

Town of Brighton Architectural Review Board Minutes

Meeting of September 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> </u>
Andrew Spencer	<u> x </u>
<i>vacancy</i>	

August 22, 2023 minutes: x Approved Not Considered

OLD BUSINESS

7AR-3-23, 148 Dale Rd

Brian Kogler

Build 14' x 8' covered porch

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

- Header right below overhang.
- Materials:
 - Porch ceiling: vinyl bead board
 - Posts and headers: PVC
 - Roofing: to match existing
 - Downspouts: match trim of the house (white)
 - Railing: white vinyl along front and sides of porch

Decision: Approved with condition

1. Reduce width of porch to give space to windows.

8AR-2-23, 38 Dale Rd

Sam Webster

Replace front door, add portico

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

- Currently the door is right up against the chimney. The proposed would move it to the center of the step.
- The new portico roof slopes down from the chimney.
- Materials:
 - Trim: white aluminum
 - Roof: match existing shingles: Corning terra cotta color
 - Porch ceiling: bead board
 - Posts and headers: PVC
 - Porch material: gray Trex

Decision: Approved as presented

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.

- Reworked massing and design of front entrance and back porch.
- Reduced front porch to a single story.
- Reduced height of back porch.
- Removed the pediment above the garage and added windows where it was.
- Materials:
 - Siding: Hardie plank & shingle; color: Monterey Taupe
 - Cultured Stone: Ply Gem Manorstone “Oswego”
 - Roof: Atlas Pinnacle Pristine, color: pewter

Decision: Approved as presented

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.

- Reduced massing and height of addition.
- Included a dormer on the addition to break up the large roof area.
- Utilized design features of the existing house: thin vertical window beneath the gable and a stone segmental arch above the windows with the diamond grill pattern.
- Porch in the back will be open (a roof was discussed as an option)
- Materials to match existing. Will use real stucco on addition.

Decision: Approved as presented

Note: All necessary Zoning Board of Appeals approvals must still be obtained.

8AR-8-23, 95 Helen Rd

Joseph Taddonio

Remodel and addition

Notes: * No representation at both the August 22, 2023 and September 26, 2023 ARB meetings.

Decision: Denied without prejudice

NEW BUSINESS

9AR-1-23, 1925 S Clinton Ave

Paul Colucci

New 20,000 sq ft commercial building

Notes: * Plans, drawings, and photos were presented by Paul Colucci, developer, and Vanessa Banks, architect, for review by the board.

- Plans for an Aldi grocery store in the SW corner of the development.
- On the Town Planning Board agenda for October.
- Spec-Brik size and color is standard for stores in NY, e.g., was used for the Irondequoit store.

- Smaller brick size looks better.
- Presented an alternative color scheme with red brick.
- Discussion of visual impact of the building and particularly the rooftop equipment to the Gables (neighboring property). Might be visible from 2nd story of the Gables.
- Rooftop screening post- / equipment-mounted and designed for sound attenuation. Will match exterior metal colors.
- Suggest sulfite-resistant base course for masonry to prevent salt and water damage.
- Materials:
 - Masonry: Spec-Brik, color: Chesapeake blend
 - Fiber cement: Nichiha Vintage wood, color: cedar
 - Aluminum Composite Panel: Omega Lite, color: bright silver
 - Roof flashing at masonry: PAC-CLAD, color: musket gray
 - Roof flashing at fiber cement: PAC-CLAD, color: cedar
 - Roof flashing at tower & canopy: PAC-CLAD, color: silver

Decision: Approved with condition

1. Smaller Spec-Brik size (4" x 4" x 16") shall be used for masonry.

The approval is for the original elevations with the Chesapeake Blend Spec-Brik color scheme.

9AR-2-23, 500 Canal View Blvd.

Ken Bracker

New overhead door, man door and ramp on commercial building

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

- Adding a new overhead door, man door, and ramp to the rear of a commercial building.
- New concrete ramp: 1/12 max slop with guard rail.

