

Town of Brighton Architectural Review Board Minutes

Meeting of July 25, 2023 - 4:30PM
Brighton Town Hall

Members Present:

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

June 26, 2023 minutes: x Approved Not Considered

OLD BUSINESS

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 Pat Morabito, architect, and Joe Giambrone, contractor, for review by the board

- Eliminated cultured stone.
- Materials:
 - Roof: Timberline HDZ; color: charcoal
 - Windows: white
 - Siding: Hardie Board & Batten; color: Arctic whit
 - Trim for corners, frieze, window wraps: Hardie
 - General Shale Brick veneer: natural color & manufactured white

Decision: Approved as presented

6AR-3-23, 76 Southern Pkwy

Jeff Simerson

Changing size of front kitchen window.

Notes: * Plans, drawings, and photos were presented by Jeff Simerson, contractor, for review by the board.

- Height change, sill of window going up 8 inches.
- Grill as noted to match style of existing windows.
- Materials:
 - Trim: cedar, will be painted white.
 - Windows: Marvin, synthetic white frames.
 - Siding in-fill: natural cedar, will be painted blue to match existing.

Decision: Approved as presented

6AR-5-23, 230 Vernon Pl

Patrick Reed

Changing sunroom windows

Notes: * Plans, drawings, and photos were presented by Pat Reed, owner, for review by the board.

- Already purchased bay window and would really like to incorporate it into the project.
- Purchasing custom-made diamond grill (in dark brown) for new windows to match the house's existing windows.
- 233 Vernon Pl (house across the street) presented as a comparison with a bay window – the comparison has the wall below the bay window bumped out. 230 Vernon will not bump out the wall below the bay window.
- Will fill hollow area below bay window with insulation and close with wood.
- Materials:
 - Pella dark brown casement windows on side and back of room to replace jalousie windows and sill.
 - Roof: dark brown/red shingles to match existing.
 - Exterior wall / siding: Hardie cement board (between new windows and existing posts, as well as where stucco is being removed below existing windows).

Decision: Approved as presented

NEW BUSINESS

7AR-1-23, 407 Hemingway Dr

Chris Catan

Expansion of existing deck. Add exterior door and add ramp to ground level for wheelchair access.

Notes: * Plans, drawings, and photos were presented by Chris Catan, owner, for review by the board.

- Deck is for Chris' son Peter, who is in a wheelchair.
- Existing deck (approximately 192 sq ft) is about an inch lower than the door threshold.
- Discussion of maximum slope of ramp for ADA compliance.
- Deck designed by Home Depot: will be 6-8 inches off the ground and have 12 inch joists.
- Potential concern about snow piling up by the door to the house.
- Materials:
 - Timbertech decking; color: coconut husk
 - Pressure-treated wood railing

Decision: Approved as presented

7AR-2-23, 4 St Johnsville Trl

Craig Forsey

New single family house

Notes: * Plans, drawings, and photos were presented by Craig Forsey, project manager, John (contractor with FSI), Eric and Marc (Marrano / Marc Equity Corporation), for review by the board.

- Plan to use this house as a model home for the Fort Plain neighborhood.
- Side elevations: too much blank wall, not enough windows – driven by floor plan and speculation of furniture placement.
- Dormer window above front door is real. Opens to foyer.
- Cultured stone at grade is prone to water damage. Suggest using natural stone.
- Downspouts directed to exterior corners.
- Materials:
 - Roof: weathered wood (Atlas: ProLam)
 - Siding: Hardie plank & shingle; color: dried herbs
 - Cultured Stone: Ply Gem Fieldstone; color: PA Lime

- Windows: Marvin Elevate; color: cashmere
- Overhead door: Wayne Dalton 9700 Providence; color: desert
- Entry door & sidelites: Therma-Tru FCM606XC; color: English walnut
- Trim: Hardie, PVC, fascia, gutters, downspouts:
- Brackets: Fypon; color: cobblestone

Decision: Approved with condition

1. Add windows to both side elevations, including in garage and dinette areas.

SIGNS		
1691	2627 W Henrietta Rd Kirk Wright Sign & Lighting Services	Building face sign AutoGlassNow! Recommend approval
1692	1501 Monroe Ave Andrew Sheppard Elevated Sign Solutions	Building face sign Care-A-Lot Generations Recommend approval
1693	2423 Monroe Ave Kara McAllister Blackbird Design	Building face sign Nouveau Beauty Aesthetics Recommend approval
1694	2875 Monroe Ave Clinton Signs	Building face sign Go Car Wash Recommend approval

1695	1900 Monroe Ave Ralph Baranes Skylight Signs	Building face sign CHARA <i>Administrative Approval per Sign Plan</i>
1696	1530 Monroe Ave Dom Colaprete Fuse Creative	Building face sign boujee coiffure Recommend approval

Submitted by Steven Naukam
Secretary, Architectural Review Board