

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF MARCH 16, 2016

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 20, 2016 meeting minutes.  
Approval of the February 17, 2016 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of March 10, 2016, will now be heard.

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2P-03-16 Application of Genesee Regional Bank, owner, and Wegman Companies, Inc., contract vendee, for Final 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. **TABLED AT THE FEBRUARY 17, 2016 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-01-16 Application of Our Lady of Mercy School for Young Women, lessee, and Sisters of Mercy NYPPAW, Inc., owner, for extension of Site Plan Modification Approval and EPOD (woodlot) Permit Approval (3P-02-15) allowing for the installation of new tennis courts on property located at 1437 Blossom Road. All as described on application and plans on file.

3P-02-16 Application of Richard M. Greene M.D., P.C., owner, for Final Site Plan Approval, Final Subdivision Approval and Demolition Review and Approval to raze two buildings and construct a 6,000 +/- sf medical office building and to subdivide two lots into one on properties located at 2122 and 2140 South Clinton Avenue. All as described on application and plans on file.

3P-03-16 Application of Finger Lakes Technologies Group, Inc., lessee, and Frank Delaus, Jr. / 333 Metro Park, LLC, owner, for Conditional Use Permit Approval to allow for the installation of electronic equipment to support telephone and internet services, and to allow for the installation of a stand-by emergency generator in a side yard, on property located at 333 Metro Park. All as described on application and plans on file.

NEW BUSINESS:

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. **TABLED AT THE FEBRUARY 17, 2016 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-NB1-16 Application of James Cerone and Sharon Bidwell-Cerone, owners, for Preliminary Site Plan Approval to construct a 4,200 +/- sf single family house with a 898 sf attached garage on property located on East Avenue (between 2940 and 2980) known as Tax ID #138.05-1-70. All as described on application and plans on file.  
**POSTPONED FROM THE FEBRUARY 17, 2016 MEETING**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS (cont.)

2P-NB2-16 Application of 1925 South Clinton, LLC, owner, for an Advisory Report regarding an Incentive Zoning proposal to develop 11.2 acres of land for uses including medical and professional offices, child care center, restaurant and retail on property located on South Clinton Avenue, known as Tax ID #s 136.15-1-7, 136.15-1-8 and 136.15-1-9. All as described on application and plans on file. **HELD OVER TO THE MARCH 16, 2016 MEETING**

3P-NB1-16 Application of McQuaid Jesuit High School, owner, for Concept Review to raze a 26,700 +/- sf, four-story residence building and construct a 32,000 +/- sf, two-story science and technology building on property located at 1800 South Clinton Avenue. All as described on application and plans on file.

3P-NB2-16 Application of Bruce Coleman, owner of property located at 2861 West Henrietta Road and 400 Western Drive, LLC, owner of property located at 1634 Brighton Henrietta Town Line Road, and Angelo Ingrassia, contract vendee, for Concept Review to subdivide the two lots into one and redevelop the site with a 2,400 +/- sf Starbucks Coffee restaurant with drive-thru, and a 6,000 +/- sf retail building. All as described on application and plans on file.

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Secretary - Historic Preservation Commission, dated February 29, 2016, regarding the Historic Preservation Board's recommendation that the Planning Board deny the Site plan application for 2960 East Avenue (2P-NB1-16).

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1418	Joeval's Formalwear Ltd. 2240 Monroe Avenue	Bldg Face (2)	12/22/15, 2/23/16
			<b>TABLED</b>
ARB (2/23/16) - Approved as presented.			
<b>PB (1/20/2016) - Tabled to address Architectural Review Board comments.</b>			
1423	Brighton Nail & Spa 2240 Monroe Avenue	Bldg Face	2/23/16
ARB - Approved with conditions: 1. Only signage as allowed by code shall be placed in the windows.			
1424	Utopia 27 2240 Monroe Avenue	Bldg Face	2/23/16
ARB - Approved with conditions: 1. The approval of the property owner shall be verified.			
1425	UR Medicine 2180 South Clinton Avenue	Bldg Face & Directory Sign	2/23/16
ARB - Approved with conditions: 1. All required variances shall be obtained.			
1426	UR Medicine - LABS 1520 Monroe Avenue	Bldg Face	2/23/16
ARB - Approved as presented.			