

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

June 18<sup>th</sup>, 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**

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

**APPROVAL OF MINUTES:**

5-21-2024 Approved

**OLD BUSINESS:**

**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 :**

The architect had set the new in-law addition back 2'6" from the main entrance to make the in-law suite appear as secondary as possible.

**Decisions: Approved as Presented**

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

151 Westland Ave

Construct a front porch roof on the house.

**Meeting Notes:**

The Homeowner had revised his precious drawing with the notes the board had previously given them by adding more finishing details and a downspout. The board members didn't agree with the downspout being located near the front of the house and advised to hide the downspout from direct view. The homeowner had decided to add a bench to their front porch and the board members advised him to create two proportionally larger post materials for the bench and divide them into thirds.

**Decisions: Approved with Conditions**

1. The downspout needs to be moved so that it is not visible.
2. Create two proportionally larger post materials for the bench and divide them into thirds

**NEW BUSINESS:**

**Application Number: [AR-24-31](#)**

1905 S. Clinton Ave

Relocation of the main entrance into the tenant suite of a new commercial building.

**Decision: Approved as Presented**

**Application Number: [AR-24-32](#)**

2747 W. Henrietta Rd

Replacement of existing weathered shingle roof screening.

**Meeting Notes:**

The applicants have an existing slope shingle roof screening and replacing it with a metal wall panel that should match the existing corrugated metal siding. The new roof material will be EDPM. The raised roof will be raised 2 more feet from the existing screening to block the view of the HVAC system from the road.

**Decision: Approved as Presented**

**Application Number: [AR-24-33](#)**

6 Kent Park

Demolishing a small at-grade concrete slab to construct a porch addition to the north elevation and replacing three windows with French doors on the first floor of the north elevation.

**Meeting Notes:**

The architects are trying to match the 1920's Dutch colonial-style home. They will be adding a hip roof to the porch to meld well with the existing of the house. They will remove the trio of double-hung windows and replace them with Marvin Elevate French Doors. All materials will match the existing ones and will keep the windows as they are. The porch will have gutters connect to the existing ones and surround the house. There will be a Select Cedarmill & Smooth plank finish for cladding and they will be painted to match the existing house.

**Decisions: Approved as Presented**

**Application Number: [AR-24-34](#)**

148 Dale Rd

Second-floor bedroom addition on the rear existing 2-story house built over the previous 1<sup>st</sup> floor mudroom addition.

**Meeting Notes:**

The architect proposed a second-floor addition for the east elevation of the home. The new addition will have a roof that will match the existing and it will have a colonial overhang on the house. All of the materials will match the existing ones.

**Decision: Approved as Presented**

**Application Number: [AR-24-36](#)**

2300 Elmwood Ave

Design Team seeks advisory comments from the Board related to the exterior improvements currently proposed within the Town Hall Renovation project; a larger scale renovation of the Town Hall building (both floors).

**Meeting Notes:**

Town Hall will add ramps and make it more ADA-accessible by expanding the landing. Town Hall is planning to change the blue stone stairs to granite pavers and stairs so that we can meet code efficiency and make it easier to manage for the facilities team—cast concrete stone for vertical panels at ramps. Board members recommended Safe Lane, a coating that needs less salt. Town Hall will be recreating the limestone panels for the stairs. The new door will look like the original doors that were installed in 1952 with bronze hardware. The board members believed that the ramp might be too wide and obscured the view of Town Hall. They had concerns regarding skateboarders and whether anything could be placed on the ramps to deter them from it. They also believed the concrete walkway was too wide for a congregation area for staff and the public and the benches too far apart. They recommended movable furniture so that people could move it along this area and be closer together.

There will also be a rear addition in the North Parking lot that will be covering the rear door that provide access to the elevator. They are trying to match the existing brick and paint the garage doors. Board members felt that the new addition to the rear of the building would make the rear entrance look uninviting. Therefore, they recommend that the door to the rear entrance be brought towards the front and consider how the rear addition will impact the court's rear entrance.

**SIGNS:**

**Application Number:** [SN-24-09](#)

1815 S. Clinton Ave, Suite 620

Carved painted HDU nonilluminated 24sqft eggplant sign for ‘Flower City Medical Group’

**Architectural Review Board Recommended Approval to the Planning Board**

**Application Number:** [SN-24-14](#)

0 Henrietta Rd

Acrylic channel letters with an aluminum back and internal LED lights for ‘TOPGOLF’. The shield logo sign is aluminum with an internal LED light.

**Architectural Review Board Recommended Approval to the Planning Board**