

Proceedings held before the Planning Board of Brighton at 2300
2300 Elmwood Avenue, Rochester, New York on October 21, 2015
commencing at approximately 7:30 p.m.

PRESENT: William Price, Chairman
Laura Civiletti
Daniel Cordova
David Fader
John J. Osowski
Jason Babcock Stiner
James Wentworth

Ramsey Boehner, Town Planner
David Dollinger, Dpty Town Attorney

FIRE ALARM PROCEDURES WERE GIVEN

MR. CHAIRMAN: Good evening Ladies and
Gentlemen, I would like to call to order the October 21, 2015 meeting of
the Town of Brighton's Planning Board to order. Everyone has received
the September 16, 2015 minutes. I will ask that the minutes be approved
with the amended conditions.

MS. CIVILETTI: I move to approve the August 19
minutes as amended.

MR. BABCOCK STINER: Second.

Mr. Fader reclused himself from voting.

UPON ROLL CALL VOTE MOTION CARRIED

MR. CHAIRMAN: Mr. Secretary were the public
hearings properly advertized for October.

MR. BOEHNER: Yes, they were properly
advertised as required in the Brighton Pittsford Post of October 21,
2015.

MR. CHAIRMAN: I want to note that application 8P-02-15 has been postponed to the November 18, 2015 meeting as well as 5P-NB1-15 and 8P-NB1-15 has also been postponed.

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 – POSPONED TO THE NOVEMBER 19, 2015 MEETING AT THE APPLICANT'S REQUEST.

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 on file. TABLED AT THE MAY 20, 2015 MEETING – PUBLIC HEARING REMAINS OPEN – POSTPONED TO THE NOVEMBER 19, 2015 MEETING AT APPLICANT'S REQUEST.

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.

MR. GOLDMAN: Good evening, thank you Mr. Chairman, Members of the Board my name is Jerry Goldman and I am the attorney and agent for the Jewish Senior Life and its affiliate the Jewish Home of Rochester who is here for site plan approval this evening. Our application is for Preliminary Site Plan and for the reconfiguration of the eastern portion of the Jewish Senior Life Campus basically the Jewish Home and the Jewish Home property. Speaking tonight will be Michael

King who is the President and Chief Executive Officer of the Jewish Senior Life to give perspective on the overall decision making process which led us to where we are this evening. As well as Andy Spencer and Fred Shelly is here as well from BME Engineering who are the project engineers. To give us a little bit of context I am going to show you a couple of maps and then I am going to turn it over to Mike King to give his presentation. The Jewish Home is located on the west side of Winton Road South just to the south of the Ipod 90 expressway across the street from the Cross Bridge office park and shares an entrance with French Road on to South Winton Road. The Jewish Home has been in place since about the 1980's with a relatively large tower structure which has been in place which is right here and later developed and was known as the Summit from Wolf Manner which is an independent and assisted living campus which is located to the west.

Our focus this evening will be everything to the east of this boundary line and again the redevelopment of that Jewish Home Campus. Again just to give you a sense of perspective on the site, we have the northern expressway, South Winton Road merging in the Center and the existing Jewish Home building is located in this area with the parking located throughout and around the site itself. For those of you who were on the Planning Board when we went through the incentive zoning and rezoning process for this overall property, we had a proposal of which at that point in time we contemplated six buildings and one independent living building, six green house buildings and we will be talking about exactly what that is to provide skilled nursing care on the campus itself. The later site plan which is the one in front of you for consideration has three green house buildings in its first phase of future green house buildings located along Meridian Center as well as the independent living building and a couple of storage buildings located on the site as well.

This project did go through a rezoning process because the lot which is on the corner was zoned in a manner that would be consistent with the rest of the campus and as a result of that we took it to the Town Board and did receive rezoning and incentive zoning approval which was approved after the recommendation by this Board. And we are pleased to have gone through that process and now we are back to the Planning Board for Site Plan review. With that back ground I would like to turn it over to Mike King who will talk about the Senior Life perspective on this development.

