

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JUNE 22nd, 2021 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

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

OLD BUSINESS

5AR-2-21 — 160 Meadow Dr— Tesla Energy Operations — Installation of rooftop solar

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

- Conduit rerouted to not be seen from the road except for conduit going over the roof

Decision: **Revisions Approved as Presented**

5AR-7-21 — 95 Chadwick Dr — Alfredo Preziosi — Addition to main entrance, dining room, garage and 2nd story bedroom

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

- Prominence of the ‘box’ reduced top edge will be flashed
- Reduced size of the entrance
- Using more wood color as presented
- Front windows equally spaced

Decision: **Revisions Approved as Presented**

NEW BUSINESS

6AR-1-21 — 430 Metro Park — W.W. Grainger — Exterior Façade Improvements

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

- Reconstructing parts of the wall due to structural issues
- Will be re-siding to match existing in color and style

Decision: **Approved as Presented**

6AR-2-21 — 300 Meridian Centre — Meridian Centre Associates, LLC — Closing a garage door to create an office

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

- Replacing garage doors with windows to match those on the building
- Will extend planting in front of the window
- Window height isn't the same as others
- There will be a soldier course of brick on the top

Decision: **Approved as Presented**

6AR-3-21 — 30 Stoneham Dr — Fenity Associates Architects — Converting enclosed porch to bathroom, constructing addition on south side, adding a covered entry

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

- AC relocated
- Details, trim, color to match existing
- Siding won't be rusticated like on the front – painted to match existing
- Storm door on entry
- Entry stoop 3'8"
- Underside of porch will be tongue and groove wood
- Water from porch roof will sheet onto ground
- Porch post pressure treated wrapped

Decision: **Approved with conditions:**

- **Drainage off porch roof will be dealt with at grade to minimize water affecting the stone**

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

- 3 5.5” steps
- Composite decking to be brown
- 4x4 posts treks composite along with railings
- Below porch – enclosed with Brazilian walnut color
- Steps going to be clad in Brazilian walnut
- Decorative look on top and bottom of the posts 4” tall
- Railing to house will be flat
- Not adding additional lighting

Decision: **Tabled:**

- **Provide cut sheets of colors and materials to be used**
- **Provide details of how the deck material will be installed over concrete**

6AR-5-21 — 300 Dale Rd — Bret Garwood — Adding a mudroom and entry door to the garage

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

- Adding entry
- Not replacing garage door now but eventually
- Pendant light fixture 12-15”
- Full light door and side light can open
- Behind door will be wood siding or use current vinyl

Decision: **Approved as Presented**

6AR-6-21 — 1835 Monroe Ave — Hanlon Architects — Façade improvements to Brighton Commons

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

- Added features to Abbots side
- Didn’t add spandrel glass
- Keeping the awnings – cleaning and painting green color

Decision: **Approved as Presented**

6AR-7-21 — 149 Cloverland Dr — Natalia Reggi — One story addition to north side of house

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

- Siding will be lighter gray vinyl – eave may be shake style
- Roof will be black
- ‘rear’ elevation window not centered on gable
- Trim will match existing

Decision: **Approved with Conditions:**

- **Keep rear window and center in gable, or put in shorter windows aligned with top of existing windows and centered in the gable.**

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 ran over top of the roof and mostly outside

Decision: **Tabled:**

- **Find a way to internally route conduit to avoid long runs of exposed conduit**

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

- Post barn
- Light gray upper
- Dark gray skirting
- Darker colored doors in pictures
- Would like to not have windows for security reasons

Decision: **Approved as Presented with real windows, applied windows are discouraged**
• **If there is a need to reduce, remove, or move windows the design will need to be represented to the Board.**

SIGNS		
1613 revised	1835 Monroe Ave Hanlon Architecture	<p style="text-align: center;">Building Face Sign Brighton Commons Sign Plan</p> <p>Approved with Conditions</p> <ul style="list-style-type: none"> • Tennent signs will use Helvetica • Any required variances shall be obtained
1616	2815 Monroe Ave Clinton Signs	<p style="text-align: center;">Building Face Sign Kumon</p> <ul style="list-style-type: none"> • Approved as Presented
1617	2326 Monroe Ave Jennifer Russler	<p style="text-align: center;">Building Face Sign Nail Candy Salon and Beauty Bar</p> <ul style="list-style-type: none"> • Approved as Presented
1618	150 Metro Park Image360 Rochester	<p style="text-align: center;">Building Face Sign Casana</p> <ul style="list-style-type: none"> • Approved as Presented
1619	1790 Monroe Ave Color Me Mine	<p style="text-align: center;">Building Face Sign Color Me Mine</p> <p>Approved with Conditions</p> <ul style="list-style-type: none"> • Sign with white text on a black background was approved • Sign will be centered on the storefront
1620	2937 Monroe Ave	<p style="text-align: center;">Building Face Sign Adrian Jules Custom Clothing</p> <ul style="list-style-type: none"> • Approved as Presented

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board