans, drawings, and photos were presented by Nicole Mix, owner, for review by the board

- Detached garage: workbench/workshop/storage area.
- Proposed style is different from most of the houses in the neighborhood, but the neighborhood has an eclectic bunch of styles.
- Consider natural material where building meets grade.
- Materials:
  - Board & Batten siding: white.
  - Shake style vinyl shingle accent. Color: misty shadow.
  - Lumens 14" LED wall sconce lighting.

**Decision: Approved with condition**

1. Dutch gambrel and size and location of attic window on NNW (front) elevation shall be preserved.

**5AR-5-23, 1095 E Henrietta Rd**

Bob Dyjak

Outdoor pavilion in rear yard.

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

- Pavilion to be built on concrete slab.
- Steel columns will be painted dark red to match addition built in the past few years.
- Seamless roof will match addition, color: black. 2.5 ft overhang.
- Wood truss calls for plywood underneath, no ceiling.
- Open end faces west and prevailing winds. Gable ends face north and south and will have vinyl siding. Color: autumn red.
- Concern about wind load.

- No interior treatment.
- No power or lighting.

**Decision: Approved as presented**

**5AR-6-23, 153 Hollyvale Dr**

Kyle Geer

Renovation and addition on single-family dwelling.

Notes: \* Plans, drawings, and photos were presented by Kyle Geer, owner, for review by the board

- Project will increase height of second floor ceiling from 6 ft 3 inches to 8 ft
- Garage door will be changed from two doors to one larger door
- New kitchen on the right side of the front of the house. Smaller windows proposed on the front façade where the kitchen will be.
- Heights of windows aligned.
- Chimney not part of this project – already taken down due to leaking.
- Materials:
  - Alside next-generation insulated vinyl siding. Color: mystic blue.
  - Owens corning duration roof shingles. Color: pacific wave.
  - Aluminum fascia. Color: white.
  - Porch columns: pvc wrapped posts. Color: white.
  - Pvc porch railing. Color: white.
  - Pella lifestyle wood windows. Color: white.
  - TimberTech decking in rear. Color: brown oak.

**Decision: Approved as presented**

**5AR-7-23, 2500 Elmwood Av**

Robert Piazza Palotto

Second floor addition on side of single-family dwelling, new front portico, front window change.

Notes: \* Plans, drawings, and photos were presented by Robert Piazza Palotto, owner, for review by the board

- Plans to add shutters on either side of the greenhouse window.
- Current garage is approx. 11 ft wide and proposed would expand to 15 ft wide.
- Roofline of addition aligns with existing house. Windows centered under new gable.
- Trying to add livable floor space to home with 2<sup>nd</sup> story addition above garage.
- Materials:

- CertainTeed cedar shake Impressions vinyl siding, color: colonial white.
- Front porch roof: IK aged copper flashing.
- Roof: asphalt shingles to match existing.
- Cultured stone veneer on portion of first floor elevation, including water table: Pangaea Oxford sandstone. Cap on stone veneer juts out approx. 4 inches.

**Decision: Approved as presented**

**5AR-8-23, 2340 Elmwood Av**

John King (contractor) / Jackie Marchand (owner)  
Front porch and sunroom on single family dwelling

Notes: \* Plans, drawings, and photos were presented by Jackie Marchand, owner, for review by the board

- Front porch
- Materials:
  - Pressure-treated fir posts: wrapped in cedar and will be stained.
  - Deck: composite, color: toasted sand.
  - Ceiling will be open.
  - Front porch roof: IK aged copper flashing.
- 3 season sunroom
- Tie into existing roof.
- Match mullions of existing windows. Two double-hung windows in addition.
- Materials:
  - Pressure-treated foundation with black veneer.
  - Existing siding is aluminum. No longer available. Will use CertainTeed vinyl.
  - Vinyl sofit.
  - Gutters and downspouts to match existing.
  - GAF timberline roofing to match existing.

**Decision: Approved as presented**

SIGNS		
1687	2750 Monroe Ave Kirk Wright / Melissa Driskell Sign and Lighting Services	Building face sign Allergy (WellNow Urgent Care) <b>Recommend approval with condition.*</b>

1688	2735 Monroe Ave Kirk Wright / Melissa Driskell Sign and Lighting Services	Building face sign Chipotle <b>Recommend approval with condition.**</b>
1689	150 Sawgrass Dr Ryan Kelly RPK Landscape Architecture	Building face sign and free-standing sign Golisano Business Institute <b>Recommend approval with condition.***</b>

\* **Sign 1687:** Approval is obtained from the Zoning Board of Appeals to allow non-business identification signage where not allowed by Code (adding “Allergy” to the existing “WellNow Urgent Care” sign).

\*\* **Sign 1688:** Approval is obtained from the Zoning Board of Appeals to allow more than one building face sign (Town Code allows one business identification sign on the face containing the principal entrance).

\*\*\* **Sign 1689:** Approval is obtained from the Zoning Board of Appeals to 1) allow a front yard wall to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code and allow for the display of a relocated freestanding sign on said wall; and 2) to allow a building face business identification sign to be 25 +/- ft above grade in lieu of the maximum 20 ft. allowed by code.

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