MR. KING: Thanks Jerry, good evening everybody and thank you as Jerry said I am the CEO for Jewish Senior Life and I have actually been with the organization about 11 years now, primarily as Administrator of the Jewish Home and the last five months I just assumed the CEO responsibility. Jerry asked me to keep this brief and I will do my best but I have to tell you I am very excited about what we are doing and about the transformation that is going to be taking place at our campus. I will kind of walk you through our journey here a little bit but before I do that let me just tell you a little bit about what we are doing as an organization. Many of you know we have a very large nursing home of 365 day nursing home, we do short term rehab as well and we are probably one of the largest providers of short term rehab in the community. We have a big adult day care program, independent living, assisted living and we just opened up a memory loss care unit a couple of years ago, the Lodge and Wolf manner, the Marian's (phonetic) House which is a private pay home for those individuals that have early to mid stage memory loss on South Clinton. We have a physicians house call practice that will go out into the community and we take care of about 170 individuals that are too frail and can not get to a physician so we send a physician and nurse practitioner to their house.

So we are doing a lot of things at the Jewish Senior Life but really our core mission is our nursing home. So about 7 or 8 years ago the Board and the Management team started talking about look we built this nursing home in 1985 and when we built it, it really was a state of the art. It was built on fundamentals of medical care where the physicians and nurses drive the care, some semi private rooms, some private rooms that really was what was being done in 1985. It really is what is not being done in nursing home care. We started looking at what was going on across the country in terms of state of the art delivery for nursing home care and what we found was an organization called the green house. It started about 15 years ago with two below Mississippi believe it or not and the individual that leads this process is actually from Ithaca New York by the name of Mr. Bill Thomas but the essence of it is building small intimate communities where people can develop relationship, connections where intimacy really hurts in a nursing home environment. It is really hard to do in the environment we have now.

We embarked on this journey I mentioned about 7 years ago that landed us to the point that now we are going to construct these green houses. We will have 12 residences in each green house and they will all have their own private room, their own private shower. There

will be a kitchen, a living room it's a house just like you and I live in but we have 12 residents living in the house. And that was in the Jewish Home itself we are going to come back into the Jewish Home and we are going to do a major face lift and bring new life into that building as well. We are going to have all private rooms in the Jewish Home so everybody will have their own private living space. We are going to put showers in many of the rooms as well and we are going to build a much more common space than we have now and add a lot more life to the community center. So our plan is to get into the ground in March or April of this year and have our first green houses open in 2017 about one year later and then we move into the Jewish Home and start our renovations in the Jewish Home.

MR. GOLDMAN: Let me fill in a little bit more relative to that. What we are doing is we are moving some of the skilled nursing beds which are within the Jewish Home out into the green house units. The green house units are each 3 stories. There are 12 people on each floor of the green house so you have 36 in each of the buildings multiply that by the three buildings so we are moving 108 of the residents out into the green houses. What does that allow us to do? It allows us to do a lot of great things. One is that it is going to allow conversion of the infernal rooms that were made within the Jewish Home and essentially eliminate semi private rooms and convert them to private rooms. And again part of the model that Mike was talking about was provision of services are also far better in terms of spreading infectious disease and trying to keep people in those single rooms.

We are not increasing the number of skilled nursing beds on this campus. We are doing a redistribution of those skilled nursing beds on the site. So all things considered what we are doing is we are relocating some of the current population by repurposing portions of the main building to do this and in the engineers, Andy in particular are going to talk about how we are going to do that within the context of the site itself with a substantial amount of landscaping and substantial amount of green space and in addition to that ponds which serve a functional purpose and also an aesthetic purpose on the site itself. So with that Andy?

MR. SPENSER: Good evening, thank you Jerry, my name is Andrew Spenser. I am with the EMB Associates. We are responsibility for taking a site layout that is prepared between the Jewish Home, Jewish Senior Life, the architects (phonetic) Perkins Eastman

Associates and ourselves. One of the things that I want to identify immediately for those that remember we had gone through a SEQR process when we did the incentive zoning the rezoning of the parcel to the south, this right here. As part of that we did provide to the Town a pretty complete additional information package with that rezoning application. As Jerry mentioned the engineering on this site I will go through it briefly to give you an understanding of what is going on.

