

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF MAY 17, 2017

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 March 29, 2017 meeting minutes.  
Approval of the April 13, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of May 11, 2017 will now be heard.

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2P-02-17 Application of Bank of America, owner, and Stonefield Engineering, consultant, for Site Plan Modification to upgrade exterior lighting on property located at 2830 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MARCH 29, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

NEW BUSINESS:

1P-NB1-17 Application of Jerome Koresko, Sr., owner, and Dr. Indra Quagliata, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Demolition Review and Approval to raze a single family house, combine two (2) lots into one (1) and construct two 7,000 +/- sf two-story office buildings with related infrastructure on property located at 1230 East Henrietta Road (Tax ID #s 149.18-2-3 and 149.18-2-4). All as described on application and plans on file. **TABLED AT THE JANUARY 18, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

4P-NB1-17 Application of Woodstone Custom Homes, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval and EPOD (woodlot) Permit Approval to develop an eight (8) lot residential single family subdivision using Town Law 278 - Cluster Development on lands near Willard Avenue, Midland Avenue and Eldredge Avenue, known as Tax ID 3s 136.11-2-42 thru 52, 136.11-3-1 thru 44, 136.11-3-52 thru 71 and 136.11-3-75 thru 83. All as described on application and plans on file. **TABLED AT THE APRIL 13, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

5P-NB1-17 Application of Brighton Volunteer Ambulance, owner, for Preliminary Site Plan Approval to construct a 6,875 +/- sf building addition (of which 3,960 sf is garage area) on property located at 1551 Winton Road South. All as described on application and plans on file.

CHAIRPERSON: Announce the public hearings are closed.

NEW BUSINESS: (cont.)

4P-NB2-17 Application of 293 A Alden Road LLC, owner, for an Advisory Report regarding rezoning/incentive zoning for the construction of 11 one-story duplex townhomes, a 4-story 80 unit apartment building, and a 2-story 9,600 sf commercial building on property located at 1201 Elmwood Avenue, known as Tax ID #s 136.14-1-1.2 and 136.14-1-1.3. All as described on application and plans on file. **REVIEWED - HELD OVER TO THE MAY 17, 2017 MEETING**

5P-NB2-17 Application of Paul Viele, owner, for Concept Review to subdivide two lots into one and construct a 2,866 +/- sf addition to an existing storage building on property located at 39 and 55 Southern Drive. All as described on application and plans on file.

SEQRA Lead Agency Agreement from the City of Rochester in regards to 1201 Elmwood Avenue.

OLD BUSINESS:

3P-02-17 Application of Gallina Cambridge LLC, owner, for Site Plan Modification to install a 45 kW diesel standby emergency generator on property located at 1892 Winton Road South. All as described on application and plans on file. **TABLED AT THE MARCH 29, 2017 MEETING - ADJOURNED TO THE MAY 17, 2017 MEETING AT APPLICANTS REQUEST**

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Carlton Hewings, Parrone Engineering, dated May 3, 2017, requesting adjournment of the application for Woodstone Custom Homes (4P-NB1-17) to the June 21, 2017 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1471	Jewish Senior Life 2021 Winton Road South	Monument Sign Wayfinding Signs	4/26/17
<p>ARB - Tabled:</p> <p>Monument Sign</p> <ol style="list-style-type: none"> <li>To increase visibility from the road.</li> <li>Finalize the wording of the sign.</li> <li>All required variances should be obtained.</li> </ol> <p>Wayfinding signs</p> <ol style="list-style-type: none"> <li>Check letter sizes, spacing and kerning.</li> <li>Maintain order of sequence between sides.</li> <li>Protect bases from mechanical damage.</li> <li>All required variances shall be obtained.</li> </ol>			
1472	Basha 2900 Monroe Avenue	Bldg Face	4/07/17
			<b>ADMINISTRATIVE REVIEW</b>
<p>Approved with conditions:</p> <ol style="list-style-type: none"> <li>All requirements of the approved sign plan for Clover Commons Plaza shall be met.</li> </ol>			
1473	Carpet Outlet by Hardwood Outlet LLC 2779 West Henrietta Road	Bldg Face	4/26/17
ARB - Approved as presented			
1474	MM Movement Mortgage 1840 Winton Road South	Bldg Face	4/26/17
ARB - Approved as presented			
1475	Second hand Rose Boutique 1571 Monroe Avenue	Bldg Face	4/26/17
<p>ARB - Approved with conditions</p> <ol style="list-style-type: none"> <li>The sign shall be centered between the upper and lower windows.</li> <li>the sign shall be centered on the lower window.</li> </ol>			
1476	UR Medicine - Employee Assistance Program 496 White Spruce Blvd.	Bldg Face	4/26/17
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>			
Old Business			
1463	U of R South Campus 200 East River Road	Freestanding Signs (4)	12/27/16  <b>1/18/17 - Building ID Sign - APPROVED AS RECOMMENDED, 2/15/17 - Vehicular Directional Sign - APPROVED 3/29/17 Sign Plan - TABLED</b>
<p>ARB (12/27/16)</p> <ol style="list-style-type: none"> <li>1. The Building ID signs are approved as presented.</li> <li>2. The Vehicular Directional signs are tabled to address the sign plan requirements.</li> </ol> <p>ARB (1/24/17)</p> <p>* U of R South Campus sign plan reviewed.</p> <p>Vehicle Directional signs and South Campus sign plan approved with conditions:</p> <ol style="list-style-type: none"> <li>1. For all signs, details of materials, colors and illumination shall be added to the plan graphics</li> <li>2. For all signs, maximum height and area shall be added to the sign graphics.</li> <li>3. For the smaller Vehicle Directional Sign, an elevation of the rear of the sign shall be included.</li> <li>4. The proposed styles/types for the Freestanding Building ID signs shall be added. These signs should be limited to panel-type signs.</li> <li>5. For the Building Face Identification Signs, any options for the materials/colors based on the background wall material/color shall be added to the graphics.</li> <li>6. For the Building Face Identification Signs, the logo versions proposed shall be added to the graphics.</li> <li>7. If the building Face Identification Signs are proposed to be externally illuminated, the details on the lights and light location shall be added to the graphics.</li> </ol> <p><b>PB (1/18/17) - Vehicular Directional Sign tabled for the following:</b></p> <p style="padding-left: 40px;"><b>Submittal and approval of campus sign plan.</b></p> <p><b>(4/13/17) - Postponed at applicants request</b></p>			