

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

5-21-2024, 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](mailto:smarlin.espino@townofbrighton.org), or 585-784-5227.

**ATTENDANCE**

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

**APPROVAL OF MINUTES:**

4-23-2024 Approved

**NEW BUSINESS:**

**Application Number:** [AR-24-27](#)  
1690 Monroe Ave

Full exterior renovation to the façade including new storefront and replacement of vestibule.

**Meeting Notes:**

Applicants want to add some softness to the building and windows, The entrance windows will have Sierra Pacific H3 Windows that have aluminum exterior trims (Battleship Gray 321). The entry vestibule will have Thermory Benchmark Ash Cladding 5/4x5 C 72 (JEM) Cladding and will be installed vertically. The vestibule will have Glass Block – Quality Glass Block and Window Company – 8x8x4 Light Diffusing Quality Glass Block. The exterior walls will a Belden Brick in (Forest Glaze). The EIFS will be an Outsulation System and the color will match the Forest Glaze brick. The awning is Sunbrella Shade Burgundy (4631-0000). The roof will have Roof Equipment Screens from Architectural Louvers Co. that will be screening the HVAC. The screening will be Model V2TV and will be either black or dark gray, the board members advise that they do more research on the screening because at times it makes it more obvious than they would like. Also, if they were going to screen the HVAC, they should ensure it covers both sides of the residential areas.

**Decision: Approved as Presented**

**Application Number: [AR-24-28](#)**

104 Doncaster Rd

Remove the existing 1 car garage to construct a new 1024 sqft addition that will relocate the garage and will add a connected new in-law apartment.

**Meeting Notes:**

They will be matching the siding and elevations to the existing structure. The addition will extend past the existing house, and the area in between will be used as a patio. There will be carriage lights by the doors. Board members have recommended making the new door look as secondary as possible so that it will not compete with the main door. The architect suggested putting in a flush door. The board members recommended that the new door should be painted blue to make it blend with the rest of the house and set the addition approximately back 5 feet.

**Action: Table**

1. **Set addition back approximately 5 ft and submit changes**

**Application Number: [AR-24-30](#)**

151 Westland Ave

Construct a front porch roof on the house.

**Meeting Notes:**

Decking will be composite decorators. The triangular gable will be painted white plywood, but they do not have any finished (the owner is going to decide). Board members need more definitive materials and finishes. Board members believe it will be much better if the porch extends to the corner of the home aside from ending in the middle. The board thought that the post placed in front of the window looked very awkward. Board members are looking for the finish trims, columns, and column base, headers. They recommended that the applicant gets some risers for your stairs. Details on colors for the lighting fixture. Recommends going to an architect to tie it back into the house.

**Decision: Tabled**

**Consult with a professional so that it will meet the building code requirements.**

**Application Number:** [AR-24-29](#)

Construction of a two-story top golf venue with an outdoor driving range, full restaurant, and multiple bars.

**Meeting Notes:** The building is a modern type of building. They will be using Redden #930 Polyester Netting. The board members were curious about the front edifice pattern of the building. The applicant has stated that the effect is made from a difference in the paint colors. The board members were concerned regarding the lighting but applicants reassured that there would be no stadium lighting, the lighting is contained within the building. The applicant demonstrated that the building should not be visible from Westfall.

**Decision: Approved as Presented**

**SIGNS:**

**Application Number:** [SN-24-10 \(1721\)](#)

2150 Monroe Ave

Building face nonilluminated sign for ‘Bobby Pin + Pure Sole Nails Beauty Bar.’

**Decision: Recommended to the Planning Board**

**Application Number:** [SN-24-11 \(1722\)](#)

2048 (2050) S Clinton Ave Suite

Rectangular LED illuminated cabinet building face sign for ‘CROSSCOUNTRY MORTAGE Drips Spa’

**Decision: Recommended to the Planning Board**

**Suggestion: Put a divider in between CROSSCOUNTRY MORTAGE and Drips Spa**