

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF AUGUST 27, 2019 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:		Present
	Stuart MacKenzie	<u>X</u>
	Andrew Spencer	<u>X</u>
	Chris Jahn	<u>  </u>
	Brian DeWaters	<u>X</u>
	Mary Scipioni	<u>X</u>
	Casey Sacco	<u>  </u>
	Fran Schwartz	<u>X</u>

Minutes of July 23, 2019 meeting: X Approved       Not Considered

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**OLD BUSINESS**

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7AR-1-19 — 15 Birmingham Dr. — Craig Pearlberg — Construct a 6’8” x 9’4” entry vestibule in front of house

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

- Siding and shake to match existing
- Window on at least one wall of the vestibule
- Potential to keep blue front door, owner not sure about specifics of the vestibule door, may be a glass door

Decision: Approved with conditions:

- Add returns to vestibule to match the existing returns on upper gable.

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**NEW BUSINESS**

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8AR-1-19 — 77 Shalimar Dr — Cornell Construction & Design— Construct a 15’3” x 6’ front porch

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

- Porch is centered on house and between front windows. Front door is not centered on building face
- Removing front stoop
- Deck will be made of synthetic deck boards
- Lighting to remain
- Railings will be white fiberglass
- Roof to match existing in color and style
- Siding on roof will be white vinyl
- Gutter across front of porch to discharge on garage side

Decision: Approved as presented

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8AR-2-19 — 50 Coral Way — Joseph Rebis – Green Spark Solar — Installation of roof-mounted, front facing photovoltaic system

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

- Hardware to be hidden and wiring routed internally

Decision: Approved as presented

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8AR-3-19 — 2021 Westfall Rd. — Gregory Barton — Replacing 2 – 9’ Garage doors with 1 – 18’ door

Notes: Did not show

Decision: Tabled for lack of representation

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8AR-4-19 — Clover St. & Greenway Rd. — Nicholas Leonardo — Construction of a new 2719 sf single-family home

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

- White stucco in front and rear of house
- Vinyl siding on sides and back of house
- Black vinyl windows planned, may be aluminum
- Shingles light gray
- No windows on rear of garage leaving a large blank wall
- Proposing round topped door

Decision: Tabled for review of material selection, color, and samples.

- Board recommends adding 2 windows to the blank back wall of the garage that are evenly spaced and the same height.

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8AR-5-19 — 70 Willard Ave. — Jeff Smith — Construction of a new 2687 sf single family home

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

- One window with shutters the rest don't have shutters
- White trim and windows
- Roof to be 'Pewterwood'
- 'Carriage White' garage door
- Accent Stone – 'Prestige Portland Mist Weatherledge'
- No person door in garage
- Daylight windows in garage doors
- White vinyl railings

Decision: Approved with conditions:

- Add a person door to the garage
- Add a window to back wall of house, basement level, behind the bench
- Remove shutters from front window

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8AR-6-19 — 1780 Monroe Ave — Rhinecliff Monroe Corporation — Façade renovations and restaurant expansion

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

- Had previously been approved under 3AR-1-19
- West side shed roof to be removed and replaced with parapet as on south face of the building
- Adding wood false columns along with a door to west-side building face
- Brick on front to be wrapped around the west side
- Parapet has fiber cement cladding to be colored 'Vintage Redwood'
- Black vinyl 4' fence on front left for 'smoker area' - applied for variance
- Changed yellow top coping to 'Chocolate Brown'
- Metal fascia on canopy will be 'Concord Cream'
- Base panels to be 'Dark Clove'
- Existing Brick and wood columns to be painted 'Dirty Martini'
- Extended and wrapped parapet on the east side of the building
- Wood fence to be stained to match the Vintage Redwood color of the parapet

Decision: Approved as presented

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8AR-7-19 — 3300 BHTL Rd. — Hanlon Architects — Construct 10,000 sf medical office building

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

- Brick façade – ‘Full Range Plum’ color – accent to be projected overlap
- Stone veneer – ‘Buckskin’ color
- EIFS accents – ‘Driftwood’ color
- EIFS cornice – ‘Prarie Clay’ color
- EIFS main wall – ‘Dover Sky’ color
- Egress lighting under exit doors, lighting under canopy yet to be determined
- Column in front 3’4” x 4’
- Metal wrapped canopy shown as dark gray

Decision: Approved as presented

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SIGNS		
1563	2854 W. Henrietta Rd Homer McPherson	<p style="text-align: center;">Building Face Sign Overstock Must Go Clearance Center</p> <p><b>Approved with conditions:</b></p> <ul style="list-style-type: none"> <li>• Black line at bottom to be made thinner from bottom to top to create white space equal to what is above the text at the top</li> </ul>
1564	2740 Monroe Ave Anthony Daniele	<p style="text-align: center;">Temporary Leasing Sign Daniele Management, LLC</p> <p style="text-align: center;"><b>Approved as presented</b></p>
1565	2602 Elmwood Ave Martin O. Watson	<p style="text-align: center;">Building Face Sign Brighton Hots</p> <p style="text-align: center;"><b>Approved as presented</b></p>
1566	1881 Monroe Ave Christopher Case	<p style="text-align: center;">Building Face Sign Five guys</p> <p style="text-align: center;"><b>Approved as presented</b></p>

**Respectfully Submitted,**

**Jeff Frisch  
Secretary, Architectural Review Board**