

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JULY 18, 2018

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 20, 2018 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of July 12, 2018 will now be heard.

Motion to go into Executive Session.

[6P-01-18](#) Application of Daniele Family Companies, applicant, for Site Plan Modification to construct shared parking and access, known as the Access Management Plan, on and across 2835 Monroe Avenue, 2815 Monroe Avenue, 2799 Monroe Avenue, 2787 Monroe Avenue, 2775 Monroe Avenue, 2735 Monroe Avenue, 2729 Monroe Avenue, and 2717 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JUNE 20, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**

[6P-NB1-18](#) Application of Daniele Family Companies, applicant, for Preliminary Site Plan Approval to construct a five (5) building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Food Store and a 2,000 sf drive-thru coffee shop on properties located at 2740 Monroe Avenue, 2750 Monroe Avenue, 2800 Monroe Avenue, a portion of 175 Allens Creek Road and a portion of 2259 Clover Street. All as described on application and plans on file. **TABLED AT THE JUNE 20, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**

[7P-02-18](#) Application of Daniele Family Companies (Daniele SPC), owner, for Demolition Review and Approval to raze a restaurant building on property located at 2800 Monroe Avenue. All as described on application and plans on file.

[6P-NB2-18](#) Application of First Baptist Church, owner, for Preliminary Subdivision Approval to create two lots from one on property located at 175 Allens Creek Road. All as described on application and plans on file.

[7P-03-18](#) Application of First Baptist Church, owner, for Final Subdivision Approval to create two lots from one on property located at 175 Allen's Creek Road. All as described on application and plans on file.

- [7P-04-18](#) Application of Daniele Family Companies, owner/agent, for Preliminary/Final Subdivision/Resubdivision Approval to combine and reconfigure several lots into two on properties located at 2740, 2750 and 2800 Monroe Avenue, 2259 Clover Street and 175 Allen's Creek Road. All as described on application and plans on file.
- 7P-01-18 Application of the Country Club of Rochester, owner, for Preliminary/Final Site Plan Approval to construct a 2,400 +/- sf maintenance building on property known as Tax ID #136.16-1-7, located north of Old Mill Road (2935 East Avenue). All as described on application and plans on file.
- 7P-05-18 Application of Alice Kanack, owner, for Site Plan Modification to construct a 45 space parking lot on property located at 2077 South Clinton Avenue. All as described on application and plans on file.
- 6P-05-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Final Site Plan Approval and Demolition Review and Approval, to raze a single family house and construct a 6,686 +/- sf single family house with a 1,556 +/- sf attached garage on property located at 3525 Elmwood Avenue. All as described on application and plans on file. **ADJOURNED AT APPLICANTS REQUEST**
- 7P-06-18 Application of Faith Bible Church, owner, for Final Site Plan Approval to construct a 7,670 +/- sf church building addition on property located at 1095 East Henrietta Road. All as described on application and plans on file.
- 7P-07-18 Application of The Hurlbut, owner, and Commercial Power Systems, agent/contractor, for Site Plan Modification to install two (2) standby emergency generators on property located at 1177 East Henrietta Road. All as described on application and plans on file.

NEW BUSINESS:

- 2P-NB1-18 Application of Faith Bible Church, owner, for Preliminary Site Plan Approval to construct a 7,670 +/- sf church building addition on property located at 1095 East Henrietta Road. All as described on application and plans on file. **TABLED AT THE FEBRUARY 21, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**
- 3P-NB1-18 Application of Tolivir Inc., owner, and Brian Mattiaccio, contract vendee, for Preliminary Site Plan Approval to construct a 2,200 +/- sf dental office on property located at 2087 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MARCH 21, 2018 - PUBLIC HEARING REMAINS OPEN**
- 4P-NB1-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Preliminary Site Plan Approval and Demolition Review and Approval, to raze a single family house and construct a 6,686 +/- sf single family house with a 1,556 +/- sf attached garage on property located at 3525 Elmwood Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED AT APPLICANTS REQUEST**

7P-NB1-18 Application of Westfall Office group LLC, owner, and 157 Sawgrass Drive LLC, contract vendee, for Preliminary Subdivision/Resubdivision Approval, Preliminary Site Plan Approval and Conditional Use Permit Approval to combine two lots into one and construct a three (3) story 85,450 +/- sf building consisting of 37,000 +/- sf of pediatric skilled nursing and 48,450 +/- sf of medical office space on property located at 157 Sawgrass Drive (Tax ID #s 149.06-1-2.522 and 149.06-1-2.411). All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

[5P-06-18](#) Application of Daniel Family Companies, owner, for Demolition Review and Approval to raze a vacant 10,800 +/- sf restaurant building and a vacant 44,600 +/- sf bowling alley on property located at 2740 Monroe Avenue and 2750 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MAY 16, 2018 MEETING - PUBLIC HEARING CLOSED - ADJOURNED TO THE AUGUST 15, 2018 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter, with attachments, from Mindy Zoghlin, The Zoghlin Group PLLC, dated June 21, 2018, regarding applications 6P-01-18 and 6P-NB1-18.

