

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JUNE 26, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

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

Minutes of May 22, 2018 meeting: X Approved _____ Not Considered

OLD BUSINESS

4AR-5-18 — 55 Oak Lane — Vladimir & Iryne Shkavritko — Update façade of house and add 953 sf attached garage
Applicant not present. Continued until July meeting.

5AR-2-18 — 40 Willard Avenue (Lot 7) — Woodstone Custom Homes — Construct new house with attached garage

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

* The applicant addressed the comments/conditions from the May review and proposed an alternate plan with a front-facing garage gable with a non-functional window in the gable end.

Decision: Approved **Approved with Conditions** Tabled

1. The fireplace brackets shown in the proposed alternate plan are approved as an alternative to the stone base to grade previously conditioned.
2. The front-facing garage gable is approved with a siding detail as used over the front entry in lieu of a window in the gable end.

5AR-4-18 — 50 Willard Avenue (Lot 6) — Woodstone Custom Homes — Construct new house with attached garage

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

* Revised plans were submitted that addressed the comments/conditions of the May decision.

Decision: **Approved** Approved with Conditions Tabled

Revised plans are approved as presented. Note also that the fireplace brackets shown in the proposed alternate plan are approved as an alternative to the stone base to grade previously conditioned.

NEW BUSINESS

6AR-1-18 — 75 Council Rock Avenue — Frederick Edwin Customs — Rebuild sunroom

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

- * Colors will match the existing house
- * Cedar siding will be used to match the house
- * An Azec railing will be used – will match the front porch
- * The current room is heated with baseboard heat
- * The room will have an indoor/outdoor fireplace
- * EPDM roofing will be used.

Decision: Approved **Approved with Conditions** Tabled

1. Finishes and colors shall match existing as presented.
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6AR-2-18 — 151 Westland Avenue — Peter L. Morse & Associates — Replace front stoop and add roof

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

- * “Enduracraft” columns will be used.
- * SmartSide trim will be used (house is vinyl)
- * The existing fypon over the front door will be re-used in the gable end.
- * Roofing will match existing
- * All colors except the roof and porch floor and steps will be white
- * Porch floor and step treads will be gray Azec

Decision: **Approved** Approved with Conditions Tabled

Approved as presented in elevations submitted with application. Any changes to elevations shall require further approval.

6AR-3-18 — 289 Hollywood Avenue — Viola Homes / Renewable Rochester — Install solar panels on the roof

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

- * Conduit will run through the attic, down the outside wall next to existing electric/cable, and connect to equipment in the basement.
- * The top of the panels will be ± 5 ” above the roof plane.

Decision: **Approved** Approved with Conditions Tabled

6AR-4-18 — 211 Glenhill Drive — Patrick & Danielle Benoit — Rear addition, garage expansion, add porticos over two entrances

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

* Bracketed roofs are proposed over the two front entries

Decision: Approved Approved with Conditions **Tabled**

1. Create a greater distinction between the front door and the middle door.
2. Eliminate the right-side person door from the front façade. Relocation to the side is acceptable.
3. Add one to two windows on the side of the garage, symmetrically spaced, as discussed and as is appropriate for the door placement.

6AR-5-18 — 226 Meadow Drive — Comfort Window Company — Modify existing screened porch on rear of building

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

- * Siding & trim will match existing
- * There will be an 18” kneewall
- * There will be a door on the back side
- * Maple trim will be used
- * Sliding windows will be used.

Decision: **Approved** Approved with Conditions Tabled

6AR-6-18 — 210 Bonnie Brae Avenue — Randall F. Peacock — Demolish existing garage and construct new garage with guest room above

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

- * A variance has been applied for
- * The existing garage door will be duplicated
- * There will be a functional gable on the garage
- * Roofing and brick will match existing
- * Cedar impressions vinyl shingle siding will be used

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. Environmental Protection Overlay District approval shall be obtained.

6AR-7-18 — 45 Blossom Circle West — Paul Randazzese — Add 4' x 8' awning over front door

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

- * The roof will be 4'x8'
- * The roof surface will be flush with the existing roof
- * Dripstones will be used under the eaves instead of gutters
- * Materials & colors will match existing

Decision: **Approved** Approved with Conditions Tabled

6AR-8-18 — 2935 East Avenue — CCR / BME — Construct 2,400 sf maintenance building

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

- * The shed will be 12' high
- * Four overhead doors, one person door, no windows
- * Brown metal siding, gray metal roof
- * No lighting
- * Variance applied for

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
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6AR-9-18 — 1063 Edgewood Avenue — James & Jaqueline Mickol — Add deck to rear of house

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

- * Grayish Trex flooring will be used
- * Railings will be white
- * Pressure-treated wood posts will be used – natural color

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.

6AR-10-18 — 850 Winton Road S. — M. Daisy Hutchinson — Rebuild stoop and add roof

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

- * Shed roof
- * 4x4 posts
- * Criss-cross style railings
- * A new pad has been constructed – brick-faced
- * Stone siding is proposed; varied shapes; cream/brown toned
- * One light will be added on the side of the door to match existing light

Decision: Approved **Approved with Conditions** Tabled

1. Siding and siding framing selection shall be submitted for approval prior to installation

SIGNS		
1522	2340 Monroe Avenue Skylight Signs	Building Face Sign Monroe Med Spa Approved with Condition(s): 1. The sign shall meet all zoning requirements.
1523	428 White Spruce Boulevard Hadley Chiropractic	Building Face Sign Hadley Chiropractic Approved as presented.
1524	1890 S. Clinton Avenue Richard Carvotta	Building Face Sign MacGregor's Grill & Tap Room Approved with Condition(s): 1. All required variances shall be obtained.
1525	1882 Winton Road S Kirk Wright	Building Face Sign Hanger Clinic Approved with Condition(s): 1. The tag line shall be removed

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board