From the existing conditions the two parking areas to the south to the north they are being broken apart throughout the site and positioned closer to where they are needed especially in association with the green house structures here as well as the independent living building here. There has been an expansion to the parking lot to the north adjacent to I590 but as part of that expansion they are also trying to incorporate landscaping and some tree plantings and things of that nature.

Drainage on the site, right now, there is primarily 2 or 3 locations here, here and down to the south we are maintaining those drainage points and exit points to the site. And we are incorporating the storm water management ponds as well as some storm water infiltration basin areas throughout the site so we can get a little bit of infiltration so we can meet the DEC requirements and regulations on the site. Throughout the site we are going from a long centric landscape if you will and trying to bring this into a more of a park like setting. And there is quite an extensive landscape plan that has been proposed here with a large amount of screening vegetation along Meridian Center Blvd and along Winton Road within the site. There is a series of street trees that will come back through this main access drive the corridor to the site. As part of the re-layout to the entire site it was a little difficult to get from the Jewish Home itself onto the Wolf Manner so what has been proposed is a better connection from Winton Road through to the Summit Drive both on the western portion of the site. Actually that was part of the additional information provided in the SEQR documentation. We anticipate that is going to lessen the amount of traffic coming out of this section.'

The landscaping we did review the landscaping in context with the Conservation Board at their last meeting. They do have a few comments that we need to address as we move forward and this is for Preliminary Site Plan Approval and what they are requesting is an overall Site Plan Approval. What is missing right now is a landscape plan for the fourth green house and the independent living apartment building and that will be forthcoming and consistent with the landscaping on the site.

Other improvements to the site will include lighting. We are proposing to utilize LED light fixtures across the entire site. So those will be in the form of Bollard fixtures as well as 27 foot or so light fixtures with LED light engines.

The water main improvements that is being proposed right now the only connection is from the north underneath I590. There is a water main that traverses Meridian Center Blvd and they are proposing action to the south and then creates a full loop for the Jewish Home. The internal water supply service will be private. So there will be a hot box installed. All of the utilities exist on the site that is just onsite improvements and upgrades. We do not need to improve the services coming into the site. Jerry might touch on the things that we have within the letter of intent that is provided with the submittal information but I can briefly go through some of this.

As part of the incentive zoning process we were given some relaxation to some of the requirements. It allowed us to propose this on the site. Since the time we have gone through this process JSL has kept on upgrading that program and defined the program even further and there are some elements that are coming onto the site. If you want to pass around some view shot renderings prepared by the architect.

I can identify a few items which will be a request to the Zoning Board of Appeals but what these renderings show is how all these elements tie together. Part of the continuing evolution of that program there are going to be water gardens associated with one of the green houses. The water gardens are areas where the residents of the green houses can come out and enjoy the exterior of the apartments. As part of that there is a safety and security measure that has to be put in place as well as safety from the sun light when we don't have leaves on the trees. So part of the water garden has a six foot high fence around the front of it and actually portions of that fence are within the front of the lawn. Basically it is around the road and Meridian Center Blvd. I won't get into the details but it has been listed in that letter of intent of what it is we are requesting. So it is a fence variance for shade structures on the site. You can see on a few review sheds. There is an awful lot of landscaping coming onto the site. There is two shade structures for each one of them. We are also looking for a variance to provide viewing platforms out on the storm water management areas. That allows the residents to get out and view some nature see some of the native plantings

that have been incorporated into the site. The shed views show those as well. There is a deck that extends over the water line so you can get up close to the water and view what is there.

We are asking for some relief for the storage Structure and generator structure as well. One of the last variances that we are looking for is the power source for the generator itself per town code this is a residential district and they are required to use LP gas or natural gas as a power source. New York State Health Department will not allow that as an uninterrupted power source and we are requested a variance for these generators. Everything else has been covered from an engineering stand point. I will be more than happy to answer any specific questions.

