

# Town of Brighton Architectural Review Board Minutes

Meeting of October 24, 2023 - 4:30PM  
Brighton Town Hall

Members Present:

Stuart MacKenzie	_____
Chris Jahn	_____x_____
Casey Sacco	_____x_____
Fran Schwartz	_____x_____
Mary Scipioni	_____x_____
Andrew Spencer	_____x_____
vacancy	

September 26, 2023 minutes:    \_\_\_x\_\_\_Approved    \_\_\_\_\_Not Considered

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## OLD BUSINESS

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### 7AR-4-22, 30 Jefferson Rd - modification

Stephen Kruger

Cover window opening (modification to Aug 2022 ARB approval)

Notes: \* Project was presented by Ivica Bratic, contractor, for review by the board.

- Want to close up the side window, adjacent to the dumpster pad, due to concerns about security of the liquor store.
- Proposing stucco finish instead of metal panels. Light gray brick and dark gray stucco.

### Decision: Approved with condition

1. Updated drawings are submitted to reflect the materials changes from metal panels to stucco.

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## NEW BUSINESS

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### 10AR-1-23

Blake Miller

Front entry portico

Application **WITHDRAWN** by applicant

### 10AR-2-23, 95 Helen Rd

Rho Fallon

Remodel and addition

Notes: \* Plans, drawings, and photos were presented by Rho Fallon, owner; Beatriz Machado, architect; and Joseph Taddonio, contractor, for review by the board.

- Plan to add new portico and extend second floor dormer on front to create additional second floor space.
- Will use the exact same materials, replacing siding, trim, and roof in kind.
- New front windows will match the existing.
- (cultured? stone) Stone infill around front door.
- Portico frame: wood, painted white. Vinyl beadboard underneath. No lighting underneath the portico.
- Front second floor addition will have the same roof pitch as the rear second floor.

**Tabled** due to incomplete application

The ARB provided the following comments:

1. Provide clarification of the proposed project and the materials to be used.
2. Call out material selections (siding, roofing, windows, shutters, railings, exterior light fixtures; front entry / portico: door, panel, steps, posts and soffit) on elevation drawings, and bring material and color selections to the meeting.
3. Show downspout locations on elevation drawings.
4. Add heights and dimensions to all drawings, i.e., roof peaks and eaves, window sizes (including sill heights), and dimensions of any significant features of the building.

### 10AR-3-23, 65 Ashley Dr

Kip Finley

Addition

Notes: \* Plans, drawings, and photos were presented by Kip Finley, engineer, for review by the board.

- Family room addition behind the garage. Minimal impact to front elevation: small section of new hip roof 13” high by 60” wide will be visible above the garage.
- Left side elevation: faces neighbor’s garage and only has one window currently. No additional windows proposed on this side of the addition. Possibly too much blank wall. Discussed the possibility of adding small windows on either side of the fireplace.
- Materials:
  - Siding: PlyGem Variform American Herald (horizontal vinyl), color: Stone Mountain clay
  - Roof: match existing shingles: Timberline HDZ; color: weathered wood
  - Windows: Andersen 400 series casements, black frame

**Decision: Approved as presented**

**10AR-4-23, 707 Edgewood Ave**

Diana Loberant-Kaup

Cover garage door opening with siding

Application **WITHDRAWN** by applicant

**10AR-5-23, Pendleton Hill**

Craig Forsey

Model homes for Pendleton Hill (Waterford neighborhood in The Reserve)

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

- Presented four house types for the remaining lots on Pendleton Hill with nine different color schemes (additional details in tables below). 10 Pendleton Hill is shown on the site plan and was
- No house will be the same color as the house next to it.
- Model home types: Advantage 10 Manor, Barrington Manor, Elite 3 Manor, Noblecrest Manor. All four types have:
  - Cultured stone element on the first-floor front elevation.
  - Three car garage.
  - Optional garage service door.

