

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF SEPTEMBER 24, 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>  X  </u>
	Fran Schwartz	<u>      </u>

Minutes of August 26th, 2019 meeting:   X   Approved           Not Considered

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**OLD BUSINESS**

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5AR-2-17 — 2158 East River Rd. — Joe O'Donnell — Alteration made to approved plans that didn't meet ARB conditions

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

- Enlarged the closet and made one bedroom smaller.
- Double downspouts by the east entrance.
- Some aspects weren't built to initial plans and didn't meet the conditions set forth by ARB.
- Architect and Board discussed reconciling the drawing with the house as built, and to make appearance cleaner.

Decision: **Tabled for more information and updated plans.**

- The architect will come back next month with an updated drawing for a formal review.
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5AR-1-19 — 141 Old Mill Rd. — James Fahey — Review modifications to approved plans

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

- The proposed home was reduced in size—architectural detailing is similar to previous review.
- A sheet of colors and materials presented.
- Previously the whole roof was standing seam style, now it's mostly asphalt shingles with 2 areas that have standing seam roofing.
- Blank area of the wall in upper right corner of southwest façade.

Decision: **Approved with conditions:**

1. Add an additional window on the right side of the southwest façade aligned with the 2 lower windows.
2. Ensure that the seam detailing of stucco follows a consistent pattern throughout the building.
3. All required variances shall be obtained.

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8AR-3-19 — 2021 Westfall Road — Gregory Barton — Replace 2 existing 9' garage doors with 1 new 18' door

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

- 2 – 8' doors to be removed and 1 – 18' garage door to be installed.
- The new garage door will be 1' taller than current doors
- Proposed white 6" AZEK trim around the proposed garage door.
- There will be windows in the garage door.

Decision: **Approved as presented:**

1. Trim will be white as proposed
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8AR-4-19 — Clover St and Greenway Rd — Nicholas Leonardo — Construction of a new single-family home

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

- ‘Cobblestone Gray’ shingles
- White stucco on the front of house
- 4.5” White Nantucket siding on sided and back
- Wood round-topped door still proposed

Decision: **Approved as presented with the following conditions:**

1. 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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## **NEW BUSINESS**

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9AR-1-19 — 5 Schoolhouse Rd — Jim Brasley — Constructing a 16’x17’ enclosed porch

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

- Materials to match existing in color and style
- Proposed cottage style windows
- Will have a gable roof
- Gas fireplace in porch with a 16”x16” vent
- Gutters and downspouts will be on the rear of the porch
- 12’ quad sliding door on the south wall of the porch
- Proposed crawl space beneath the porch

Decision: **Approved as presented**

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9AR-2-19 — 90 Heatherstone Lane — Edward & Patricia Hall — Addition of one car garage with 2 bedrooms above

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

- Proposed addition adds 970 sq ft bringing the house up to 3,500 sq ft
- Replacing cedar siding with board and baton in front with color to be ‘Cityscape’ or ‘Software’ or a combination that will match the siding
- Sides and back will have vinyl siding colored ‘Nantucket Pewter’
- Trim color to be ‘Sterling Gray’
- Proposed new stone over the existing. The Board raised concerns about the feasibility and that the old stone may need to be removed.
- Replacing the existing garage door – new door will be walnut colored
- Driveway will be bumped out midway to the house to accommodate the additional garage bay. The entrance from street will not be expanded.
- The garage roof is taller than existing roof.
- Ledge capping on the kneewall.
- Discussed adding a window to add daylight to the garage.
- A few areas will have a metal roof to be ‘Dual Black’ in color.
- New windows to match the existing windows.
- Left façade of the house will be visible from the road once the vegetation is removed for the construction of the addition
- The massing of the house changes with addition.
- Shed roof does not match existing architecture

Decision: **Tabled with conditions:**

1. The proposed addition is not in keeping with the character of the existing architecture.
2. In particular, the shed roof and windows on the left side are not congruous with the composition of the existing features.

<b>SIGNS</b>		
1568	45 Allens Creek Rd Sign & Lighting Services	Building Face Sign Allstate <b>Approved as Presented</b>
1569	158 Sawgrass Dr Pierrepont V.G. Inc.	Building Face Sign University of Rochester <b>Approved as Presented</b>
1570	158 Sawgrass Dr. Pierrepont V.G. Inc.	Freestanding Sign University of Rochester <b>Approved as Presented</b>
1571	1915-1969 South Clinton Dimarco Group	Rental Sign - 32 sf Dimarco Group <b>Approved as Presented</b>

**Respectfully Submitted,**

**Jeff Frisch**  
Secretary, Architectural Review Board