

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF NOVEMBER 18, 2009

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 minutes of the September 16, 2009 meeting.  
Approval of the minutes of the October 21, 2009 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of November 4, 2009.

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ER-04-07 Draft Environmental Impact Statement, submitted by Faith Temple to hear comments from all concerned parties and citizens with regard to a Draft Environmental Impact Statement (DEIS) for Faith Village. The master plan for Faith Village includes development of a +/- 70 acre site in separate phases and includes the following: 1. 65,400 sf multipurpose building with a maintenance building, associated parking and infrastructure; 2. 80 unit senior living facility, associated parking and infrastructure; 3. 3,500 seat sanctuary, associated parking and infrastructure; 4. K-12 School with bus loop, associated parking and infrastructure; 5. Construction of a youth and family life center, associated parking and infrastructure; and 6. Construction of a 400 seat detached chapel and a single family parsonage, associated parking and infrastructure. The project is located south of Westfall Road and west of Winton Road South in the Town of Brighton, Monroe County. Written comments will be received by Ramsey Boehner, Environmental Liaison Officer, Brighton Town Hall, until December 10, 2009. A copy of the DEIS is on file in the Building and Planning Department, Brighton Town Hall where it may be examined during normal business hours. The on-line version of the DEIS is available at the following publicly accessible web site: <http://www.townofbrighton.org/index.aspx?NID=431> (this is a link on the town website, townofbrighton.org, to the document).

8P-04-09 Application of Atlantic Hotel Group, owner, for Site Plan Modification for parking lot and access improvements on property located at 2815 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE AUGUST 19, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

9P-02-09 Application of Stephen Whitney, architect, and Southview Realty LLC, owner, for Preliminary/Final Site Plan Approval to construct a 128 +/- sf building entrance addition and to make other site improvements on property located at 100 White Spruce Blvd. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 16, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

11P-01-09 Application of 400 Western Drive, LLC, owner, for Final Site Plan Approval and Final Subdivision Approval to construct a 381 +/- sf building addition and join two (2) parcels of land into one (1) on property located at 400 Western Drive. All as described on application and plans on file.

11P-02-09 Application of Southview Commons Associates, owner, and Greater Rochester Association of Realtors, contract vendee, for Site Plan Modification to construct a new patio, enhance landscaping and modify the parking on property located at 869 East Henrietta Road. All as described on application and plans on file.

NEW BUSINESS:

10P-NB2-09 Application of David Norbut, owner, for Preliminary Subdivision Approval to create three (3) residential single family lots out of one (1) on property located at 2550 East Avenue. All as described on application and plans on file. **TABLED AT THE OCTOBER 21, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

11P-NB1-09 Application of Monroe Service Corp., owner, and Jefferson Veterinary Hospital, applicant, for Preliminary Site Plan Approval and Preliminary One Lot Subdivision Approval to construct a 3,500 +/- sf veterinary hospital on property located on Brighton-Henrietta Townline Road, known as Tax ID #149.170-02-019. All as described on application and plans on file.

11P-NB2-09 Application of Le Thi Be Walters, owner, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval, and Demolition Review and Approval to raze an existing commercial building and construct a 4,620 +/- sf restaurant (open until 2:00 am) with outdoor dining on property located at 2787 Monroe Avenue. All as described on application and plans file.

11P-NB3-09 Application of Charles Symington, owner, for Preliminary Site Plan Approval and Demolition Review and Approval to raze an existing home and construct a 6,875 sf single family home with a 900 sf attached garage on property located at 6 Whitney Lane. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

11P-NB4-09 Application of Mario, Anthony and Danny Daniele, owners, for Advisory Report/Concept Review to construct a 4,480 +/- sf car wash on property located at 2875 Monroe Avenue. All as described oin application and plans on file.

OLD BUSINESS:

10P-NB3-09 Application of DiMarco Group, owner, for an Advisory Report/Concept Review to construct a gasoline fueling station, renovate existing Tops store and provide other plaza improvements on property located at 1900 South Clinton Avenue (Tops Brighton Plaza). All as described on application and plans on file. **DRAFT LETTER FOR PLANING BOARD REVIEW AT THE NOVEMBER 18, 2009 MEETING**

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PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1129	Yummy Cafe 2411 West Henrietta Road.	Bldg Face & Roof Mounted	10/27/09
ARB - Approved as presented..			
1130	Home Comfort Division of All Star Energy 170 Jefferson Road	Bldg Face	10/27/09
ARB - Approved as presented.			
1131	Monroe Avenue Pharmacy & Specialty Compounding 2341 Monroe Avenue	Bldg Face	10/27/09
ARB - Approved with conditions. 1. Signage in the window shall be removed except as allowed by code.			
1132	Greater Rochester Association of Realtors 869 East Henrietta Road	Bldg Face	10/27/09
Approved with conditions. 1. Corrected drawings, accurately showing the proposed sign, shall be submitted. 2. All required variances shall be obtained.			
1133	Greater Rochester Association of Realtors 869 East Henrietta Road	Free Standing Signs (2)	10/27/09
ARB - Approved with conditions. 1. All required variances shall be obtained. 2. Tenant signage shall require separate review. 3. A detail line shall be added between the tenant names. 4. The applicant shall ensure that the location of the sign allows sufficient clearance for snow/snowplows. 5. A more pronounced capstone shall be added at the top of the sign, and at the ledge at the bottom of the sign. 6. The proposed lighting shall be noted on the sign.			

SIGNS: (cont).

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1134	LaQuinta Inn & Suites 717 East Henrietta Road.	Bldg Face (2)	10/27/09
<p>ARB - Approved with conditions.</p> <p>1. All required variances shall be obtained..</p>			
1135	LaQuinta Inn & Suites 717 East Henrietta Road	Freestanding Directional Sign	10/27/09
<p>ARB - Approved with conditions.</p> <p>1. All conditions of the variance approval previously granted for the directional sign shall be met.</p>			