

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF FEBRUARY 15, 2012

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 December 21, 2011 meeting minutes.
Approval of the January 18, 2012 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of February 9, 2012.

1P-02-12 Application of Pierpont Properties, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 1,000 +/- sf building corridor connection on property located at 3510 Winton Place. All as described on application and plans on file. **TABLED AT THE JANUARY 18, 2012 MEETING**

2P-01-12 Application of ARC of Monroe County, owner, and El Rayess Architects, agent, for Final Site Plan Approval to demolish a portion of an existing building and construct a 11,452 +/- sf addition and make other site improvements on property located at 2657 West Henrietta Road. All as described on application and plans on file.

2P-02-12 Application of Farash Property Holding IV LLC, owner, and Wegman Companies, Inc., contract vendee, for Final Site Plan Approval, Final Subdivision Approval and Final EPOD (woodlot) Permit Approval to construct a 68,000 +/- sf, two story assisted living facility with 96 living units and subdivide one lot into two on property located between Elmwood Avenue and Westfall Road, known as Tax ID #136.16-02-029. All as described on application and plans on file.

NEW BUSINESS:

11P-NB2-11 Application of Farash Property Holding IV LLC, owner, and Wegman Companies, Inc., contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 68,000 +/- sf, two story assisted living facility with 96 living units and subdivide one lot into two on property located between Elmwood Avenue and Westfall Road, known as Tax ID #136.16-02-029. All as described on application and plans on file. **TABLED AT THE DECEMBER 21, 2011 MEETING - PUBLIC HEARING REMAIN OPEN**

12P-NB1-11 Application of the ARC of Monroe County, owner, and El Rayess Architects, agent, for Preliminary Site Plan Approval to demolish a portion of an existing building and construct an 11,452 +/- sf addition and make other site improvements on property located at 2657 West Henrietta Road. All as described on application and plans on

file. **TABLED AT THE DECEMBER 21, 2011 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-NB1-12 Application of Twelve Corners Presbyterian Church, owner, and Heritage Christian Services, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 3,270 +/- sf house and subdivide one lot into two on property located at 1200 Winton Road South. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

2P-NB2-12 Application of Brighton Commons Partnership LP, owner, and ESL Federal Credit Union, contract vendee, for Concept review to operate a bank and construct a detached auto teller drive-thru structure on property located at 2600 Elmwood Avenue. All as described on application and plans on file.

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			
1214	Bop Shop Records 1460 Monroe Avenue	Awning Sign	12/27/11
			ADMINISTRATIVE REVIEW
Approved as presented.			
1215	Hardwood Outlet, LLC 2781 West Henrietta Road	Bldg Face	1/24/12
ARB - Approved as presented.			
1216	Brickstone 1325 Elmwood Avenue Monument Sign (1) Freestanding Direction Signs (2) Building Mounted "Village Square" Sign (1) Building Entrance Signs (2) Service Entrance Sign (1) Three-Sided Kiosk (1)	Varies	1/24/12
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> 1. All signs shall comply with the Incentive Zoning approval granted and the Town sign regulations. 2. Ground-mounted sign lighting shall be directed at the sign and shall be oriented and shielded to prevent glare away from the sign and to limit night sky impacts. 3. The wall on which the monument sign is mounted shall not exceed 3.5' in height. 4. All tenet signs and building-mounted directory signs shall require separate review. 5. The "Brickstone" building entrance sign does not appear to meet Incentive Zoning requirements. The sign shall be modified to comply with the Incentive Zoning approval or shall require modification of that approval be the Town Board. <p>The ARB also recommends the following:</p> <ol style="list-style-type: none"> A. Consider increasing the spacing between letters on Directional Sign #1. B. Check the sheed on the monument sign finishes to prevent reflected glare. 			