

BOARD OF ARCHITECTURAL REVIEW
MEETING OCTOBER 24, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS: Present
Stuart MacKenzie X
Andrew Spencer X
Chris Jahn X
Brian DeWaters _____
Mary Scipioni X
Casey Sacco X

Minutes of September 26, 2017 meeting: X Approved _____ Not Considered

OLD BUSINESS

4AR-2-17 — 59 Cheswell Way — Stu Chait — Modification to approved entry porch roof

Notes: * Plans, drawings, elevations, photos were presented for review by the board

- * The front porch roof has been built extending 4' out; a 2' extension was originally approved.
- * A larger (3'x3') bracket will be used than originally proposed.

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. The proposed 3'x3' bracket will be used.
3. Materials and finishes shall be consistent with the previous approval.

11AR-1-15 — 158 Sawgrass Drive — HBT Architects — Modifications to the approved design of an office building.

Notes: * Plans, drawings, elevations were presented for review by the board

Andrew Spencer recused himself.

- * The 3-bay windows are reduced in width from 12' to 10'
- * One bay (10' width) of the building has been removed
- * The rooftop mechanicals screen has been expanded to accommodate more mechanicals. The screen is a structural frame with corrugated metal panels in a matte finish. The rooftop screen and other enclosures total 19.4% of the rooftop area.
- * The revised east elevation submitted shows more brick than originally proposed. This was an error in the drawing. Precast concrete will be used as originally proposed.

Decision: Approved **Approved with Conditions** Tabled

1. The east elevation shall have precast as originally proposed.
2. Spandrel glass shall be used below windows as originally proposed.
3. Corrected drawings shall be submitted.

NEW BUSINESS

10AR-1-17 — 120 Babcock Drive — Renewable Rochester — Install solar panels on roof of house

Notes: * Plans, drawings, elevations, photos, photo sim were presented for review by the board

* Service panels will be in the basement

* The conduit on the house will be run through the attic. The conduit on the garage will be run over the ridge to the rear roof.

Decision: Approved **Approved with Conditions** Tabled

1. No conduit shall be visible on the street frontage, including the house roof and the garage roof.

10AR-2-17 — 208 Doncaster Road — Rochester Solar Technologies — Install solar panels on roof of house

Notes: * Plans, drawings, elevations, photos were presented for review by the board

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WITHDRAWN BY APPLICANT, ROCHESTER SOLAR TECHNOLOGIES

10AR-3-17 — 2755 East Avenue — DUC, Inc — 2nd floor addition on south side of house

Notes: * Plans, drawings, elevations, photos were presented for review by the board

* The roof will be simulated slate

* Copper gutters will be used.

* Materials will match existing

* All of the windows will probably be replaced. All windows will match

* No additional exterior lighting is proposed.

Decision: Approved Approved with Conditions **Tabled**

1. The supporting structure at the first floor of the overhang shall be re-designed to be visually appropriate to the mass, scale and proportions of the second floor addition.

2. Roofing, gutters and stucco shall match existing.

10AR-4-17 — 105 Penhurst Road — Jerry Nadiak — Add an attached garage bay to side of house

Notes: * Plans, drawings, elevations, photos were presented for review by the board

* Materials will match existing – stained natural cedar siding, white steel door in same style as existing

Decision: Approved **Approved with Conditions** Tabled

1. Materials and colors shall match existing.
 2. The garage door style and lights shall match existing.
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10AR-5-17 — 230 Fair Oaks Avenue — Suncommon NY — Install solar panels on roof of house

Notes: * Plans, drawings, elevations, photos, photo sims, samples were presented for review by the board

* Conduit will be run through the attic, then down the back wall outside to the basement.

* Service panels will be in the basement

* Panels will be navy blue/black color

* Panels will be a maximum of 5” from the roof surface

Decision: Approved **Approved with Conditions** Tabled

1. The conduit shall not be visible from the street.
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10AR-6-17 — 82 Southern Parkway — R. Jon Schick — Construct an attached 2-car garage

Notes: * Plans, drawings, elevations, photos were presented for review by the board

* Pavement to be removed

* Materials and color will match existing

* The existing light will be re-used.

Decision: Approved **Approved with Conditions** Tabled

Vote: Chris, Stuart, Mary: Approved with Conditions
Andrew, Casey: Design should be reconsidered.

1. All required variances shall be obtained.
2. All materials shall match existing
3. The garage door shall be as presented.
4. The replacement window shall match the style and material of existing windows.

SIGNS		
1495	1855 Monroe Avenue Lisa Sawchyn	Building Face Signs M&T Bank Approved as Presented
1496	1848 S. Clinton Avenue Lisa Sawchyn	Building Face Sign M&T Bank Approved as Presented

Respectfully submitted,

Paul White
Secretary, Architectural Review Board