

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JANUARY 16, 2008

TENTATIVE AGENDA

7:30 P.M.

CHAIRPERSON: Call the meeting to order.
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes of the October 24, 2007 meeting.
Approve the minutes of the November 14, 2007 meeting.
Approve the minutes of the December 19, 2007 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of January 12, 2008 will now be held.

9P-02-07 Application of Bob Miglioratti, Executive Realty Group, LLC, owner, for Demolition Review and approval to raze an existing house on property located at 109 David Avenue. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 19, 2007 MEETING - PUBLIC HEARING REMAINS OPEN**

10P-01-07 Application of LLD Enterprises - John August, owner, for Final Site Plan Approval, Final Conditional Use Permit Approval and Demolition Review and Approval to raze an existing restaurant facility and replace it with an 8,000 +/- sf commercial building featuring a 1,750 +/- sf Starbucks Restaurant with drive-thru and outdoor dining on property located at 2851 West Henrietta Road. All as described on application and plans on file. **ADJOURNED FROM THE NOVEMBER 14, 2007 MEETING AT APPLICANTS REQUEST**

10P-02-07 Application of American Tower Corp., owner, and Clearwire US, LLC, lessee, for a Tower Permit and Site Plan Modification to co-locate three (3) panel antennas and four (4) dish antennas and to add an equipment cabinet to the existing fenced compound on property located at 1 Pinnacle Hill Road, known as Tax ID #136.080-01-006. All as described on application and plans on file. **TABLED AT THE OCTOBER 24, 2007 MEETING - PUBLIC HEARING REMAINS OPEN**

1P-01-08 Application of the Summit at Brighton, owner, and Earth Dimensions, Inc., agent for EPOD (steepslope) Permit Approval to remove trees on vacant land immediately west of Summit Circle Drive, known as Tax ID #149.12-01-032.1. All as described on application and plans on file.

1P-02-08 Application of The Friendly Home, owner, for Extension of Site Plan Approval and EPOD (steepslope) Permit Approval (2P-05-07) to construct two additions totaling 45,080 +/- sf on property located at 3156 East Avenue. All as described on application and plans on file.

- 1P-03-08 Application of Quing Kai Sun, owner, for Conditional Use Permit Approval to allow for a restaurant on property located at 2775 Monroe Avenue. All as described on application and plans on file.
- 1P-04-08 Application of Nicholas A. Cutaia, Inc., owner, and Very Us Ventures, LLC, lessee, for Conditional Use Permit Approval to allow for a dog kennel/boarding facility on property located at 2613 West Henrietta Road. All as described on application and plans on file.
- 1P-05-08 Application of Brighton Hotel, Inc., owner, and Bell Atlantic of Rochester, lessee, for Site Plan Modification to allow for the installation of a stand-by emergency generator on property located at 797 East Henrietta Road. All as described on application and plans on file.
- 1P-06-08 Application of Jewish Senior Life, owner, for Site Plan Modification to allow for the construction of a 125 +/- space parking lot on property located at 2021 Winton Road South. All as described on application and plans on file.
- 1P-07-08 Application of Alan Wyffels, owner, for EPOD (steepslope) Permit Approval to construct a 96 +/- sf shed with platform on property located at 147 Summit Drive. All as described on application and plans on file.

NEW BUSINESS:

- 8P-NB2-07 Application of LLD Enterprises - John August, owner, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze an existing restaurant facility and replace it with an 8,000 +/- sf commercial building featuring a 1,750 +/- sf Starbucks Restaurant with drive-thru and outdoor dining on property located at 2851 West Henrietta Road. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 19, 2007 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9P-NB2-07 Application of Bob Miglioratti, Executive Realty Group, LLC, owner, and Gregory McMahon, McMahon LaRue Associates, agent, for Preliminary Site Plan Approval to construct a 1,975 +/- sf house with a 462 +/- sf attached garage on property located at 109 David Avenue. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 19, 2007 MEETING - PUBLIC HEARING REMAINS OPEN**
- 11P-NB1-07 Application of Brighton Real Estate Group, owners of property located at 2180 South Clinton Avenue, and DSB Engineers and Architects, P.C., owners of property located at 2202 South Clinton Avenue, for Preliminary Subdivision Approval, Preliminary Site Plan Modification and Demolition Review and Approval to raze the building at 2202 South Clinton Avenue, join two lots into one and modify the existing parking lots. All as described on application and plans on file. **TABLED AT THE DECEMBER 19, 2007 MEETING - PUBLIC HEARING REMAINS OPEN**
- 12P-NB1-07 Application of Sully's Trail Corporate Park II, LLC, owner, and St. John's Senior Communities, contract vendee, for Preliminary Site Plan Approval to construct 53 Single family cottages, 9, townhouses, 40 independent living apartments and 10,000 +/- sf of retail/commercial space on property located on Elmwood Avenue, known as

Tax ID #136.14-01.001.1. All as described on application and plans on file.
**TABLED AT THE DECEMBER 19, 2007 MEETING - PUBLIC HEARING
REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

1P-NB1-08 Application of Anthony J. Costello & Son Development, owner, for Concept Review and Advisory Report to construct 820,000 +/- sf of office space and 168,000 +/- sf of commercial/retail space on property located south of proposed Senator Keating Blvd., and known as Tax ID #s 149.08-01-001.112, 149.08-01-002.112, 149.08-01-003.11, 149.08-01-004.1 and 150.05-01-044.11. All as described on application and plans on file (see letter from Thomas Low, Commissioner of Public Works, dated December 14, 2007).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Mary Ellen Petri and Supervisor Frankel, dated December 6, 2007 regarding the proposed "Faith Village" project.

Letter from Thomas Low, Commissioner of Public Works, dated December 14, 2007, requesting an advisory report regarding the proposed "Senator Keating Corporate Campus" project.

Letter, with attachment, from Ramsey Boehner, Environmental Liaison Officer, dated December 21, 2007, regarding the Final Scope for the proposed "The Reserve at Brighton" housing project.

PETITIONS:

NONE

SIGNS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1063	Solarnail Spa 2799 Monroe Avenue	Bldg Face	11/27/07
			APPROVED AS RECOMMENDED
ARB - Approved as presented.			
1064	Carquest Auto Parts 2643 West Henrietta Road	Bldg Face	11/27/07
			APPROVED AS RECOMMENDED
ARB - Tabled for the following: 1. All required variances shall be obtained.. 2. A graphic showing the permitted size of the sign shall be submitted for comparison. ARB - Resubmittal approved (12/18/07).			
1065	Richard Gray & Company CPA, PC 2401 Monroe Avenue	Bldg Face	11/27/07 & 12/18/07
			APPROVED AS RECOMMENDED
ARB - Approved with conditions 1. The address number shall meet all Town requirements.			
1066	TEHO . . . To Each Her Own 2198 Monroe Avenue	Bldg Face	11/27/07
			APPROVED AS RECOMMENDED
ARB - Approved with conditions 1. The dimensions of the logo shall be submitted and shall meet Town requirements. 2. Proposed colors (assumed to be black and gray) shall be submitted. 3. Details of lights shall be submitted. 4. Scaled drawings shall be submitted.			
1067	Element K 500 Canal View Blvd.	Building Face	11/27/07
			APPROVED AS RECOMMENDED
ARB - Approved as presented.			