MR. GOLDMAN: Andy can be a “segway” if you will, to where we are on the approval process on the continue of the approval process. We have gotten the incentive zoning and rezoning from the Town Board relative to the site. So you will notice at the back of Andy’s letter of intent there is a comparative analysis of the original concept plan and the current plan proposal and you will see pretty much in all bulk requirements that are listed here there has been a reduction in sizes of storage buildings, reductions in some of the setbacks, a reduction in building coverage, reduction in impervious surface coverage and the like throughout the entire site and throughout this entire proposal. It is interesting with regard to the storage buildings you may say okay it got smaller how did that happen? The original concept of the plan had a relatively large storage building located or attached to the existing building. There was the thought that a good idea would be to combine the generator facility along this storage in critical locations on the site and that also leads us to our other approvals that we are seeking.

We have had meetings with the Architectural Review Board, we have received some limited comments from them and we will be back in the coming month and hopefully resolving the architectural review portion of the application. In addition Andy made reference to five variances that we are seeking and originally it was substantially more and we have reduced the number of variances that we are seeking. The shape of structures, the fencing, the fuel source as well as other small elements we are talking about on the site. We have our application pending and we are going to be in front of the Zoning Board of Appeals in November on November 5th. So before we are back before this Board we will be complete relative to those processes hopefully as well as they are carried over by those boards into the December meeting. With

the input that we received from the Architectural Review Board, the Zoning Board of Appeals and the Planning Board it's our intention to make application for Final Site Plan approval maybe as early as the November deadline for the December meeting. So that we can complete the approval process in this calendar year and it will give us a month and a half or a little bit more to get sign offs and then proceed as Michael indicated to a spring start of construction for the particular site. With that we are certainly very comfortable where we are in the process and we are looking forward to obtaining any input that the Planning Board and the other boards have relative to the site plan. So with that we will stop and entertain any questions.

MR. CHAIRMAN: I won't speak for everybody but with regard to the green house buildings and the new configurations that remains it is an excellent layout and a good contribution to the aesthetics . I would however ask you to explain why there is so much more parking on the north side. Is it because we are losing parking, where the roads going in, it seems like we have a substantial increase on the north side.

MR. SPENSER: It is a two sided answer if you will. When the original went through the incentive zoning process we were actually requesting a reduction in the number of parking spaces for the nursing home use. Since that time JSL has come forward and they want to have the same amount of parking that they have today with this new layout. So what has occurred we had 483 spaces that originally approved and we are now up to 534 spaces.

MR. CHAIRMAN: But by your calculations you will need 100 less than that just by code I am not saying what you find your need to be but by code so this is permitted under incentive or.

MR. GOLDMAN: There is no maximum by the incentives so.

MR. BOEHNER: There is a minimum.

MR. GOLDMAN: We actually asked for a reduction.

MR. BOEHNER: There is no maximum placed on this.

MR. GOLDMAN: We all have our feelings relative parking ratios, personally I think sometimes our medical use ratio maybe a little bit high depending on the type of medical use. I think in a lot of ways our nursing home ratio one for every six beds is a real small number especially since the times I have been there and the times that I have visited some times we see a lot of people in the rooms and visiting. I don't know if it is uncharacteristic to other nursing homes but certainly the parking facilities are well utilized on the site. We don't think that we are over parked by any means and if I am there either visiting or working I get my exercise to walk from the remote part of the parking lot to be able to get to the building.

MR. SPENSER: I am sorry, there is one key element that I forgot to mention in terms of the project as I talked about it we do short term rehab at the Jewish Home the entire second floor is rehab if you guys follow health care at all there is a lot of changes going on in health care and we are expanding our rehab we are going from 68 up to 100 beds and really with short term rehab that is where we get a lot more visitors. We have a lot more families coming in on a short term rehab. We have people there for two or three weeks and you can have several people for one patient coming in. So really that was one of the key drivers for the increase in parking.

MR. CHAIRMAN: Mike King while you are standing there one of the things that I think your team, your landscape architects, have gone to a pretty good substantial ability on this property and I will encourage that the same practices are applied to transportation. I don't know exactly what that is but I encourage to allow the buses to come into the site and continue the use of the buses and any shuttle services that are essential.

MR. KING: Yes, that will all still continue

MR. GOLDMAN: I can speak to that a bit too. In terms of bus service I think we know that RTS who go off there normal routes will charge their vendors for the ability to come on site and that is something the Jewish Home has always encouraged both for employees and for visitors. So there is a substantial bus component that runs on the

bus route which generally comes through the Jewish Home and continues on French and goes to the JCC and comes back around on the number 7 route.

