

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF NOVEMBER 18, 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 October 21, 2015 meeting minutes.

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

11P-01-15 Application of ESL Federal Credit Union, owner, and Masterson Electric, Inc., contractor, for Site Plan Modification to install a stand-by emergency generator on property located at 100 Canal View Blvd. All as described on application and plans on file.

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. **WITHDRAWN BY APPLICANT**

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. **TABLED AT THE OCTOBER 21, 2015 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE DECEMBER 16, 2015 MEETING AT APPLICANTS REQUEST**

11P-NB1-15 Application of Genesee Regional Bank, owner, and Wegman Companies, Inc., contract vendee, for Preliminary Site Plan Approval to construct a 3-story 55,000 +/- sf medical office building with associated parking on property located on Sawgrass Drive, known as Tax ID #s 149.06-1-5./BR and 149.06-1-5./RH. 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. **WITHDRAWN BY APPLICANT**

11P-NB2-15 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 5 four-story buildings containing a total of 144 condominiums and to construct a 3,400 +/- sf boat house on property located on Reserve View Blvd. ("The Reserve" housing development). All as described on application and plans on file.

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Matt Tomlinson, Marathon Engineering, dated November 3, 2015 withdrawing application 8P-NB1-15.

Letter from Sharon Bidwell-Cerone, 2980 East Avenue, dated November 1, 2015, withdrawing application 5P-NB1-15.

Letter from Andrew Spencer, BME Associates, dated November 5, 2015, requesting postponement of application 10P-NB1-15 to the December 16, 2015 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1410	Pine Pharmacy at Twelve Corners 1832 Monroe Avenue	Bldg Face	HPC - 11/19/15
ARB - Approved as presented.			
1411	Duff's 2425 West Henrietta Road	Bldg Face	10/27/15
1412	Palazzo Jewelers, Daniele Family Corporations 2851 Monroe Avenue	Bldg Face	10/27/15
<p>ARB - Tabled.</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 2. The raceway on both signs shall match the building color. 3. The Palazzo sign is out of scale with the building and the Daniele sign. The Pallazzo sign and the Daniele sign shall be the same width and of such width that each allows space on the ends between the corner of the building and the central window. 4. If located side-by-side, the top of the block letters should align. 			
1413	LBI Nails 1559 Monroe Avenue	Bldg Face	10/27/15
ARB - Approved as presented.			
1414	UR Medicine Sleep Center 2337 South Clinton Avenue	Bldg Face	10/27/15
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 			
1415	GRB 1850 Winton Road South	Bldg Face (2)	10/27/15
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 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			
1416	Northwest 1441 Monroe Avenue	Bldg Face	10/27/15
<p>ARB - Approved with conditions.</p> <p>1. This approval is for the building face Business Identification Sign. Signs other than the business identification sign shall meet all town requirements for the type of sign proposed.</p>			
1417	blanchard chiropractic	Bldg Face	HPC - 11/19/15
<p>Old Business</p>			
1395	Clover Center for Arts & Spirituality	Bldg Face	7/28/15
<p>TABLED AT THE 10/21/15 MEETING</p>			
<p>ARB - Approved with conditions</p> <p>1. All required variances shall be obtained</p>			
1403	Abar Abstract, Avino, Premium Mortgage 2541 Monroe Avenue	Bldg Face (3)	8/25/15
<p>Abar Abstract & Avino APPROVED AT 9/16/15 MEETING. Premium Mortgage TABLED</p>			
<p>ARB - Approved with conditions.</p> <p>1. All required variances shall be obtained.</p> <p>PB - Tabled for the following:</p> <p>1. Proposed sign Premium Mortgage shall obtain all necessary variances.</p>			