

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF AUGUST 17, 2011

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 June 15, 2011 meeting minutes. **Tabled at the July 20, 2011 meeting.**
Approval of the July 20, 2011 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of August 11, 2011..

7P-03-11 Application of 235 Metro Park Associates, LLC, owner, for Preliminary/Final Subdivision Approval to create two lots from one on property located at 235 Metro Park. All as described on application and plans on file. **TABLED AT THE JULY 20, 2011 MEETING - PUBLIC HEARING REMAINS OPEN**

8P-01-11 Application of Brighton Commons Partnership, LLP, owner, and Vocon, Inc., lessee, for Conditional Use Permit Approval and Site Plan Modification to allow a Key Bank branch to occupy +/- 4, 400 sf of the former Rite Aid building, expand the drive-thru stacking lanes and make other site improvements on property located at 1881 Monroe Avenue. All as described on application and plans on file.

8P-02-11 Application of 235 Metro Park Associates, owner, for Conditional Use Permit Approval and Site Plan Modification to allow for a graphics manufacturing facility (relocating from 172 Metro Park) and to construct 100 new parking spaces on property located at 145 Metro Park. All as described on application and plans on file.

8P-03-11 Application of McQuaid Jesuit High School, owner, for Preliminary/Final Site Plan Approval to construct a +/- 5, 135 sf, three story classroom addition on property located at 1800 South Clinton Avenue. All as described on application and plans on file.

8P-04-11 Application of Sawgrass Associates, LLC, owner, for Site Plan Modification to install a 3,400 gallon liquid oxygen tank on property located at 160 Sawgrass Drive. All as described on application and plans on file.

NEW BUSINESS:

8P-NB1-11 Application of Frank DeLaus, owner, for Concept review to construct a 3 story, 55,000 sf medical office building on property located on Sawgrass Drive, known as Tax ID #149.060-01-005/BR and #149.060-01-005/RH. All as described on application and plans on file.

8P-NB2-11 Application of New Monroe Real Estate, LLC, owner, for Concept Review to subdivide two lots into one, raze an existing building and construct a 15,000 sf building addition to the existing veterinary hospital on properties located at 825 White Spruce Blvd. and 869 East Henrietta Road. All as described on application and plans on file.

8P-NB3-11 Application of Farash Property Holding IV, LLC, owner, and Wegman Companies, Inc., contract vendee, for an Advisory Report/Concept Review for an Incentive Zoning Request to construct a +/- 68,000 sf assisted living facility with 96 residential units on 9.5 acres of a +/- 83 acre parcel of land located on Westfall Road, known as Tax ID #136.16-02-029.2. The remaining +/- 73.5 acres will be conveyed to the Town for parkland. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

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			
1197	Hot Pot / Yummy Garden 2411 West Henrietta Road	Bldg Face	7/26/11
Approved as presented.			
1198	Fountain Bleu Salon 1454 Monroe Avenue	Awning Sign	6/24/11
			ADMINISTRATIVE REVIEW
<p>Conditions</p> <p>1. All requirements of the Bel-Air Plaza Sign Plan and all Town of Brighton regulations shall be met, including, but not limited to, the following:</p> <p style="padding-left: 40px;">A. The awning shall not be lighted..</p>			
1199	Pizza Hut 2735 Monroe Avenue	Bldg Face	7/26/11
ARB - Approved as presented.			
1200	Christina A. Agola, PLLC Attorneys & Counselors at Law 1415 Monroe Avenue	Bldg Face	7/26/11
<p>ARB - Tabled for the following:</p> <ol style="list-style-type: none"> 1. the sign is unreadable. 2. The applicant should consider having "PLLC" on another line or in a smaller type size. 3. More space should be provided between "Christina," "A," and "Agola." 4. The sign text should be centered vertically within the entire panel. 5. The applicant should consider a darker shade of gray for "attorneys and counselors at law." 			
1201	Pet Saver Healthy Pet Superstore 2947 Monroe Avenue	Bldg Face	7/26/11
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. Sign colors shall be changed to black and white colors more in keeping with the plaza signage. 			