

Town of Brighton Architectural Review Board Minutes

Meeting of February 28, 2023 - 4:30PM
Brighton Town Hall

Members Present:

Stuart MacKenzie	<u> x </u>
Chris Jahn	<u> x </u>
Casey Sacco	<u> x </u>
Fran Schwartz	<u> x </u>
Mary Scipioni	<u> x </u>
Andrew Spencer	<u> x </u>
<i>vacancy</i>	

October 25, 2022 minutes: _____ Approved x Not Considered

November 22, 2022 minutes: _____ Approved x Not Considered

December 20, 2022 minutes: _____ Approved x Not Considered

January 24, 2022 minutes: _____ Approved x Not Considered

OLD BUSINESS

1AR-7-23, 129 Bastian Rd

CNY Fire/Jeff Robinson

Modify approved roof reconfiguration on single family dwelling

Notes: * Modified plans were presented by architect and applicant, for review by the board

- Modified plan included single ridge line, but applicant preferred original plan
- Original elevation drawings with alternate trussed roof were confusing
- Architect explained reasoning for higher ridged alternate roof on left side
- Board OK with going back to original submission dated 11-09-22

Decision: Approved as presented*

**Architect will submit final drawings*

NEW BUSINESS

2AR-1-23, 315 Ashbourne Rd

James Biedenbach & Laura Tomaselli
Addition on side and rear of single family dwelling

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

- Existing house has siding, stoneface, and cedar shake
- Addition will have cedar shake matching the existing
- Windows in addition should match style of existing windows
- Concern that transom windows on side of addition were not the same size
- Recommend transom windows be clear, not frosted

Decision: Approved with conditions

1. Window on front side of addition will have a grill and match existing windows

2AR-2-23, 2198 Monroe Av

Kristina Proietti

Replacement of exterior finishes, stairs, and ramp on commercial building

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

- First floor interior renovations: remove walls and then rebuild with new layout. Portions of exterior walls will be removed to add new windows.
- Remove entire roof on back portion of building. New roof will be built slightly higher for vaulted ceiling inside
- Cautioned that ramp material (composite deck) can become slippery if not properly maintained
- Board strongly recommends adding a window or vent in dormer. The existing condition is that the window is covered so the board feels it can not make this a condition.

Decision: Approved as presented*

**Applicant will need to submit a sign application*

2AR-3-23, 175 Glen Ellyn Way

Amanda & Chris Costanza, RA

Addition (8 sf) on front of single family dwelling and new front porch. All siding to be replaced.

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

- Addition is to add an entryway/mud room and covered entry porch
- Existing exterior light and mailbox will remain

Decision: Approved as presented

2AR-4-23, 2500 Elmwood Av

Robert Piazza Palotto

Second floor addition on side of single family dwelling

Notes: * Plans, drawings, and photos were presented by Robert Piazza Palotto, applicant, for review by the board

- Addition increases the size of the garage, closer to the front of the house, but still set back. Addition also adds a second floor above the garage and basement utility area below the garage. Unclear if this basement area already exists
- Application also proposes adding a covered porch in front and a deck in back
- Side elevation appeared to show garage sloping downward from front to back. Applicant clarified that the garage is and will remain level. The ground does slope
- Windows on side elevation are placeholders
- Concern about water runoff from new front porch. Applicant was not concerned since water would fall onto earth, but drawings and photos show the driveway extends in front of the porch
- Had an interior building permit to renovate kitchen. Added a garden/greenhouse window on first floor right side. This window replacement was either:
 1. Noted by the applicant on the interior building permit and missed by the town OR
 2. Not noted by the applicant in the interior building permit and changed

Decision: Tabled

1. Application considered incomplete since parts were presented as concepts and not final plans
2. Applicant needs to submit finalized side elevation drawing and finalized interior layout
3. Town needs to check if interior building permit included the garden window and if that permit has been closed out

SIGNS		
1677	1415 Monroe Av Justin Ziemniak Vital Signs	Building face sign Realty One Group Spark Approved
1678	1688 Monroe Av Laura Baranes Premier Sign Systems	Building face sign Monarch Wealth Management Approved
1679	1458 Monroe Av Elizabeth Carey Impact Earth	Building face sign Impact Earth <i>Administrative Approval per Sign Plan</i> Approved
1680	2180 Monroe Av Deb Herb Image360	Building face sign Riwaayat Berkshire Hathaway Home Services/Zambito Realtors Approved

**Submitted by Jason Haremza, AICP
Secretary, Architectural Review Board**