Decision: Approved as presented

9AR-3-23, 2345 W Henrietta Rd

Shelli Silvarole

Add gable covered porch

Notes: * Plans, drawings, and photos were presented by Shelli Silvarole, property owner,

for review by the board.

- Adding gable above front porch.
- Changing windows. Installing new windows in existing openings.
- Re-siding the entire house: front with a cedar shake style shingle. Sides and rear with horizontal vinyl siding.
- Materials:
 - Front siding: Certainteed Northwoods 7” Shingle; color: midnight blue
 - Side and rear siding: Certainteed horizontal; color: midnight blue
 - Cultured stone: ProVia Terra Cut Frost, color: black
 - Windows: Pella 250 series
 - vinyl soffit under gable

Decision: Approved as presented

9AR-4-23, St Johnsville Trl

Craig Forsey

Model homes for St Johnsville Trl (Ft Plain neighborhood in The Reserve)

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

- Presented four house types for the remaining lots on St Johnsville Trl with five different color schemes (additional details in tables below).
- No house will be the same color as the house next to it.
- Cultured stone at grade is prone to water damage. Suggest using a strip of natural stone at grade.
- Model home types: Avalon, Patio A, Patio B, and Patriot Manor. All four types have:
 - Cultured stone element on the first-floor front elevation.
 - Horizontal vinyl siding on side and rear elevations.
 - Optional garage service door.

Model Homes:

Model Home Type	Notes
Avalon	<ul style="list-style-type: none">• Shake style siding on front elevation pediment areas.• Horizontal vinyl siding on first-floor of front elevation around front door and garage.• Roof brackets above garage and first-floor windows.• Front dormer windows open to foyer

Patio A Patio A (continued)	<ul style="list-style-type: none"> • Shake style siding on front elevation pediment areas. • Horizontal vinyl siding on first-floor of front elevation around garage. • Roof brackets above garage. • Windows under front gable do not open to livable space. • Decorative element on the two front gable peaks
Patio B	<ul style="list-style-type: none"> • Shake style siding on front porch pediment and top section of main front pediment. • Horizontal vinyl siding on first-floor of front elevation around garage. • Roof brackets above garage. • Windows under front gable do not open to livable space. • Decorative bracket on main front gable peak
Patriot Manor	<ul style="list-style-type: none"> • Shake style siding on dormer pediment and top section of garage pediment, and on walls under front porch / entryway. • Horizontal vinyl siding on first-floor of front elevation around garage. • Decorative brackets on dormer and garage gable peaks.

Materials and colors:

Color Scheme	Siding	Roofing	Trim	Cultured Stone
1	Hardie, color “dried herbs”	Pinnacle Pristine “Weathered wood”	Hardie, color “Monterey sand”	PlyGem Cut Cobblestone “Shade Mtn”
2	Hardie, color “light mist”	Pinnacle Pristine “Pewter”	Hardie, color “glacier white”	PlyGem Cut Cobblestone “Winfield”

3	Hardie, color “white”	Pinnacle Pristine “Pewter”	Hardie, color “glacier white”	PlyGem Cut Cobblestone “Winfield”
4	Hardie, color “boothbay blue”	Pinnacle Pristine “Weathered wood”	Hardie, color “Monterey sand”	PlyGem Cut Cobblestone “Shade Mtn”
5	Hardie, color “cobblestone”	Pinnacle Pristine “Pewter”	Hardie, color “glacier white”	PlyGem Cut Cobblestone “Winfield”

Decision: Approved as presented

SIGNS		
1698	2425 W Henrietta Rd Jacob Ouyang TCT General Contractor Inc	Building face sign Fuji Sushi Station Recommend approval
1700	1800 Brighton Henrietta Townline Rd Lynn Kosmider Fastsigns	Building face sign Fastsigns Recommend approval

1701	103 & 588 White Spruce Blvd Paul Kirik Loyal Group REM	Redesign monument signs Southview Commons Recommend approval
1702	1821 Monroe Ave Joseph Keable Premier Sign Systems	Building face sign Brighton Collision Recommend approval

Submitted by Steven Naukam
Secretary, Architectural Review Board