

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MARCH 19, 2014

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: Approval of the January 15, 2014 meeting minutes.
Approval of the February 13, 2014 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of March 13, 2014, will now be heard.

1P-01-14 Application of Sherry Dampier, owner, and Joseph O'Donnell, architect, for EPOD (watercourse) Permit Approval to allow for the construction of a garage addition on property located at 3176 Elmwood Avenue. All as described on application and plans on file. **TABLED AT THE JANUARY 15, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

1P-02-14 Application of Le Thi Be Walters, owner, and Monroe Pittsford Development, contract vendee, for Final Site Plan Approval, Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,039 +/- sf restaurant with drive thru, outdoor dining and extended hours (5:00 am - 12:00 midnight) on property located at 2787 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JANUARY 15, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-01-14 Application of PGR, LLC, owner, for Conditional Use Permit Approval to allow for an office and assembly facility on property located at 172 Metro Park. All as described on application and plans on file.

3P-02-14 Application of Anthony J. Costello and Son Development, owner, for Site Plan Modification for the construction of a 4,464 +/- sf single family house with a 1,374 sf attached garage on property located at 100 Pendelton Hill (The Reserve - Lot W10), All as described on application and plans on file.

NEW BUSINESS:

11P-NB1-13 Application of Le Thi Be Walters, owner, and Monroe Pittsford Development, contract vendee, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,039 +/- sf (amended from 1,900 +/- sf) restaurant with drive thru and outdoor dining on property located at 2787 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JANUARY 15, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

12P-NB1-13 Application of Max M. Farash Land Co., LLC, By Max M. Farash Declaration in Trust, owner, and FCJE holdings, LLC, applicant, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Preliminary EPOD (woodlot) Permit Approval to construct a driveway serving a 59,800 sf building in the Town of Henrietta that will house three private schools and to subdivide one lot into two lots on property located at 447 French Road. All as described on application and plans on file. **TABLED AT THE DECEMBER 18, 2013 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

The University of Rochester - IPD Rezoning Supplemental Draft Generic Environmental Impact Statement (S-DGEIS).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Paul Colucci, Tops Markets, dated February 24, 2014 requesting postponement of sign #1310 to the April 10, 2014 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1310	TOPS Pharmacy Deli Bakery Cafe 1900 South Clinton Avenue	Bldg Face	12/17/13
			Postponed to the 4/10/14 meeting at applicants request
<p>ARB - Tabled for the following:</p> <ol style="list-style-type: none"> All required variances shall be obtained. The new location of the sign components (vs architectural elevations previously reviewed) alter the visual character of the facade previously reviewed. 			
1317	Quartz Plus Countertops Retail Outlet 2209 Monroe Avenue	Bldg Face	2/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> Either "Countertops" or "Retail Outlet" shall be removed. 			
1318	Ambiance Salon 1752 Monroe Avenue	Bldg Face	2/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> The sign shall be revised as necessary so that the area of the sign meets the requirements of Brighton regulations. 			
1319	Yotality 932 Winton Road South	Bldg Face	2/07/14
			ADMIN REVIEW
<p>Approved with conditions.</p> <ol style="list-style-type: none"> All requirements of the approved sign plan for the 12 Corners Plaza shall be met. 			
1320	Sonus 140 Canal View Blvd.	Bldg Face	2/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> All required variances shall be obtained. 			
1321	Yolickity Frozen Yogurt Bar 2600 Elmwood Avenue	Bldg Face	2/25/14
<p>ARB - Approved as presented.</p>			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1322	Faith Bible Church 1095 East Henrietta Road	Freestanding	2/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. The post lights should be omitted and masonry caps used on the brick. Cast stone or natural stone should be considered for the masonry caps. 2. Ground lights illuminating the sign shall be configured to minimize light spillage. 3. The method of panel attachment shall be submitted. 			
1323	The Landing of Brighton 1350 Westfall Road	Freestanding	2/25/14
<p>ARB - Tabled for the following:</p> <ol style="list-style-type: none"> 1. The panel appears to “droop” between the pillars. The board suggests that the bottom of the sign be revised to align with or clear the top of the pillar base. Visually, the sign panel crowds the top of pillars: this relationship should be re-examined. Ensure that the panel sign is not obscured by the plantings at mature height. 2. The brick on the pillars shall match the brick of the building. 3. Sign details and complete dimensions shall be submitted. 4. Lighting shall be directed and configured to minimize light spillage. The proposed light type and wattage shall be submitted. 			
Old Business			
1309	Monster Videogame 2858 West Henrietta Road	Bldg Face	12/17/13
<p>ARB - Tabled for the following:</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 2. The spacing between the lines shall be reduced. 3. The sign should be vertically centered within the sign band. 			