

Town of Brighton Architectural Review Board Minutes

Meeting of June 26, 2023 - 4:30PM
Brighton Town Hall

Members Present:

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

June 6, 2023 minutes: x Approved Not Considered

OLD BUSINESS

6AR-6-22, 184 Brittany Cir

Jim Brasley

Modification to 2022 approval. Constructed without shutters and gable-top sunburst trim.

Notes: * Plans, drawings, and photos were presented by Jim Brasley, architect, for review by the board

- Approved last year and work completed this spring.
- Architect did not know about change until hearing from the homeowner. Homeowner prefers to leave as is (as constructed).
- New window is centered under the gable and trim will be painted white.
- Surveyed the neighborhood to see how other houses compare: no consistency regarding sunburst or shutters.
 - 10 Brittany Cir: no gable-top trim and no shutters
 - 39 Brittany Cir: shutters present, no gable-top trim
 - 68 Brittany Cir: no gable-top trim and no shutters
 - 88 Brittany Cir: shutters present, no gable-top trim
- Materials:

Decision: Approved with condition

1. Add shutters as originally approved.

Note: Not requiring sunburst trim to be installed.

NEW BUSINESS

6AR-1-23, 236 Brooklawn Dr

Kathy Sisson

Addition to front of house

Notes: * Plans, drawings, and photos were presented by Kathy Sisson, owner, for review by the board

- Wants to add a 7' x 8' bathroom in front corner of house.
- Plans do not have a window in the bathroom addition.
- Keeping downspout at current location – in the existing conditions, the downspout is on the corner of the house, but with the addition it will be overtop of the seam between the addition and existing house.
- Discussion of adding a window on one of the addition walls. Applicant is open to this suggestion, but does not the window to open.
- AC unit in wall will be coming out and will not be re-installed on the front façade of the house.

Decision: Approved with condition

1. Add a window to the front elevation that matches the size and sill height (alignment) of the octagonal windows on the side elevation.

6AR-2-23, 370 Kimberly Dr

Carla Giambrone

Addition to rear of house, new front porch, existing garage to be removed and relocated.

Notes: * Plans, drawings, and photos were presented by Joe Giambrone, contractor, for review by the board

- Applied to ZBA for setback variance requests.
- Board & Batten siding: 10' w/ seam. Hardie board in white.
- Discussion about seam between first and second floor level siding: what will the seam look like – will there be a piece of flashing used to hide the seam?

- Concern about cultured stone & brick together.
- Board would like to see definitive material and color selections.
- Planning to keep front and side of dormer in stucco.
- Covered front porch enclosure.
- Wood flower boxes below first floor front façade windows.

Decision: Approved with conditions

1. Make definitive material and color selections. Call out materials on drawings and bring material samples to the July 2023 ARB meeting.
2. Area Variance is obtained from the Zoning Board of Appeals for proposed setback encroachments.

6AR-3-23, 76 Southern Pkwy

Jeff Simerson

Changing size of front kitchen window

Notes: * Plans, drawings, and photos were presented by Mr. Megalo, owner's father, for review by the board

- Only presented a portion of the front elevation.
- Interest in seeing the entire front façade – are there other windows that are the same height on the front?
- Why not continue the architectural language of the existing ribbon of casement-like windows?

Tabled due to insufficient information.

1. Please provide full front and right-side elevations of the house.
2. Consider continuing the architectural language of the existing house with a row of casement windows instead of the proposed picture window on the front.
3. Call out materials on drawings and bring material samples, including color selections, to the meeting.

6AR-4-23, 223 Brooklawn Dr

Randy Peacock

Addition on rear and side of house

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

- Expanding kitchen.
- Changing roof pitch of existing first floor bump out.
- Re-using siding from back to fill in north and east side elevations.
- Solid wall on cabinet side of kitchen addition.

Decision: Approved with condition

1. Add a window on the second story of the addition on the south elevation of the house.

6AR-5-23, 230 Vernon Pl

Mike Weilert

Changing sunroom windows

Notes: * Plans, drawings, and photos were presented by Mike Weilert, contractor, for review by the board

- Want to change front sunroom window to a bay window, which will project out 18 inches.
- Black window frames with brown aluminum trim.
- Plan to match diamond lattice pattern of existing window grills on other areas of the house.
- Top of new window would align in height with other existing windows on front elevation.

Tabled due to insufficient information.

1. Please provide full elevations of the house.
2. Bay window does not fit the architectural character of the existing house.
3. Retain existing window heights and sills in sunroom (maintain alignment).
4. Call out materials on drawings and bring material samples, including color selections, to the meeting.

SIGNS		
1690	2780 Monroe Ave Craig Tesler Premier Sign Systems	Building face sign The Good Feet Store Recommend approval

Submitted by Steven Naukam
Secretary, Architectural Review Board