

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JULY 19, 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 June 21, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of July 13, 2017 will now be heard.

6P-02-17 Application of Tim Fournier, owner, for Preliminary / Final Demolition Review and Approval, Site Plan Approval and EPOD (steepslope) Permit Approval to raze a single family house and construct a 5,648 +/- sf single family house with a 900 sf attached garage on property located at 150 Old Mill Road. All as described on application and plans on file. **TABLED AT THE JUNE 21, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

6P-03-17 Application of Jerome Koresko, Sr., owner, and Dr. Indra Quagliata, contract vendee, for Final Site Plan Approval, Final 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. **POSTPONED FROM THE JUNE 21, 2017 MEETING**

7P-01-17 Application of Woodstone Custom Homes, owner, for Final Subdivision Approval, Final 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 #s 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.

7P-02-17 Application of Robert Ryan / Aqua Valley, Inc., owner for Site Plan Modification to install parking lot pole lighting on property located at 1701 Lac De Ville Blvd. All as described on application and plans on file.

7P-03-17 Application of the University of Rochester, owner, and Bell Atlantic Mobile Systems of Allentown, Inc., lessee, for Site Plan Modification to install a stand-by emergency generator, associated with cell tower support equipment, in a side yard on property located at 5901 Lac De Ville Blvd. All as described on application and plans on file.

7P-04-17 Application of Temple Birth Kodesh, owner, and Abigail Dan / Torah Loving Care, lessee, for a Conditional Use Permit Approval to allow for a child day care facility

on property located at 2131 Elmwood Avenue. All as described on application and plans on file.

7P-05-17 Application of Brighton Volunteer Ambulance, owner, for Final 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.

7P-06-17 Application of Christopher and Melissa Gunter, owners of property located at 88 Cheswell Way, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze a single family house and construct a new 2,452 +/- sf single family house with a 385 +/- attached garage on property located at 88 Cheswell Way. All as described on application and plans on file.

7P-07-17 Application of the Jewish Home of Rochester, owner, and LeCesse Construction Services, agent, for Site Plan Modification to substitute 25 Red oak trees lining the new entrance road with ornamental pear trees and Japanese lilac trees on property located at 2021 Winton Road South. All as described on application and plans on file.

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 #s 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. **TABLED AT THE MAY 17, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

6P-NB1-17 Application of Mamasan's Monroe, LLC, owner, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit approval and Demolition Review and Approval to raze a commercial building and construct a 2,858 +/- sf restaurant with out door dining and a drive-thru pick-up window on property located at 2735 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JUNE 21, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated June 23, 2017, stating that the Commission will not schedule a public hearing to consider landmark status for 150 Old Mill Road.

Letter from Andrew Spencer, BME Associates, dated June 29, 2017, requesting the Planning Board to declare itself Lead Agency for a coordinated SEQRA review process for a soon to be submitted application for Site Plan approval and EPOD (woodlot) Permit approval for Lot #3 of the Jewish Senior Life properties at 2021 South Winton Road.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1479	Howard Hanna Real Estate Services 2349 Monroe Avenue	Bldg Face	6/27/17
ARB - Approved as presented.			
1480	dado 2900 Monroe Avenue	Bldg Face	6/12/17 - ADMINISTRATIVE REVIEW
			APPROVED
Approved per approved plaza sign plan.			

Signs continues on next page.

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
Old Business (cont.)			
1463	U of R South Campus 200 East River Road	Freestanding Signs (4)	12/27/16 1/18/17 - Building ID Sign - APPROVED AS RECOMMENDED, 2/15/17 - Vehicular Directional Sign - APPROVED 3/29/17 Sign Plan - TABLED
<p>ARB (12/27/16)</p> <ol style="list-style-type: none"> 1. The Building ID signs are approved as presented. 2. The Vehicular Directional signs are tabled to address the sign plan requirements. <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"> 1. For all signs, details of materials, colors and illumination shall be added to the plan graphics 2. For all signs, maximum height and area shall be added to the sign graphics. 3. For the smaller Vehicle Directional Sign, an elevation of the rear of the sign shall be included. 4. The proposed styles/types for the Freestanding Building ID signs shall be added. These signs should be limited to panel-type signs. 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. 6. For the Building Face Identification Signs, the logo versions proposed shall be added to the graphics. 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. <p>South Campus Sign Plan</p> <p>(4/13/17) - Postponed at applicants request</p> <p>(5/17/17) - Postponed at applicants request</p> <p>(6/21/17) - Postponed at applicants request</p>			