

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MARCH 19, 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 January 16, 2008 meeting.
Approve the minutes of the February 13, 2008 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of March 12, 2008.

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**

2P-01-08 Application of The Harley School, owner, for EPOD (watercourse) Permit Approval to allow for the reconstruction of a pedestrian bridge over Allen's Creek on property located at 1981 Clover Street. All as described on application and plans on file. **TABLED AT THE FEBRUARY 13, 2008 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-03-08 Application of Nicholas A. Cutaia, Inc., owner, and Very Us Ventures, LLC, lessee, for modification of Conditions of approval (1P-04-08) allowing for a dog kennel/boarding facility on property located at 2613 West Henrietta Road. All as described on application and plans on file. **POSTPONED FROM THE FEBRUARY 13, 2008 MEETING AT APPLICANT'S REQUEST**

3P-01-08 Application of Brighton Real Estate Group, owners, for Final Subdivision Approval, Final Site Plan Modification and Demolition Review and Approval to raze an existing office building, join two properties into one, and modify the existing parking lots on properties located at 2180 and 2202 South Clinton Avenue. All as described on application and plans on file.

NEW BUSINESS:

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 JANUARY 16, 2008 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE APRIL 9, 2008 MEETING AT APPLICANT'S REQUEST**
- 2P-NB1-08 Application of John Drysdale, owner, for Preliminary Site Plan Approval and Demolition Review and Approval to raze an existing office building and construct a 2,952 +/- sf office/garage facility on property located at 1466 Brighton - Henrietta Townline Road. All as described on application and plans on file. **TABLED AT THE FEBRUARY 13, 2008 MEETING - PUBLIC HEARING REMAINS OPEN**
- 3P-NB1-08 Application of Robert and Mary Wise and Scott Ladin and Marcia Gabilove, owners, and The Summit Federal Credit Union, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings and construct and operate a 2,650 +/- sf financial institution with drive-thru tellers and to resubdivide two lots into one on properties located at 1654 and 1664 Monroe Avenue. All as described on application and plans on file.
- 3P-NB2-08 Application of David Norbut, owner, for Preliminary Subdivision Approval to create two single family residential lots from one on property located at 2550 East Avenue. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

- 3P-NB3-08 Application of Anthony J. Costello and Son Development, owner, for Concept Review to construct multi-family residential units in conjunction with the "CityGate" community on property located on Westfall Road, known as Tax ID #s 149.06-01-003.12 and 149.06-01-003.11. All as described on application and plans on file.

Review and Advisory Report on proposed code amendments to the incentive zoning regulations (see letter from Thomas Low, Commissioner of Public Works, dated February 14, 2008).

Review and Advisory Report on the proposed "Cross Border Developments" code amendment (see letter from Thomas Low, Commissioner of Public Works, dated February 14, 2008).

OLD BUSINESS:

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). **LETTER SENT TO THE TOWN BOARD AT FEBRUARY 13, 2008 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Thomas Low, Commissioner of Public Works, dated February 14, 2008, requesting an advisory report on proposed Incentive Zoning code amendments.

Letter from Thomas Low, Commissioner of Public Works, dated February 14, 2008, requesting an advisory report on the proposed "Cross Border Developments" code amendments.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1072	Sprint 2951 Monroe Avenue	Bldg Face (Clover St.)	2/26/08
ARB - Approved as presented.			
1073	Sprint 2951 Monroe Avenue	Bldg Face (Monroe Ave.)	2/26/08
ARB - Denied			
1074	Comfort Inn 2729 Monroe Avenue	Bldg Face (east & west building faces)	2/26/08
ARB - Approved with conditions 1. All required variances shall be obtained.			
OLD BUSINESS			
1071	1454 - 1466 Monroe Avenue (Venetian Trading Co., Max's Chophouse, Stanley's Flowers, Your Copy Shop, K Salon, and Joette's Accessories and Boutique)	Plaza Sign Plan	1/29/08 & 2/26/08 SIGNS AS LISTED APPROVED (2/13/08) PLAZA SIGN PLAN TABLED (2/13/08)
ARB (Sign Plan Review) - Approved with conditions 1. If logos are proposed as an option, the sign plan text should specify that Planning Board approval is required for signs with logos. It should also specify that logos must meet size requirements of the zoning regulations.			