

**MINUTES**  
Town of Brighton Architectural Review Board (ARB)

2-27-2024, 4:30PM  
Brighton Town Hall  
2300 Elmwood Avenue

Comments or questions may be submitted to Jason Haremza, Acting Secretary of the ARB,  
[jason.haremza@townofbrighton.org](mailto:jason.haremza@townofbrighton.org), or 585-784-5259

Members Present:

Stuart MacKenzie	present
Chris Jahn	absent
Casey Sacco	present
Fran Schwartz	present
Mary Scipioni	absent
Andrew Spencer	present

**APPROVAL OF MINUTES:**

1-23-2024 minutes approved

**NEW BUSINESS:**

**Application Number: AR-24-5**

749 East Henrietta Road

**Project Description:** Install new main entrance door and new storefront windows, in new wall openings on west facade, for proposed laundromat.

**Meeting Notes:** Plans, drawing and photos were presented. The front of the building was renovated but the 2500 sqft was left vacant for a couple of years. The applicant is trying to improve the appearance more and planning to paint the building dove white. The applicant was unsure about the materials of the door, windows, equipment screening, post, beam and roof.

**Decision: Approved on condition. Material samples shall be provided to town staff for review and approval. Materials and color shall match existing structure.**

**Application Number: AR-24-6**

145 Orchard Drive

**Project Description:** Addition to front of single family dwelling.

**Meeting Notes:** Drawing and Pictures were presented by the owner. Board members felt

that they did not have enough information to work off. The owner had stated that the color of siding, siding material, color of metal roof would probably be green. She has stated that new siding would match existing mineral siding and color. Board members felt that it is not clearly displayed how the new roofline would meet or correspond with the existing roof and recommend that the applicant should get an architect or contractor to assist with the roof pitch, eave details, soffit and roof plan.

**Decision: Denied. Lack of information and lack of enough details in submitted drawings to evaluate.**

**Application Number:** [AR-24-7](#)

113 Village Lane

**Project Description:** Fill in overhead garage door on front facade of single family dwelling, in conjunction with conversion of attached garage to living space.

**Meeting Notes:** Applicant stated that the new window will be the same size as the existing windows. The new window might be slightly lower than the existing windows due to the existing header for the garage. The board members were had concerns that the top of the new window would not align with the top of the existing window.

**Decision: Approved on condition: New window shall align with existing window.**

**Application Number:** [AR-24-8](#)

1880-1882 South Winton Road

**Project Description:** Add a new front entrance door and rear egress door in place of existing windows for new tenant space.

**Meeting Notes:** Elevation drawings were recycled, and most notes refer to prior work done. A custom door will be manufactured to fill existing 42" wide window opening. They will be adding a wall mounted lights above new doors that match existing light fixtures.

**Decision: Approved as presented**

**Application Number:** [AR-24-9](#)

520-532 White Spruce Boulevard

**Project Description:** Renovation of main entrance including new partial north facade.

**Meeting Notes:** Applicant is looking to update main entrance. They will use an EFIS product for upper 2/3 of the wall. The colors might be slight slightly lighter due to the nature of the rendering. Window frames will be matching the existing ones. Board members requested that the paint color matches the existing colors of the building and

stone to be complementary.

**Decision: Approved as presented**

**Application Number: [AR-24-10](#)**

3861 Elmwood Avenue

**Project Description:** Enclose existing screened porch and back entry (on west facade facing Brookside Dr) to expand existing kitchen & breakfast area.

**Meeting Notes:** Board members had concerns about the blank front wall. One course of bricks on the existing porch foundation is higher and will need to be removed in order for the foundation to align. The applicant explained that the homeowners explicitly stated that they do not want windows facing Elmwood Ave. There were also concerns from the board about the fireplace vent through the roof since it was not shown on the plans. Board noted that the metal railing might accentuate the fireplace vent stack instead of screening it.

**Decision: Tabled. Front wall cannot be blank and must include windows. Fireplace vent to be shown on elevation drawings.**

**Application Number: [AR-24-11](#)**

164 Southern Drive

**Project Description:** Install overhead door and pedestrian door on north facade.

**Meeting Notes:** The doors will be matching the existing color. Pedestrian door will be a fire rated steel door and will be matching the existing color. The trim will be matching the existing trim. There will be a building mounted light above the pedestrian door.

**Decision: Approved as Presented**

**SIGNS:**

**Application Number: [SN-24-2 \(1714\)](#)**

30 Allens Creek Road

Building face sign for 'East Avenue Chiropractic'

**Decision: Recommend approval as presented**

**Application Number: [SN-24-3 \(1715\)](#)**

1905 South Clinton Avenue

Building face signs for 'Jersey Mike's Subs' *Note: Incentive zoning agreement allows*

*two signs for tenants in this building.*

**Decision: Recommend approval as presented**

**Application Number: [SN-24-4 \(1716\)](#)**

1905 South Clinton Avenue

Building face signs and detached directional signs for 'Starbucks' *Note: Certain signs, drive through menu boards, and canopy structure require area variances.*

**Decision: Recommend approval as presented**