

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF OCTOBER 21, 2015

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 September 16, 2015 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of October 15, 2015, will now be heard.

8P-02-15 Application of Mamasan's Monroe, LLC, owner, for Preliminary/Final Site Plan Approval, and Conditional Use Permit Approval to construct a 416 sf building addition and operate Mamasan's Restaurant, with outdoor dining (417 sf outdoor patio), on property located at 2735 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE AUGUST 19, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

NEW BUSINESS:

5P-NB1-15 Application of James Cerone and Sharon Bidwell-Cerone, owners, for Preliminary Site Plan Approval to construct a 4,480 +/- sf single family house with an 898 sf attached garage on property located on East Avenue (between 2940 and 2980 East Avenue) known as Tax ID #138.05-1-70. All as described on application and plans submitted. **TABLED AT THE MAY 20, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

10P-NB1-15 Application of Jewish Senior Life, owner, for Preliminary Site Plan Approval and Preliminary Subdivision Approval to subdivide two lots into one and construct four 3-story "Green House" buildings with 36 senior living units each, a 3-story independent living apartment building containing 75 units, accessory buildings, new covered entrances to the existing Jewish Home tower and other site improvements on property located at 2021 Winton Road South. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

8P-NB1-15 Application of Anthony J. Costello and Son (Joseph) Development LLC, owner, for Concept Review to revise the loft buildings, originally approved as 6 five-story buildings containing a total of 168 condominiums, to 6 four-story buildings containing a total of 144 condominiums on property located on Reserve View Blvd.

(“The Reserve” housing development). All as described on application and plans on file **POSTPONED FROM THE SEPTEMBER 16, 2015 MEETING AT APPLICANTS REQUEST**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Alan J. Knauf, Knauf Shaw LLP, dated September 15, 2015, regarding the Mamasan’s project at 2735 Monroe Avenue and SEQRA segmentation.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1405	University Facilities Center 271 East River Road	Free Standing (per IPD District approval)	9/22/15
ARB - Approved as presented.			
1406	Skintopia 2354 Monroe Avenue	Bldg Face	9/22/15
ARB - Approved as presented.			
1407	UR Medicine 140 Canal View Blvd.	Bldg Face (2)	9/22/15
ARB - Approved with conditions. 1. All required variances shall be obtained. 2. The tops of the signs shall not exceed twenty feet from grade.			
1408	Roc Fish 749 East Henrietta Road	Bldg Face	9/22/15
ARB - Tabled. 1. The sign is out of scale with the building and is difficult to read. 2. A better material description/detail should be provided. 3. The top of the sign shall not extend above the main roof of the building. Note: the awnings shown in the drawing provided require Architectural Review Board approval and a building permit.			
1409	Emerge 412 Linden Avenue	Bldg Face	9/22/15
ARB - Approved as presented.			
Old Business			
1395	Clover Center for Arts & Spirituality	Bldg Face	7/28/15
			TABLED AT THE 9/16/15 MEETING
ARB - Approved with conditions 1. All required variances shall be obtained.			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1403	Abar Abstract, Avino, Premium Mortgage 2541 Monroe Avenue	Bldg Face (3)	8/25/15 Abar Abstract & Avino APPROVED AT 9/16/15 MEETING. Premium Mortgage TABLED AT 9/16/15 meeting
<p>ARB - Approved with conditions. 1. All required variances shall be obtained.</p> <p>PB - Tabled for the following: 1. Proposed sign Premium Mortgage shall obtain all necessary variances.</p>			