

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MAY 19, 2010

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 April 14, 2010 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of May 14, 2010.

3P-02-10 Application of Northwest Savings Bank, owner, and Newton Wiley, Jr., agent, for Conditional Use Permit Approval and Site Plan Modification to allow for a bank with drive-thru teller to be on property located at 1441 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 14, 2010 MEETING - PUBLIC HEARING REMAINS OPEN**

4P-03-10 Application of James McCarthy, agent, and Kilsyth, LLC, owner, for Demolition Review and Approval to raze a single family house on property located at 3165 East Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 14, 2010 MEETING - PUBLIC HEARING REMAINS OPEN**

4P-05-10 Application of Metro Legacy Homes LLC, owner, for Preliminary/Final Site Plan Approval to construct a 3,400 sf single family home with a 572 sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file. **TABLED AT THE APRIL 14, 2010 MEETING - PUBLIC HEARING REMAINS OPEN**

4P-06-10 Application of Kelly Shi and Karen Poon, owners, for Conditional Use Permit Approval to allow for a restaurant on property located at 2185 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 14, 2010 MEETING - PUBLIC HEARING REMAINS OPEN**

5P-01-10 Application of Metro Legacy Homes, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 2,851 sf single family home with a 689 sf attached garage on property located at 32 Southern Parkway. All as described on application and plans on file.

Revocation of application 2P-01-09: Application of Double Hope, Inc., and Xue Ye Wu, for Conditional Use Permit Approval to allow for an eat-in/take-out restaurant on property located at 2411 West Henrietta Road (Tax ID # 148.12-03-088). Current owner of record Cui Hua Huang, 1902 Royal Court, Limerick, PA 19468.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

5P-NB1-10 Application of Brighton Business Park, LLC, owner, for an Advisory Report regarding the rezoning/incentive zoning of 135 +/- acres of land for single family residential use, multi-family residential use, office use, retail use and senior housing on property located on Brighton Henrietta Townline Road (Tax ID #s 149.15-01-038, 46.1, 48, 149.19-02-023, 24, 25, 26 and 149.20-01-001).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1149	CNY Fertility & Healing Arts 2244 East Avenue	Bldg Face	4/27/10
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. The photo simulation for the sign should show the entire front of the building. 2. It appears that the colors of the sign are incompatible with the building as shown.. 			
1150	Halfmoon 2900 Monroe Avenue	Bldg Face	ADMINISTRATIVE REVIEW - 4/06/10
<p>Approved with conditions.</p> <ol style="list-style-type: none"> 1. All requirements of the Clover Commons Sign Plan and all Town of Brighton regulations shall be met including, but not limited to, the following: <ol style="list-style-type: none"> a) The sign shall be illuminated by white neon to match the other signs in the plaza. b) The sign shall be centered vertically on the fascia and shall not extend above or below the sign band. 			
1151	FEDEX OFFICE 1906 Monroe Avenue	Bldg Face (2)	ADMINISTRATIVE REVIEW - 4/06/10
<p>Approved with conditions</p> <ol style="list-style-type: none"> 1. All requirements of the 12 Corners Plaza Sign Plan and all Town of Brighton regulations shall be met, including, but not limited to, the following: <ol style="list-style-type: none"> a) The letter returns on the channel letter sign facing Monroe Avenue shall be colored to match the sign band, as required by the plaza sign plan. b) This approval does not include any signage other than the two FEDEX OFFICE signs as proposed for the sign bands on the front and rear of the plaza. Signage attached to windows shall be limited to temporary signage as allowed by Brighton regulations. 			
1152	Valero 2852 Monroe Avenue	Bldg Face Under-Canopy Sign	4/27/10
<p>ARB - Tabled for the following:</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 2. All banners and any temporary or permanent signage not allowed by code or by variance shall be removed. 3. The "V" logo shall meet zoning size requirements or a variance shall be obtained. 4. The building sign should not have changeable copy, lit or otherwise. 			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1153	Monroe Clover Plaza 2933 Monroe Avenue	Bldg Face	4/27/10
<p>Approved with conditions.</p> <p>1. All required variances shall be obtained.</p>			
OLD BUSINESS			
1146	Greystone 177 Greystone Lane	Free Standing	3/23/10, 4/27/10
			TABLED AT THE 4/14/10 MEETING
<p>Resubmitted Plans</p> <p>ARB - Approved with conditions</p> <p>1. All required variances shall be obtained.</p>			