

MINUTES
Town of Brighton Architectural Review Board (ARB)

3-26-2024, 4:30 PM
Brighton Town Hall
2300 Elmwood Avenue

Comments or questions may be submitted to Smarlin Espino, Secretary of the ARB,
Smarlin.espino@townofbrighton.org , or 585-784-5227

Applications will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

Members Present:

Stuart Mackenzie	Present
Chris Jahn	Present
Casey Sacco	Present
Fran Schwartz	Absent
Mary Scipioni	Present
Andrew Spencer	Present

APPROVAL OF MINUTES:

12-19-2024 Not considered

2-27-2024 **Approved**

OLD BUSINESS:

Application Number: [**6AR-2-23**](#)

370 Kimberly Dr

Change to the Scope of Work

Meeting Notes: Architects and Homeowners presented that the reason behind the change in the scope of work was mainly due to pricing and budget constraints. The homeowners decided to not do the rear addition. The roof line of the north dormer was changed to a hip roof. Board members had questions about the first floor window on the north façade that was eliminated from the original design, and the homeowners explained that they wanted more privacy and wanted to put more windows in the front and back of the house and not on the side.

Decision: **Approved as presented**

Application Number: [**5AR-2-23**](#) (Postponed by applicant until 4/23/2024)
120 Helen Rd

Construct an addition and remodel a single-family dwelling

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

3861 Elmwood Ave

Enclose the front screen porch and back entry porch to expand the kitchen and breakfast area.

Meeting Notes: The architect presented the project and explained the added square front windows and fireplace vent revisions since last month (Option A). The architect provided a second revised plan with rectangular windows (Option B) to staff prior to leaving.

Decision: Approved with Conditions

Option A: Plan (revised on 3/11/2024) shall have mutins (window dividers) that divide the window into 6 panes (3 panes across and 2 panes up and down) to match the square window on the rear of the house.

Or

Option B: Plans (revised on 3/26/2024) with rectangular windows

NEW BUSINESS:

Application Number: [AR-24-12](#)

110 Imperial Drive

Construct a two-story addition to the side/rear of the single-family dwelling. Remove the existing deck and build a two-story 20' x 18 'addition in its place.

Meeting Notes: The owner and contractor were present. The siding will match the existing and the roof will be black. Board members questioned the sketching of the roof on the west elevation which the contractor had stated the slope of the back of the roof should be meeting the existing.

Decision: Approved as Presented

*Recommendation: siding to match

Application Number: [AR-24-13](#)

19 Ledgerock Lane

Construct a front addition to the single-family dwelling by enclosing the existing front porch and integrating that space into the living area of the dwelling.

Meeting Notes: Homeowners presented their application in which they had advised an engineer for sketches and drawings. The homeowners are planning to keep the elevations and existing exterior the same, and to take off the post and decorative trim. They are changing the siding to vinyl imitation stone, but they have not committed to one yet because they wanted it to provide an accent to the new windows. A board member had raised the question regarding how much the eave eased from the gutters, which will take off 1.5 inches from the overhang. Board members had asked about the plans with the windows since they are not the same as the existing ones and the existing ones are not aligned. Board members had recommended that they should take this opportunity to make those windows align with each other and be the same style and height.

Action: Tabled (Vote: 4 Table/ 1 Approve with Conditions)

- 1. Final materials, window specification, and window alignment should be presented.**

Application Number: AR-24-15

56 Rensselaer Dr

Adding a front porch

Meeting Notes: The contractor presented the project with the front porch having a square no radius cap. The ceiling has no lights planned as of yet and the project will not impact the brick façade. There is a 1 ft overhang, and a board member had raised a concern over the roof that goes over one corner of the house in which Board members had recommended that it might need to be tucked in on both sides. The board members were concerned about downspouts being visible.

Decision: Approved with Conditions

- 1. The porch roof shall not extend past the house corner.**
- 2. Roof materials shall match the existing.**
- 3. The roof structure and posts shall be centered on the door.**
- 4. Any downspout shall be hidden to the extent practicable**

Application Number: AR-24-16

100 Trevor Court Rd

Installation of a 10.27kW Roof-Mounted Solar Array

Meeting Notes: The contractor presented the solar array. Board members had concerns regarding whether the conduits were hidden and the height of the racks. The contractor has explained that the racks should be only 2-3 inches off the roof

surface. A board member had questions regarding whether the conduits could run under and in the attic, but the contractor had stated that even though that was possible, it might be more expensive. Board members felt that having a set of portrait panels when all the surrounding panels are landscape appeared to look disorganized.

Decision: Approved with Conditions

1. All panels shall be 'landscape' (horizontally) oriented.
2. Conduits shall not be visible.

Application Number: AR-24-17

0 (1402) Blossom Rd

Construction of a new house

Meeting Notes: The architect and owner presented Smooth black trim (Abyss Black) and grey siding (Midnight Shadow) that will be going into the house and they are planning to have a metal black aluminum roofing (GAF Timberline HDZ Barkwood). The board members asked the owner's decision on the lighting for the front porch as well as the decision on the type of door it will have. The board members had noticed that there might be some drawing issues since a lot of the windows do not align with each other and the building plans do not match the elevation plans.

Action: Tabled

1. Need to address elevations and window alignment.
2. Update drawings and notes with final product and finishes selected.

Application Number: AR-24-21

145 Orchard Dr

Addition to the front of a single-family dwelling.

Meeting Notes: The designer and homeowner were present. They presented that the windows and siding will be matching the existing. The new roof will be built up, the eave line will stay existing and there will be an approximate 8-inch overhang. The board members were concerned about the ridge detail in the new roof (metal proposed) compared to the existing roof (asphalt or membrane) because it needs to be seamless to prevent leak problems in the near future if it was constructed.

Decision: Approved with Conditions

1. New roofing shall be installed over the entire house

SIGNS:

There were no sign applications for the March meeting.