

Minutes
Town of Brighton Architectural Review Board (ARB)

December 17, 2024, 4:30 PM
Empire State College
680 Westfall Rd

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 before the meeting to the extent practicable.

ATTENDANCE

Stuart MacKenzie	Present
Chris Jahn	Present
Casey Sacco	Present
Andrew Spencer	Present
Mary Scipioni	Present
Francine Schwartz-Wallace	Absent

APPROVAL OF MINUTES:

October 22, 2024	Approved
November 19, 2024	Approved

OLD BUSINESS:

Application Number: [8AR-7-19 \(AR-24-69\)](#)

3300 Brighton Henrietta Townline Rd

Construct a new 10,000 SF (1) Story wood framed medical office building

Meeting Note:

The owner would like the new building to match their other building. All materials will match the other buildings with cement fiber clapboard siding, brick veneer, cement fiber fascia/trim.

Decision: Approved as Presented

NEW BUSINESS:

Application Number: [AR-24-64](#)

1900 S. Clinton Ave

Raising parapet to support signage and match surrounding tenant façade

Meeting Notes:

The new parapet will align with the column edges near the storefront. It will feature built-up EIFS to match the columns below, with a white EIFS façade. The aluminum coping will match the adjacent coping.

Decision/ Actions: Approved as Presented

Application Number: [AR-24-65](#)

85 Westland Ave

Installation of a 6.45 kW mounted solar array

Meeting Notes:

The solar array will be mounted on the front of the house, with the conduit running to the back. The contractor noted that they cannot go through the attic due to its full-peak design. Board members suggested routing the conduit under the eave to keep it out of sight.

Decision/Action: Approved with Condition

Condition: The conduits shall not be visible.

Application Number: [AR-24-66](#)

154 Cloverland Dr

Construction of a 600 sq ft addition to the south side of the house

Meeting Notes:

The project will involve replacing all windows to match, redoing the gutters, and adding a bathroom and a bedroom, with three new windows. They plan to run the power underground. Board members expressed concerns about the windows on the west elevation being positioned higher than the other windows in the house. The Board Members recommended that all the windows be located at the same height.

Decision: Approved as Presented

Application Number: [AR-24-67](#)

147 Avalon Dr

Addition of a two-car garage to the east (side elevation) towards the right of way

Meeting Notes :

The cedar siding will be replaced with LP siding and painted to match the current color, which has faded from serpent blue to denim blue. The garage elevation will be changed to match the front of the house, and asphalt shingles will be added to match the existing ones. A new 7-foot high, 16-foot wide Clopay door will be installed, and one window on the East elevation will be made smaller. Drainage from the addition will connect to the gutters. The windows and doors will feature Andersen white trims. Board members advised reviewing the roof's low grade and shingles, and noted that the garage's massing lacks context with the rest of the building, especially on the north elevation.

Decision: Approved as Presented

Application Number: [AR-24-68](#)

11 Whitewood Ln

Double rear window converted to sliding glass door and a rear swing door converted to window

Meeting Notes:

Some of the existing windows were recently replaced by the previous owners and do not have grills. The current owners prefer not to have grills on any of the windows to maintain a consistent look across all windows.

Decision: Approved with Condition

Condition: Shall provide grills on the windows except for the rear windows

SIGNS:

Application Number: [SN-24-42 \(1745\)](#)

1672 Monroe Ave

A 23.3 sq ft black acrylic dimensional letter sign for *The Beauty Theory*

Decision: Recommends Application to the Planning Board

Application Number: [SN-24-44\(1746\)](#)

1925 S. Clinton Ave

Two internally illuminated signs for ROC INTEGRATED MED. The sign facing the Parking lot is a 48 sq ft channel letter illuminated sign. The South Clinton facing sign will be a 30 sq ft channel “cloud” sign.

Decision: Recommends Application to the Planning Board