MR. CHAIRMAN: I just want to encourage that whether that is incentive to the employees or visitors because I like to see less pavement but other than that, that is all I have.

MR. BOEHNER: I have a question about your phasing on the plan and the independent living building the incentive zoning you can go up to 75 units we weren't clear on the application that came in what the exact number was so we advertised it for 75 units because it is easier to come down than come up. It is my understanding that right now you are proposing 65 units.

MR. GOLDMAN: We are proposing 65 units. Let me explain a little bit. We have a building which has 47000 square feet and change which is the independent living building. When we went through our discussions with the Town and as we evolved through the original incentive zoning process there seems to be a little bit of play in terms of demand for one bedroom units as opposed to two bedroom units. So we requested to have the flexibility to go from 65 which is part of the original incentive zoning to up to 75 but that was approved with the caveat that we would not increase the size of the independent living building. The net result is that we would likely have roughly the same number of bedrooms if you will in the building but there may be 75 it may be a different size of the independent living unit and that is why we want to build in that flexibility. Obviously one thing we do understand Ramsey is that we would have to address any bulk requirement changes that flies as a result of that. If there is an increased parking ratio we would have to deal with and we would have to find a way to deal with it. But I think at the same time with taking the same square footage and saying okay perhaps we would have more toward the one bedroom as opposed to the two bedroom in the same area then the argument I am making more and more not necessarily in Brighton but other places with regard to parking is that our ratios have always been based upon units and in some cases we have to consider the number of bedrooms and the number of people we expect are going to be living within the facilities. So that being the case we are prepared to deal with that and you mentioned phasing let me just address our proposal is for a full Site Plan Approval throughout the entire site. We are looking at these buildings to be constructed a little bit later in the

process. What we are going to do is hopefully get a full Site Plan Approval for the entire site. We would post a letter of credit for any improvements which are necessary, anything for the entire site at this time. What that does is allow us flexibility to come back and to build those buildings and not necessarily come back and revisit the Site Plan itself. That is our objective.

MR. BOEHNER: Which leads me to right now we are at 65 and if you want to increase it now would be the time to because once we grant that final approval you will have to come back for modification.

MR. GOLDMAN: Okay and that is a good comment and something for us to contemplate before the next meeting.

MR. BOEHNER: What are you doing about dumpsters? Will it be handled inside?

MR. GOLDMAN: That is correct for the green houses. Maintenance service will actually come from the Jewish Home and come out to the green house so we will have service between those two.

MR. WENTWORTH: Related to phase two, it is a little unclear because the parking and site transportation is laid out clearly for phase one but it shows phase two and for phase four it does not look like there is a fire lane by the building.

MR. SPENSER: We can look into that. It's a grading situation.

MR. WENTWORTH: That's fair enough.

MR. OSOWSKI: Phase 2 do you anticipate any other generators or does what you have there now fill your needs?

MR. SPENSER: It looks like they will be able to handle it.

MS. CIVILETTI: What size are the generators?

MR .SPENSOR: I do not know.

MS. CIVILETTI: Do the lights plan to be on a timer in the parking lot?

MR. SPENSER: Because this is a 24 hour population, 24 hour employee population those will be on.

MS. CIVILETTI: Throughout the outlying areas perhaps they can be dimmed.

MR. SPENSER: It is something we can look at for safety and area purposes around the green houses and around the perimeter of the rear but lighting will most likely have to remain on. Perhaps lighting this area may be able to be reduced. We will take a look at it.

MR. WENTWORTH: Are you planning on any changes to signage?

MR. GOLDMAN: I don't think so. There is a sign out front. Just so everyone knows what we are talking about there was two pieces that were part of the Incentive Zoning Approval which had to be completed before the map could be amended one was contribution to the park land trust fund of 75,000 dollars and another was a payment in lieu of taxes agreement as part of the incentive zoning. I have provided a draft a little while ago to the Town and we have received comments back on that and basically is one sentence so we have to figure out how to fold that one sentence into the document. The individual who is working on it in our office has been out of the office it is our expectation we will be able to get that wrapped up with the Town attorney in a timely fashion.

