

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF MAY 15, 2013

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 February 13, 2013 meeting minutes.  
Approval of the March 20, 2013 meeting minutes.  
Approval of the April 17, 2013 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of May 9, 2013, will now be heard.

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5P-01-13 Application of the DiMarco Group, owner, and Rahul Laroia - Amaya Bar and Grill, lessee, for renewal of a conditional use permit (5P-01-12) to allow for outdoor dining in conjunction with an existing restaurant on property located at 1900 South Clinton Avenue (Tops Brighton Plaza). All as described on application and plans on file.

5P-02-13 Application of the University of Rochester, owner, for Site Plan Modification to install landscaping berms and new vegetative screening along Murlin Drive on property located at 300 East River Road. All as described on application and plans on file.

5P-03-13 Application of the University of Rochester, owner, for Final Site Plan Approval, Final Subdivision Approval, Final Conditional Use Permit Approval and Final EPOD (woodlot) Permit Approval to construct and operate a switchgear facility and to subdivide/reconfigure lands located adjacent to NYS Route 390 and Kendrick Road (known as Tax ID #s 135.20-01-031.1 and 135.20-01-002 and lands owned by NYS Canal Corp.). All as described on application and plans on file.

5P-04-13 Application of the University of Rochester, owner, and Rochester Gas and Electric, applicant, for Final Site Plan Approval, Final Conditional Use Permit Approval and Final EPOD (woodlot) Permit Approval to construct and operate an electrical substation on property located adjacent to NYS Route 390 and Kendrick Road. All as described on application and plans on file.

5P-05-13 Application of Tharmartnam Velayutham, owner, for Conditional Use Permit Approval to allow a restaurant with take-out and delivery service to be on property located at 2831 West Henrietta Road. All as described on application and plans on file.

NEW BUSINESS:

2P-NB1-13 Application of the University of Rochester, owner, for Preliminary Site Plan Approval, Preliminary Subdivision Approval, Preliminary Conditional Use Permit

Approval and Preliminary EPOD (woodlot) Permit Approval to construct and operate a switchgear facility and to subdivide/reconfigure lands located adjacent to NYS Route 390 and Kendrick Road (known as Tax ID #s 135.20-01-031.1 and 135.20-01-002 and lands owned by NYS Canal Corp.). All as described on application and plans on file. **TABLED AT THE APRIL 17, 2013 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-NB2-13 Application of the University of Rochester, owner, and Rochester Gas and Electric, applicant, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Preliminary EPOD (woodlot) Permit Approval to construct and operate an electrical substation on property located adjacent to NYS Route 390 and Kendrick Road. All as described on application and plans on file. **TABLED AT THE APRIL 17, 2013 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-NB1-13 Application of Dr. Stanley Drabik, owner, for Preliminary Site Plan Approval and Preliminary EPOD (steepslope) Permit Approval to construct a 6,848 +/- sf single family home with a 1,130 +/- sf attached garage on property located at 191 Old Mill Road. All as described on application and plans on file. **TABLED AT THE MARCH 20, 2013 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

5P-NB1-13 Application of Neu Lac De Ville Associates, LLC, owner, for Concept Review of hardscape and landscape improvements on property located at 1900 South Clinton Avenue (Tops Brighton Plaza). All as described on application and plans on file.

OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter to Supervisor Moehle and the Town Board, from David Dollinger, Esq., dated April 15, 2013, regarding the Planning Board's environmental review of the proposed RG&E Station 251 substation project off Kendrick Road.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1271	Rochester General Health System Ambulatory Care Linden Oaks Campus	Free Standing	3/26/13
ARB - Approved as presented.			
1273	Jewish Senior Life 2021 Winton Road South	Free Standing	4/23/13
ARB - Approved with conditions. 1. The address shall match the font style of the text of the sign.			
1274	E. Adam Leyens, PLLC 1534 Monroe Avenue	Bldg Face	4/23/13
ARB - Approved as presented.			
1275	SIGMA Marketing Insights 1850 Winton Road South	Bldg Face	4/23/13
ARB - Approved as presented.			
1276	Rita's Ice Custard Happiness 1900 South Clinton Avenue	Bldg Face	4/23/13
ARB - Approved as presented. Note: The approval is for the channel letter sign only.			
1277	Tops 1900 South Clinton Avenue	Bldg Face	4/23/13
ARB - Approved as presented.			
1278	Citizens Bank 1900 South Clinton Avenue	Bldg Face	4/23/13
ARB - Approved as presented. Note: The board recommends that the plaza ownership confirms or revises the approved sign plan in light of the revised plaza facade.			
1279	ESL Federal Credit Union 1881 Monroe Avenue	Bldg Face	4/23/13
ARB - Approved as presented.			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1280	Glow 2229 Monroe Avenue	Bldg Face	4/23/13
ARB - Denied The combination of colors and the font effects make the sign illegible.			
1281	Fonebreak 2829 West Henrietta Road	Bldg Face	4/23/13
ARB - Approved as presented.			
1282	Greater Rochester Chiropractic 30 Allens Creek Road	Bldg Face & Directory Sign	4/23/13
ARB - Approved as presented.			
1283	Brighton Convenience 1822 Monroe Avenue	Bldg Face	4/23/13
ARB - Approved with conditions. 1. The accuracy of the scale of the sign shown on the building should be confirmed.			
Old Business			
1260	Sunoco 1886 Monroe Avenue	Canopy Signs	2/26/13
			<b>Tabled at the 3/20/13 meeting.</b>
ARB - Approved with conditions. 1. All text except "Sunoco" shall be removed unless a variance is approved by the Zoning Board of Appeals.			
<b>PB - Tabled</b> 1. Revised drawing to be submitted.			