Minutes of October 26th, 2021 minutes: _X_ Approved _Not Considered_

### OLD BUSINESS

10AR-1-21 — 1865 & 1905 S Clinton Ave— 1925 South Clinton, LLC — Construction of two 9,200 sf buildings

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

**Decision:** **Postponed by Applicant**

10AR-4-21 — 401 Brooklawn Dr— James and Christina Kohlberg — Additions to home including garage and den extension, a second story addition in rear, and front porch

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

- Vinyl Siding ‘spring meadow’ color
- Windows sandstone color
- Trim painted to match windows
- Moved window on north elevation out from under the roof rake and added window above it
- Added transom window to the garage north elevation
- Added small window to entry
- Porch ceiling finish beadboard to be stained
- 4 light sconces proposed—one on each side of windows under the porch
- Garage will have downward lights

**Decision:** **Approved with Conditions**
- Add 1 sconce light on each side of front door for a total of 2 under the porch
NEW BUSINESS

11AR-1-21 — 387 Bonnie Brae Ave— Lindsay Agor — Garage and living space addition to rear of the home

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

- Stucco and timber treatment to be EIFS
- Timber treatment to be EIFS shown as 1” depth, can do .5”
- Siding will be hardiplank – will be painted to match existing if manufacturer color won’t match. Original is wood.
- New black architectural shingles on whole house
- Garage door wood color – clopay
- New windows will be black - existing windows are brown and will be planted black to match new windows
- Bumpout on garage without windows is a storage area
- Deck wood with azek decking or stained. Railng wrought iron with wood caps
- Prefer to keep arborvitae

Decision: Tabled:

- Required variance(s) shall be obtained
- Center gables seem slightly out of proportion with existing structure. Should be reworked to harmoniously blend with massing and material character
- Reduce roof accents/timbering on the entire addition
- New gable straddling existing and proposed areas shall not be higher than the existing roof ridge

11AR-2-21 — 86 Bastian Rd— Sean Weigel— Addition to rear and both sides, adding dormer to the front of the house.

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

- Trim and siding to match existing – cedar
- New windows may be wood, or vinyl matching color and grid to existing
- Whole roof to be redone with architectural shingles
- Windows on rear of home will only have grid on top sash to match existing, front will have top and bottom grids
- Porch light will match those by the doors
- Meters will be relocated as needed – will try to make them not visible from street
- Porch ceiling vinyl or wood beadboard
- Porch floor will be trex composite – gray or another color to match house

Decision: Approved as Presented

- All proposed window grids will match existing as discussed.
11AR-3-21 — 299 Brooklawn Dr— Alan Guidera—Second floor bedroom addition over ex. 1-story garage, 4'-0" expansion west of the existing Kitchen and 2nd floor bathroom, exterior facade updates including a new front portico, siding, windows, and roofing.

Notes: * Plans, drawings, and photos were presented for review by the board
  
  • New siding and trim will be white – painted wood or fiber board
  • Architectural shingles on main house, metal roof on accents – to be black
  • Existing brick whitewashed
  • Shutters to be removed
  • Replace windows to match newer style
  • Adding larger window on front left
  • South elevation – bump out above garage will be aligned with garage door
  • Will relocate utilities as needed
  • Transom windows in the bedroom not in proper location
  • Small pavilion added on back
  • Window removed from rear of garage

Decision: Approved with conditions:
  • Keep garage window in the rear of home
  • Revise transom windows to work with bedroom and show on the floor plan
  • Ensure correct draw height for the chimney

11AR-4-21 — 65 Brooklawn Dr— Cornell Construction Design — Front porch addition

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

Decision: Tabled for lack of representation
11AR-5-21 — 64 Cloverland Dr— Peter L. Morse & Assoc.— Remodel entire house, add livable space to second floor, alter front entrance and porch

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

- Simplified many elements from previous submission
- New design will have shutters on front of the house
- Small window added to bump out
- Roof will be metal
- Siding will be hardiplank cement board - shingle style
- All new windows will be wood clad A10 series
- Trim LP smartside
- Trim and siding will be white
- Simple wood railing
- White gutters
- Snow spike will be recommended on metal roof

**Decision:** Approved with conditions:

- Retain window on second floor of the east elevation

11AR-6-21 — 114 Sunset Dr— Hieu Luong — Remove ramp and replace entrance and roof

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

- Roof section will be brought back with the front plane of the house
- Railing and stair will be finished as required per Town and building codes
- Materials as presented

**Decision:** Approved with conditions:

- Roof shall not extend past the front façade of the house – otherwise a variance is required.
- Building permit must be applied for and obtained.
| SIGNS | 1631 | 1441 Monroe Ave  
Image 360 | Building Face Sign  
Echelon Wealth Advisors  
-Approved as Presented |
|-------|------|----------------|--------------------------------------------------|
| 1632  | 2852 W Henrietta Rd  
Clinton Signs | Building Face Signs  
Conway Truck  
-Approved as Presented |
| 1633  | 1655 Elmwood Ave  
Premier Sign Systems | Building Face Sign  
Lattimore Physical Therapy  
-Approved as Presented |

Respectfully Submitted,

Jeff Frisch  
Secretary, Architectural Review Board