MR. BOEHNER: Thank you.

MR. CHAIRMAN: This is a public hearing. Is there anyone in the audience who cares to address this application? There being none that is it for our public hearings.

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 a 6 story building containing a total of 168 condominiums to 6 four story buildings containing a total of 144 condominiums on property located on The Reserve View Blvd (The Reserve" housing development. All as described on application and plans on file. POSTPONED TO THE NOVEMBER 18, 2015 MEETING AT APPLICANT'S 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.

Memo from Rick DeStefano, Secretary – Brighton Conservation Board, dated October 15, 2015 regarding a native plant guide for landscaping purposes.

Letter from Greg McMahon, dated October 21, 2015, requesting postponement of application 8P—2-15 to the November 18, 2015 meeting.

Letter from Greg McMahon, dated October 21, 2015, requesting postponement of application 5P-N 1-15 to the November 18, 2015 meeting.

Letter from William Daly, The Costello Group, LLC, dated October 21, 2015 requesting postponement of application 8P-NB1-15 to the November 18, 2015 meeting.

PETITIONS

NONE

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.

MS. CIVILETTI: I move that the application be tabled based on the testimony given and plans submitted. Additional information is requested in order to make a Determination of Significance and to have a complete application. The following information is required to be submitted no later than two weeks prior to the next Planning Board meeting.:

1. All required Zoning Board of Appeals and Architectural Review Board approvals shall be obtained.
2. The following comments of the Conservation Board shall be addressed:
 - The landscaping plan shall include all plantings proposed for Phase II of the project.
 - The final landscaping plan shall be modified to include the plantings if final approval of Phase II is considered.
 - The Board encourages the use of native plantings. Consideration should be given to replacing the Calorie pear with a native alternative.
3. Tree protection shall be shown on the plans and a tree protection detail shall be provided. 6All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to , during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
4. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.

5. Maintenance of landscape plantings shall be guaranteed for three years.
6. All fences, walls and retaining walls shall be shown on plans with description of type and height. A detail of each fence and wall proposed shall be provided. Applicant shall verify and plans shall show, that retaining walls and fences meet height requirements , or that a variance has been obtained. Fencing and retaining walls shall not exceed a height of 3 and a half feet from grade in any front yard or 6 and a half feet from grade in any side or rear yard.
7. Cross access easements should be provided between the parcel and the Summit parcel.
8. The entire building shall comply with the most current Building & Fire Codes of New York State.
9. Prior to issuance of any building permits, all plans for utility and storm water control systems must be reviewed and have been given approval by appropriate authorities. Prior to any occupancy, work proposed on the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
10. Meet all requirements of the Town of Brighton's Department of Public Works.
11. All Town codes shall be met that relate directly or indirectly to the applicant's request.
12. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
13. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation through out.
14. Maintenance of landscape plantings shall be guaranteed for three years.

15. Any contractor or individual involved in the planting maintenance or removal of trees shall comply with the requirements of the Town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
- 16 The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
- 17 Fire hydrants shall be fully operational prior to and during construction of the building .
- 18 Erosions control measures shall be in place prior to site disturbance.
- 19 The proposed buildings shall be sprinklered if required by NYS or Brighton regulations.
- 20 Erosion control measures shall be in place prior to site disturbance.
- 21 The applicant shall review the site plan, elevations, and floor plans to ensure that the areas and dimensions provided on those plans agree with one another. Any changes to plans shall be reviewed by the Building and Planning Department and may require Planning.
- 22 The grading plan should show elevations at the corners of each new building. Architectural drawings should show the same corner elevations along with accurate grading and building height dimensions and notes on each side of the building to confirm that the buildings will meet height requirements.
- 23 The location and screening of trash and recyclable disposal and storage should be addressed.
- 24 The location and screening of any proposed air conditioning condensers or other mechanicals shall be shown. All town codes regarding their use shall be met.
- 25 All easements must be shown on the subdivision map with ownership, purpose, and liber/page of filing with the Monroe

County Clerk;s Office. A copy of the filed easement shall be submitted to the Building and Planning Department for it's records.

