

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JANUARY 15TH, 2022 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:	Present
Stuart MacKenzie	_____
Andrew Spencer	_____
Chris Jahn	_____X_____
Brian DeWaters	_____X_____
Mary Scipioni	_____X_____
Casey Sacco	_____X_____
Fran Schwartz	_____X_____

Minutes of December 28th, 2021 minutes: ___Approved ___X___ 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

- 1 building to be built
- Moved building and made modifications to site plan
- Aluminum coping on top
- Soldier course of 'bricks' near cornice and above storefronts on east
- Storefront doors on east side
- Might have all spandrel glass on east side
- Spandrel glass to match storefront glass as best as possible
- Added walk up window on south side
- Provided sconces
- Materials as shown on the submitted document
- No soldier course on west elevation

Decision: **Denied: Failed to achieve standard of a street facing facade**

12AR-1-21 — 185 Boniface Dr— David Feor — Garage addition and rear addition

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

- Wood column walnut color garage door with windows on top
- Proposed vertical siding option and 7” straight edges shingle siding options – owner prefers shingle siding option
- Prefers windows with grills and will have brick molding around on windows as currently exists
- Rear porch will have block foundation and not require skirting as previously recommended
- Fixed roof heights in rear of house to match

Decision: **Both options Approved as Presented:**

- **Board recommends option with vertical siding**
- **Include at least one window on side of garage**

12AR-2-21 — 86 Seminole Way— Kim and Scott Ross— Addition of entry/mudroom

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

- Revised front roof edges to match
- Provided roof plan
- Removed overhang on left of garage
- Only 1 sidelight on new door

Decision: **Approved as Presented**

12AR-3-21 — 2715 W Henrietta Rd— Alliance Fleet — Enclosing area under a building overhang

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

Decision: **Denied for lack of representation**

NEW BUSINESS

1AR-1-22 — 750 N Landing Rd— Scott Wilson — Single car garage addition to two car garage.

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

- Replacing entire garage roof and will be reinstalling solar as existing
- New single car garage will have a gable facing the road
- New garage door will match existing
- Materials to match existing
- Will have a window on the side of the house

Decision: **Approved as Presented**

- **Recommend window be centered on the south elevation**

1AR-2-22 — 830 Highland Ave — Hanlon Architects— New single-family home

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

- 3 car garage on the 1st floor
- Aluminum garage doors
- Main form will be board form concrete
- Front second floor section will be fine finish EIFS
- Storefront windows will have steel columns for support with mullion on the outside
- Soffit under overhang will be eifs with lights as shown
- Eifs will be flatter finish than rendering
- Will have minimal coping and will be flashing the edge
- Stair cover will be glass with wood-look trellis on the outside
- Low slope roof with EPDM
- Flashing will be dark bronze aluminum on concrete
- Small plan difference from EIFS to concrete
- May have interior window shades
- Parapet will be a few inches tall

Decision: **Tabled:**

- **Develop design and details**
 - **In particular details and sections for the roof, parapet, and stair cover**
- **Provide some alternatives for shading of the front window**
- **Explore alternate materials to eifs for mass section**

4AR-6-21 — 1850 BHTL Rd — Pathfinder Engineers and Architects — Revisions to previously approved façade improvements

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

- Most brick areas that were meant to remain were not able to be retained due to structural issues
- Areas previously proposed to be brick will be dark gray fiber cement panels
- Brick portion to remain will be stained to match the rest of the building

Decision: **Approved as Presented**

SIGNS		
1635 Additional info	2740 Monroe Ave Daniele SPC, LLC	Freestanding Sign Whole Foods Market -Approved as Presented
1636	1707 Crittenden Rd Norma Rodriguez	Box Sign Insert Atax -Approved as Presented

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board