Model Homes:

Model Home Type	Notes
Advantage 10 Manor	<ul style="list-style-type: none"> <li>• Front entry portico.</li> <li>• Roof brackets (Fypon) above garage.</li> <li>• Optional sun room, covered porch and transoms.</li> <li>• Horizontal frieze board on front and side elevations.</li> <li>• Plans show column splitting window on optional back porch.</li> </ul>
Barrington Manor	<ul style="list-style-type: none"> <li>• Covered porch in front. Similar element to the Noblecrest model.</li> <li>• Plans show a long run of blank wall on right elevation.</li> <li>• Optional transoms.</li> </ul>
Elite 3 Manor	<ul style="list-style-type: none"> <li>• Covered porch in front. Window underneath (above doors).</li> <li>• Optional sun room, covered porch and transoms.</li> <li>• Lots of daylighting serving facades well.</li> </ul>
Noblecrest Manor	<ul style="list-style-type: none"> <li>• Same design as previously approved 10 Pendleton Hill.</li> </ul>

Materials and colors:

Color Scheme	Siding	Roofing	Windows	Cultured Stone
1	Hardie, color “Monterey Taupe”	Pinnacle Pristine “Pewter”	Marvin Elevate “gunmetal”	PlyGem Manorstone “Oswego”
2	Hardie, color “Iron Gray”	Pinnacle Pristine “Black Shadow”	Marvin Elevate “white”	PlyGem Manorstone “Summit”
3	Hardie, color “Dried Herbs”	Pinnacle Pristine “Weathered wood”	Marvin Elevate “cashmere”	PlyGem Manorstone “Summit”
4	Hardie, color “Mountain Sage”	Pinnacle Pristine “Pewter”	Hardie, color “Pebble Gray”	PlyGem Manorstone “Oswego”
5	Hardie, color “Light Mist”	Pinnacle Pristine “Black Shadow”	Marvin Elevate “white”	PlyGem Manorstone “Summit”
6	Hardie, color “Gray Slate”	Pinnacle Pristine “Black Shadow”	Marvin Elevate “black”	PlyGem Manorstone “Oswego”

7	Hardie, color “Evening Blue”	Pinnacle Pristine “Black Shadow”	Marvin Elevate “white”	PlyGem Manorstone “Summit”
8	Hardie, color “Arctic White”	Pinnacle Pristine “Black Shadow”	Marvin Elevate “black”	PlyGem Manorstone “Oswego”
9	Hardie, color “Khaki Brown”	Pinnacle Pristine “Weathered wood”	Marvin Elevate “bronze”	PlyGem Manorstone “Summit”

**Decision: Approved with conditions**

1. Advantage 10 Manor: on the optional covered porch, relocate the column that is aligned with the middle of the window on the rear elevation. Flank the window with two columns.
2. Barrington Manor: add a window to "bedroom 3" on the right-side elevation.

**10AR-6-23, 101 Westerloe Ave**

Kip Finley  
Addition

Notes: \* Plans, drawings, and photos were presented by Kip Finley, engineer, for review by the board.

- Addition above the garage. Bedroom, bath and sitting area.
- Large windows required for egress.
- Smaller gable bump out on the proposed addition looks awkward and does not fit the character of the neighborhood.
- Proposed decorative dormer is sort of floating and does not relate to the existing front facade.
- Rear facade of the house has a cohesive composition.

**Tabled**

The ARB provided the following comments:

1. Front facade lacks a cohesive design composition: the smaller gable and window above the garage look awkward and do not fit the aesthetics of the neighborhood. Relate the design more to the existing house.
2. The proposed decorative dormer looks out of place. More attention to the front entry is an option.

**10AR-7-23, 338 Hollywood Ave**

Valerie Intini

Demo porch

Notes: \* Plans, drawings, and photos were presented by Valerie Intini, architect, for review by the board.

- Replacing steel windows that are original to the house (1930s). They are poor for energy efficiency, and most are no longer operable.
- Plan to use Infinity windows, which will be custom made for the existing openings. This brand has been used for notable restoration projects in Rochester.
- Match existing grills on windows and new windows will improve egress.
- Side porch is not original to the house, has no foundation, and its walls are starting to bow. Restoring trim and stucco to original look.

**Decision: Approved as presented**

**10AR-8-23, 1800 Brighton Henrietta Townline Rd**

Stu Chait

New front entrance on a commercial building

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

- New door going in the location of an existing window. Transom above door to match height of existing windows.

**Decision: Approved as presented**

<b>SIGNS</b>		
<b>1703</b>	1880-1882 S Winton Rd Paul Dudley ID Signsystems	Building face sign Montessori School of Rochester <b>Recommend approval</b>

**Submitted by Steven Naukam**

**Secretary, Architectural Review Board**