- 26 Erosion control measures shall be in place prior to issuance of a foundation or building permit.
- 27 All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
28. Applicable Town standards details and notes will need to be incorporated into the design drawings.
29. Prior to any framing above the deck, an instrument survey showing setback and first floor elevation shall be submitted to and reviewed yb the Building and Planning Department.
30. Permits will be required from the Town's Sewer Department and may be required from other jurisdictional agencies.
31. Any proposed signs shall obtain all required approvals.
32. All County Development Review Comments shall be addressed prior to final approval.
33. All outstanding Site Plan comments and concerns of the Tonw Engineer and Fire Marshall shall be addressed.
34. Applicant shall contact the Town Fire Marshal, Christopher Roth, for comment on the proposed plans.
35. All comments and concerns of the Town Engineer as contained in the attached memo from Michael Guyon to Ramsey Boehner, dated 10/20/15 shall be addressed.
36. Prior to the amendment of the Zoning Map fro the Town of Brighton and granting of any approvals for this project, the applicant shall make a contribution of \$75,000 to the Parkland Trust Fund of the Town as required by the Incentive Zoning approval.

37. Prior to the amendment of the Zoning Map for the Town of Brighton and granting of any approvals for this project, the Applicant shall execute and deliver a payment in lieu of taxes (PILOT) Agreement as required by the Incentive Zoning Approval.
38. Prior to the issuance of any permits for construction the applicant shall enter into a contract and to continue to enter into a contract for non-emergency medical transportation for the residents of the facility.
39. A parkland fee in lieu of recreation land shall be paid prior to the issuance of a building permit for construction of the proposed independent living units.
40. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

* * * * *

1405 University Facilites Center for a free standing sign (per IPD District approval) at 271 East River Road.

1406 Skintopia for a building face sign at 2354 Monroe Avenue.

1407 UR Medicine for two building face signs at 140 Canal View Blvd.

CONDITIONS

1. All required variances shall be obtained.
2. the tops of the signs shall not exceed twenty feet from grade

1408 Roc Fish for a building face sign at 749 East Henrietta Road

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 awning shown in the drawing provided require Architectural Review Board approval and a building permit.

1409 Emerge for a building face sign at 412 Linden Avenue.

OLD BUSINESS

1395 Clover Center for Arts and Spiritually for a building face sign

CONDITION

1. All required variances shall be obtained.

1403 Abar Abstract. Avino, Premium Mortgage for a building face sign (3) at 2541 Monroe Avenue..

CONDITIONS

1. All required variances shall be obtained.
Premium Mortgage portion of the sign approved.

MR. CHAIRMAN: I move to approve as presented signs. 1405, 1406, 1407 with condition and 1409 as presented.

MR. WENTWORTH: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

MR. CHAIRMAN: I move to table 1408.

MR. WENTWORTH: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. CHAIRMAN: I move to approve Old Business 1395 with condition, and 1403 with condition.

MS. CIVILETTI: Second.

UPON ROLL CALL VOTE MOTION UNIMOUSLY CARRED

* * * * *

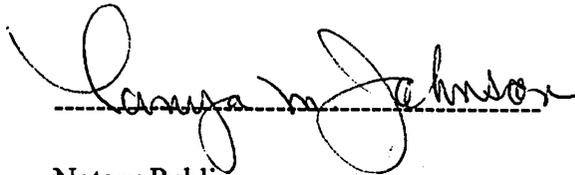
CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the October 21, 2015 Meeting of the Town of Brighton's Planning Board at 2300 Elmwood Avenue, Brighton, New York, is a true and accurate transcription of those notes to the best of my ability as recorded and transcribed by me.

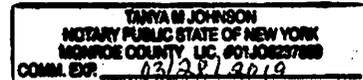
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Judy Almekinder

On this 2nd day of November in the year 2015, before me personally came Judy Almekinder to me known, and known to me to be the person described herein and who executed the foregoing instrument, and she acknowledges to me that she executed the same.

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Notary Public



RECORDED
MORNING COUNTY, N. Y. 1000000000
STATE OF NEW YORK
JAN 11 1900