

MINUTES

Town of Brighton Architectural Review Board (ARB)

April 22, 2025 , 4:30 PM

Brighton Town Hall

680 Westfall Rd

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

APPROVAL OF MINUTES:

March 25, 2025: Approved

OLD BUSINESS:

Application Number: [AR-24-55](#)

49 Southern Parkway

Construct a new house

Meeting Notes: The color of the siding will be snow. The House is being demolished, and the plans are as they were previously approved.

Decision: Approved as Presented

Application Number: [AR-25-18](#)

166 Evandale Rd

Construct a second-story addition above the garage

Meeting Notes: Siding orientation has been changed from vertical to horizontal. The new siding color will match the existing color. The second-floor addition will feature board and batten horizontal siding. The existing house and garage will retain vertical lap siding. No work will be done on the existing house.

Decision: Approved as Presented

NEW BUSINESS:

Application Number: [AR-25-22](#)

70 Tilstone Pl

Installation of a 13.05 kW roof-mounted solar array

Meeting Notes: The proposed solar system will be grid-tied. Due to a vaulted ceiling with no attic access, one section of conduit will be exposed. Board members expressed concern about the visibility of the conduit and suggested routing it over the back side of the flush roof; however, this option may make it more visible to other neighbors. The contractor proposed painting the conduit to help minimize its visual impact.

Decision: Approved with Conditions

- Conducts shall be painted to match the shingles
- Conduits shall be minimally visible as practical

Application Number: [AR-25-23](#)

330 Antlers Dr

Installation of a 29.75 kW roof-mounted solar array

Meeting Notes: There will be end-of-face battery storage in the garage. The Board members had suggestions that if some panels are in the same plane, then they should be in the same orientation.

Decision: Approve with Conditions

- **Conduits shall be painted to match the shingles.**
- **Conduits shall be as minimally visible as possible.**
- **All panels facing Antlers Dr in a single plane shall be facing the same orientation.**

Application Number: [AR-25-24](#)

113 Mayflower Dr

Replace the second-floor dormer with a larger dormer

Meeting Notes: The windows will be double-hung, similar to the back of the house. The existing house has a grey stucco siding and charcoal black shingles. The trim around the dormer will be a double-hung window colored black. The corner boards will be cement board, and casing around the windows will be $\frac{1}{4}$ by 5 inches. The color of the siding will be medium grey or dark blue as an accent color. There is another dormer on the other side of the house that they will be matching the new dormer to. The existing dormer will also change to match the materials of the new one. There will be a cricket on top of the dormer. In the rear elevation, it states that there will be new stucco.

Decision: Approved with conditions

- **The dormer siding shall be grey siding and matching the stucco color**
- **The new rear casement windows shall have grills that are consistent with the rest of the window.**
- **The elevations and floor plans shall match each other**

Application Number: [AR-25-25](#)

66 Avon Rd

Removal of the existing deck to construct a 349 sq ft addition and a new deck

Meeting Notes: The owner would like to reside in the entire home and use the same color palette, match the trim to the existing, and keep the same character of the home. There will be a crawl space. Composite railing that will be white. The vinyl siding 5' by 5' will be Sierra. The roof will match the existing roof shingles. Window trim will be white. They will be using the same shutters as the existing.

Decision: Approved as Presented

Application Number: [AR-25-26](#)

2740 W Henrietta Rd

Changing the exterior color for the Dunkin'

Decision: Approved as Presented

Application Number: AR-25-27

390 Edgewood Ave

Construct a one-story addition to enlarge an existing bedroom and build a new screened porch

Meeting Notes: In the back of the home, they will be matching the existing. They will be putting new fiberglass windows to match the existing. They will be adding skylights to bring more light into the space. There are existing solar panels that will be relocated to the south of the home in the new addition.

Decision: Approved as Presented

- All materials shall match the existing.
- The relocation of the solar panels shall have the conduits hidden.

Application Number: AR-25-28

3030 S Clinton Ave

Reconstruction of the front of the house after a collision with a semitruck.

Meeting Notes: The homeowners would like a covered porch in front of their house. The materials will match the existing materials of the house. Boston Blend Ledgestones veneer. They will be putting a gutter system near the new portico, and the board members have expressed concerns regarding making sure that the downspout will be hidden from view and will be

Decision: Approved as Presented

SIGNS:

No Signs