

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JULY 27th, 2021 - 4:30 P.M.
BRIGHTON TOWN HALL

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

Minutes of May 25th, 2021 minutes: X Approved Not Considered
June 22nd, 2021 minutes: X Approved Not Considered

OLD BUSINESS

6AR-4-21 — 55 Bonnie Brae — Jeremy Olszowsky — Adding a porch under an existing roof

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

Decision: **Denied without Prejudice for lack of representation**

6AR-8-21 — 2000 Clover St — Tesla Energy Operations — Roof mounted solar

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

- Conduit will be run internally through the roof

Decision: **Revisions approved as Presented**

6AR-9-21 — 150 Metro Park — Birnbaum Companies — New building for storage space

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

- Removed the windows
- All else remaining the same with darker color scheme

Decision: **Revisions approved as Presented**

NEW BUSINESS

7AR-1-21 — 146 N Saint Regis Dr — Greenspark Solar — Roof mounted solar

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

- Conduit to run into attic, out the side of the house, run along the chimney, and connect to external DC connector
- Conduit will be painted to match the house

Decision: **Approved as Presented**

7AR-2-21 — 1515 Monroe Ave— Arpad Kovacs — Install ADA ramp

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

- Ramp being relocated is 3 years old
- Maintenance free PT wood platform
- New railing to match ramp railing
- Paint ramp railing white to match existing railing
- 6' striped section not ADA. Client said they may adjust striping for compliance

Decision: **Denied without Prejudice**

- **Need details on how ramp and landing will work with ADA compliance**
- **Temporary structure not appropriate for a Monroe Ave commercial building**

7AR-3-21 — 205 Viennawood Dr — Brian and Nancy Bennett — Side porch expansion, weatherizing 3-season room and expanding master bedroom above

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

- Porch added on the front of the house
- Porch will have a concrete slab or wood floor depending on how house is constructed
- Would be off-white trex
- Will winterize 3-season room and building a 2nd story addition above it to add to master bedroom
- Soffits will match existing
- Roofing and siding will match existing as best as possible
- Reducing window/glass on three season room
- Will tie downspouts into existing
- Not sure how the foundation is under the 3-season room

Decision: **Porch Approved as Presented**

Addition Denied

- **Provide clarity on foundation under the 3-season room**
- **Massing out of proportion with the rest of the house**
- **Solidify plan details and window placement**

7AR-4-21 — 105 Southern Parkway — Bethany Lacina — Replace entry door, remove side entry door and stoop, replace with window

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

- Increasing head height of windows in the living room
- Adding egress windows in the bedroom
- Replacing sliding door with French style sliders
- Trying to align window head height
- Changing front door and expanding
- Removing side door that isn't used and will match stone when infilling. Adding window
- Replacing light fixtures – one on each side of door

Decision: **Approved as Presented**

7AR-5-21 — 43 Sylvan Rd — Erick Anderson — Connecting garage to the house with a breezeway, expand second floor over first, expand attic bedroom area

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

- Removing driveway
- Garage 10' off property line – connecting to the house will require a variance
- Previous addition framed over existing roof
- Redoing stairs inside
- Expanding living room
- Increasing height in 3rd story bedroom adding sprinklers and larger windows
- Window aligned on 3rd story eave
- Ceiling light in rear entry
- Need LFA variance and side setback variance
- Front windows have low head height but remaining unchanged

Decision: **Approved with conditions**

- **Add window to front elevation right side as discussed during the meeting**
- **Consider adding window onto the garage and breezeway as seen from the north elevation – not a necessary change**

7AR-6-21 — 1890 Monroe Ave — S.E. Bake & Co. — Making exterior wall improvements, infilling windows, adding lighting

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

Decision: **Tabled for lack of representation**

SIGNS		
1621	2900 Monroe Ave Premier Sign Systems, LLC	Building Face Sign TC Nail bar <ul style="list-style-type: none"> • Approved as Presented
1622	2125 Monroe Ave Skylight Signs	Building Face Sign Brighton Gardens – Apartment Homes Tabled <ul style="list-style-type: none"> • Remove email, phone number, and leasing info

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board