

Town of Brighton Architectural Review Board Minutes

Meeting of August 22, 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> </u>
Mary Scipioni	<u> x </u>
Andrew Spencer	<u> x </u>
<i>vacancy</i>	

July 25, 2023 minutes: x Approved Not Considered

OLD BUSINESS

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, and Eric (Marrano / Marc Equity Corporation), for review by the board.

- Returned to the board to present revised elevations and changes in material selections.
- Added windows in dinette and garage areas per condition of approval in July.
- Also added window in sunroom.
- Materials:
 - Cultured Stone: Ply Gem: Cut Cobblestone; color: Shade Mountain. (changed from selection at July ARB meeting).

Decision: Approved as presented

NEW BUSINESS

8AR-1-23, 5 Whitney Ln

Jim Fahy

Mudroom addition; garage expansion; porch cover over existing stoop

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

- Plans presented have been updated from the materials submitted electronically.
- Project proposes to add a mudroom that projects 8 feet into front yard, and a brings the existing garage 5 feet forward, and adds a 12 feet x 22 feet third bay.
- Cover over front entrance (portico) is also new.
- Received approvals for required variances at last Zoning Board of Appeals meeting.
- Downspouts shown on roof plan. Discussion of placing a downspout on the house at the back of the new front portico.
- Materials:
 - Brick: match existing.
 - Siding: existing siding is shake. Replacing with Hardie Panel - smooth 7", color: white.
 - Roofing: Certainteed Grand Manor, color: stonegate gray (main roof). Peterson standing seam, color aged bronze (accent roof).
 - Fascia/rakes: Azek 1 x 8, color: white.

Decision: Approved with condition

1. Place a downspout on the house at the back of the new front portico.

8AR-2-23, 38 Dale Rd – POSTPONED by Applicant

Sam Webster

Replace front door, add portico

8AR-3-23, 95 Hunters Ln

Sean Mullen

Roof-mounted solar

Notes: * Plans, drawings, and photos were presented by Sean Mullen, GreenSpark solar project manager, for review by the board.

- No visible conduit. Will be hidden behind downspout.
- System tied into grid.
- Designed to cover as much of roof area as possible
- Access route on outside edge of roof.

Decision: Approved as presented

8AR-4-23, 57 Eldridge Ave

Serge Tsvasman

New single-family house

Notes: * Plans, drawings, and photos were presented by Serge Tsvasman, project manager, for review by the board.

- The proposed house is on the only lot on Eldridge Ave that is not owned by the Town. Currently there is a “shack” that is in disrepair on the lot.
- Have received necessary Zoning Board Approvals, and preliminary approval from the Planning Board. On next month’s Planning Board agenda for final approval.
- Concern about manufactured stone at grade. Applicant stated it will be 6 to 8 inches above grade and either concrete-coated or the foundation wall exposed.
- Proposed blank wall on West elevation that faces neighboring house on Midland Ave, as well as on South wall of garage.
- Two windows clipping roof friezeboard – not a drawing mistake, this is intentional.
- Chimney connects to gas fireplace.
- Materials:
 - Roofing: Timberline HD asphalt shingle, color: charcoal
 - Siding: Pelican Bay traditional shake, color: glacier white
 - ProVia manufactured stone, color: Niagara Terra Cut
 - Windows and front door: black
 - Standing seam metal roof (above front and garage doors): black

Decision: Approved with conditions

1. Shift location or reduce size of windows so they do not conflict with the roof trim (there were two second floor windows, one on the North elevation and one on the South elevation which clip the roof’s frieze board trim).
2. Add windows to the ‘blank walls’ on the first floor of the garage on the South and West elevations.
3. Determine locations of downspouts.

8AR-5-23, 10 Pendleton Hill

Craig Forsey

New single-family house

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

- 2 windows in garage on East elevation.
- Dropped header on front and rear porches is decorative.
- Why not continue brackets under the soffit on the side of the garage?
- Brackets and pediment over garage are decorative. Pediment looks out of place and limits size and location of windows in the room above on the second floor.
- Scale of front entry is large, massing is heavy. Simpler is potentially a better solution for the entryway.
- Back porch is very high, cross-breeze and sunlight will come into the area.
- Applicant: these homes need to be “grand” for their price point.
- Architectural language reminiscent of 1950s, 1960s and 1990s houses. Architect does work in NY and Florida, this house looks more suited to Florida than NY.
- Materials:
 - Siding: Hardie plank & shingle; color: Monterey Taupe
 - Cultured Stone: Ply Gem Manorstone “Oswego”
 - Roof: Atlas Pinnacle Pristine, color: pewter

Tabled

1. Rethink massing/scale of both the front entry and 2-story back porch.
2. Create a clearer hierarchy of the structure’s massing.
3. Design for the location.
4. Better placement and use of architectural details:
 - Consider fewer brackets under the front of the garage roof and continuing the brackets under the side of the roof overhang.
 - Pediment over the garage looks out of place. Could add another window on that wall.

8AR-6-23, 45 Grosvenor Rd

Robert Flansburg

Carport and addition over existing driveway

Notes: * Plans, drawings, and photos were presented by Robert Flansburg, architect, for review by the board.

- Current garage is at the basement level and has limited functionality.

- Proposed carport and addition (kitchen) would be built on top of existing driveway walls.
- Carriage house style design for addition, footprint 24' x 24', with intent to match materials and language of the existing house.
- Main entrance reworked to add mudroom and powder bath. New location of front door not shown on elevations.
- Covered back patio roof is not shown on plans.
- Make addition less massive (looks like a 2-story space). Needs hierarchy.
- Will be helpful to look at existing detached garages in the neighborhood on Pelham Rd for design ideas.

Tabled

1. Rethink massing/scale of the addition.
2. Create a clearer hierarchy between the existing house and the proposed addition.
3. Ensure that plans are coordinated: show locations of all planned windows and doors on elevations and floor plans.

8AR-7-23, 40 Laconia Park

Leigh Ann Reid

Addition

Notes: * Plans, drawings, and photos were presented by Leigh Ann and Brad Reid, owners, for review by the board.

- Expanding room above garage for a bedroom and bathroom.
- Addition will meet the original roofline.
- Existing second story window on North elevation has to be made larger for egress. It will also be repositioned to align with the addition's gable.
- Make sure materials match existing: gray siding and white trim.

Decision: Approved as presented

8AR-8-23, 95 Helen Rd

Joseph Taddonio

Remodel and addition

Tabled for lack of representation.

8AR-9-23, 1800 Brighton Henrietta Townline Rd

Stu Chait

New overhead door and man door on commercial building

Notes: * Plans, drawings, and photos were presented by Stu Chait, architect, for review by the board.

- Neighboring properties, 2 and 3 Townline Circle, owned by Landsman Real Estate, who provided a letter stating that the proposed work poses no issue to them.

Decision: Approved as presented

SIGNS		
1697	2198 Monroe Ave Jessica Costa Vital Signs ROC	Building face sign Willow Salon Recommend approval

Submitted by Steven Naukam

Secretary, Architectural Review Board