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated July 2, 2018, stating that the Historic Preservation Commission will not schedule a public hearing to consider 2800 Monroe Avenue for landmark status.

Letter from Edmund Martin, P.E., Landtech, dated July 3, 2018, requesting adjournment of applications 4P-NB1-18 and 6P-05-18.

Letter from Mindy Zoghlin, The Zoghlin Group PLLC, dated July 2, 2018, regarding applications 6P-01-18 and 6P-NB1-18.

Letter, with attachments, from Mindy Zoghlin, The Zoghlin Group PLLC, dated July 5, 2018, regarding application 6P-01-18 and 6P-NB1-18.

Email received from Suzanne Albert, dated July 11, 2018, with comments & concerns regarding the Monroe Avenue Project.

Email received from Antoinette Bushlack, dated July 11, 2018, with comments & concerns regarding the Whole Foods Plaza.

Email received from Gail Newman, dated July 11, 2018, with comments regarding the Whole Foods Plaza.

Email received from Tricia Reinhardt, dated July 11, 2018 with comments regarding the Whole Foods project.

Email received from Ruth Morton, dated July 11, 2018 with comments & concerns regarding the Brighton Grassroots.

Email received from Jim & Karen Williams, dated July 11, 2018 with comments regarding the Whole Foods Plaza.

Email received from Dennis Wienk, dated July 11, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Susan Keenan, dated July 11, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Don Devitto, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Marilynne Locke, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Ellen Carr, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Ralph Merzbach, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Maryanne Karpinski, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from David Hyuck, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Sharon Dickman, dated July 12, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from m1952@aol.com, dated July 13, 2018 with comments & concerns regarding Whole Foods Plaza.

Email received from Carolyn Hughes, dated July 13, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Charles Ruff, dated July 13, 2018, with comments & concerns regarding Monroe and Clover development.

Email received from Kathleen Schmitt, dated July 13, 2018, with comments regarding Whole Foods Plaza support.

Email received from Susan & Asish Basu, dated July 13, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Shengliang Zhang, dated July 13, 2018, with comments regarding Whole Foods Plaza.

Email received from Maria & George Scott, dated July 13, 2018, with comments regarding Whole Foods Plaza.

Email received from Jeffrey & Cynthia Cowley, dated July 13, 2018, with comments regarding Whole foods Plaza Traffic problems.

Email received from Roberta Borg, dated July 13, 2018, with comments & concerns regarding Whole Foods development.

Email received from Jody Siegle, dated July 16, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Howie Jacobson, dated July 16, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Susan Barnett, dated July 16, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Maria C Hayman, dated July 16, 2018, with comments & concerns regarding Whole Foods.

Email received from Ellen Steinberg, dated July 16, 2018, with comments & concerns regarding Whole Foods.

Email received from Lynn Andersen, dated July 16, 2018, with comments & concerns regarding Whole Foods Plaza.

Letter received from Charles W Malcomb, Hodgson Russ Attorneys, dated July 17, 2018, regarding Monroe Avenue Plaza Redevelopment.

Email received from Ellen Solomon, dated July 17, 2018, with comments & concerns regarding Whole Food Proposal.

Email received from Sara Northwood, dated July 17, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Diane Feldon, dated July 17, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Ivan & Elaine Sanzel, dated July 17, 2018, with comments & concerns regarding Whole Foods and the Danielle family.

Letter received from Marjorie & Samuel Alaimo, dated July 16, 2018, with comments & concerns regarding another red light or other signs on Monroe Ave & Clover.

Email received from Pat & Warren Kling, dated July 16, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Adam Garza & JoAnne Sims, dated July 16, 2018, with comments & concerns regarding Whole Foods.

Email received from Elizabeth Palis, dated July 16, 2018, with comments and concerns regarding Whole Foods proposal.

Email received from Samuel Rind, dated July 17, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Bob Walton, dated July 17, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Doug Dickman, dated July 18, 2018, with comments in favor of the Whole Foods Project.

Email received from Connie Herrera, dated July 18, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Mark Muncil, dated July 18, 2018, with comments & concerns regarding Whole Foods Plaza.

Email received from Scott Fybush, dated July 18, 2018, with comments & concerns regarding Whole Foods Plaza.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1522	Monroe Med Spa 2340 Monroe Avenue	Bldg Face Sign	6/26/18
ARB - Approved with conditions: 1. The sign shall meet all zoning requirements.			
1523	Hadley Chiropractic 428 White Spruce Blvd.	Bldg Face Sign	6/28/18
ARB - Approved as presented.			
1524	MacGregor's Grill & Tap Room 1890 S Clinton Avenue	Bldg Face Sign	6/28/18
ARB - Approved with conditions: 1. All required variances shall be obtained.			
1525	Hanger Clinic 1890 S Clinton Avenue	Bldg Face Sign	6/28/18
ARB - Approved with conditions: 1. The tag line shall be removed.			