

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF DECEMBER 16, 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 October 21, 2009 meeting.
Approval of the minutes of the November 18, 2009 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of December 9, 2009.

12P-01-09 Application of Environmental Energy Technologies, Inc., lessee, and Neville Rieger, owner, for Conditional Use Permit Approval to allow for a research and development company on property located at 1800 Brighton Henrietta Townline Road. All as described on application and plans on file.

12P-02-09 Application of Sarah D. Realty LLC, owner, for Preliminary/Final Site Plan Approval to construct a 146 +/- sf vestibule on property located at 885 South Winton Road. All as described on application and plans on file.

12P-03-09 Application of Robert Marcus, owner, for Final Site Plan Approval to construct a 4,657 sf single family house with a 863 sf attached garage on property located at 369 Clover Hills Drive. All as described on application and plans on file.

12P-04-09 Application of Ketmar Development Corp., agent, and Joy Wegman, owner, for Demolition Review and Approval to raze a single family home on property located at 3570 Elmwood Avenue. All as described on application and plans on file.

12P-05-09 Application of Dr. Richard and Kathryn Greene, owners, for Site Plan Modification for a parking lot expansion on properties located at 2140 and 2150 South Clinton Avenue. 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. **TABLED AT THE NOVEMBER 18, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

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. **TABLED AT THE NOVEMBER 18, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

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 965 sf attached garage on property located at 6 Whitney Lane. All as described on application and plans on file. **TABLED AT THE NOVEMBER 18, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

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. **REVIEWED AT THE OCTOBER 21, 2009 AND NOVEMBER 18, 2009 MEETINGS**

11P-NB4-09 Application of Mario, Anthony and Danny Daniele, owners, for an Advisory Report/Concept Review to construct a 4,480 sf car wash on property located at 2875 Monroe Avenue. All as described on application and plans on file. **REVIEWED AT THE NOVEMBER 18, 2009 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Secretary - Historic Preservation Commission, dated November 20, 2009, regarding the demolition application for 2787 Monroe Avenue.

Letter from Ramsey Boehner, Secretary - Historic Preservation Commission, dated November 20, 2009, regarding the demolition application for 6 Whitney Lane.

Letter from Robert Monahan, 13 Chelmsford Road, dated November 18, 2009, with comments and concerns regarding the DEIS for Faith Village.

Letter from Loretta Kloda, 303 Bonnie Brae, dated November 20, 2009, with comments and concerns regarding the DEIS for Faith Village.

Letter from Ela Kodzas, dated November 25, 2009, with comments and concerns regarding the DEIS for Faith Village.

Letter from Sandra Jee, M.D. and Burr Hall, M.D., 75 Embassy Drive, dated November 25, 2009, with comments and concerns regarding the DEIS for Faith Village.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1133	Greater Rochester Association of Realtors 869 East Henrietta Road	Free Standing Signs (2)	10/27/09 & 11/24/09(review of modifications to western sign)
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 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 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. 			
1136	Finger Lakes Clinical Research 885 Winton Road South	Bldg Face	11/24/09
ARB - Approved as presented.			
1137	160 Sawgrass Drive	Monument Address Sign	11/24/09
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 			
1138	Kind Konnections 2411 West Henrietta Road	Bldg Face	11/24/09
<p>Approved with conditions.</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 			