

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF SEPTEMBER 17, 2014

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 August 20, 2014 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of September 11, 2014, will now be heard.

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7P-01-14 Application of Word Christian Center, owner, and Clinton Ave. South LLC, applicant, for Final Site Plan Approval and Final Subdivision Approval to construct a 12,060 +/- sf (10,395 sf first floor and 1,665 sf full basement) medical office building and to subdivide one parcel into two parcels on property located at 2090 South Clinton Avenue. All as described on application and plans on file.  
**POSTPONED TO THE SEPTEMBER 17, 2014 MEETING AT APPLICANTS REQUEST**

8P-02-14 Application of NMS Winton, Inc., owner, and T-Mobile Northeast, LLC, lessee, for a Tower Permit to install nine (9) cellular antennas on the roof of a building located at 919 South Winton Road. All as described on application and plans on file.

**TABLED AT THE AUGUST 20, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

9P-01-14 Application of William Heberle, owner, for EPOD (steepslope and watercourse) Permit Approval to reconstruct a barn destroyed by fire on property located at 751 Browncroft Blvd. All as described on application and plans on file.

9P-02-14 Application of Broadstone Real Estate, LLC, owner, for Site Plan Modification to replace a building facade and install new landscaping features on property located at 125 White Spruce Blvd. (Tax ID #149.09-01-010.1). All as described on application and plans on file.

9P-03-14 Application of Brighton Commons Partnership, L.P., owner, and John Norton, lessee, for Conditional Use Permit Approval to allow for a specialty food store (bakery) with 10 seats for customers on property located at 1865 Monroe Avenue. All as described on application and plans on file.

9P-04-14 Application of Francis Perticone, Landing Heights Apartments, L.P., owner, for Final Site Plan Approval, Final Subdivision Approval and Final EPOD (woodlot) Permit Approval to construct 50 townhouse units and a 1,500 +/- sf clubhouse and reconfigure two lots on property located on Knollbrook Road, known as Tax ID #'s 108.17-01-001 and 108.17-01-003. All as described on application and plans on file.

NEW BUSINESS:

6P-NB2-14 Application of Word Christian Center, owner, and Clinton Ave. South, LLC, applicant, for Preliminary Site Plan Approval and Preliminary Subdivision Approval to construct a 12,900 +/- sf medical office building and subdivide one parcel into two parcels on property located at 2090 South Clinton Avenue. All as described on application and plans on file. **TABLED AT THE JUNE 18, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

7P-NB1-14 Application of Francis Perticone, Landing Heights Apartments, L.P., owner, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Preliminary EPOD (woodlot) Permit Approval to construct 50 townhouse units and a 1,500+/- sf clubhouse and reconfigure two lots on property located on Knollbrook Road, known as Tax ID #'s 108.17-01-001 and 108.17-01-003. All as described on application and plans on file. **TABLED AT THE JULY 16, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

8P-NB1-14 Application of The University of Rochester, owner, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 3-story 92,000 +/- sf medical imaging and office building on property located at 250 East River Road (Tax ID #148.08-01-001). All as described on application and plans on file. **TABLED AT THE AUGUST 20, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

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PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1341	Wine & Liquor 1900 South Clinton Avenue	Bldg Face	7/25/14
			<b>ADMINISTRATIVE REVIEW</b>
<p>Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All requirements of the approved sign plan for Tops Plaza shall be met.</li> </ol>			
1342	Golden Dynasty 1900 South Clinton Avenue	Bldg Face	7/25/14
			<b>ADMINISTRATIVE REVIEW</b>
<p>Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All requirements of the approved sign plan for Tops Plaza shall be met.</li> </ol>			
1343	HAIR & US 1988 South Clinton Avenue	Bldg Face	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. Upper and Lower case letters should be used.</li> <li>2. The font should be narrower, more similar to the adjacent "Amitas" sign.</li> </ol>			
1344	DiBella's 1900 South Clinton Avenue	Bldg Face	8/26/14
<p>ARB - Approved as presented.</p>			
1345	University of Rochester Larry & Cindy Bloch Alumni & Advancement Center 200 East River Road	Freestanding Signs (4)	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1346	Holiday Inn Express 717 East Henrietta Road	Bldg Face (2)	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. The signs shall comply with variances previously granted.</li> </ol>			

(over)

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1347	Tops / Shoppes at lac De Ville 1900 South Clinton Avenue	Freestanding Pylon Sign	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1348	Wall sign "A DiMarco Group Property" 1900 South Clinton Avenue	Freestanding Sign	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. Only the text shown on the rendering "A DiMarco Group Property" was considered approved.</li> <li>2. All required variances shall be obtained.</li> </ol>			
1349	Enter / Exit - Shoppes at Lac De Ville 1900 South Clinton Avenue	Enter / Exit Signs (4)	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1350	Dollar General 1900 South Clinton Avenue	Bldg Face	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1351	Lifespan 1900 South Clinton Avenue	Bldg Face	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1352	Southview Commons - Rite Aid Pharmacy, AFC, Printing Plus, Chopsticks Chinese Restaurant, rgoa, Brighton Dental Group 125 White Spruce Blvd.	Bldg Face (6 signs)	8/26/14
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> <li>1. Signs shall be accurately shown and scaled on a scaled building elevations.</li> <li>2. The top of the signs shall not exceed 20 feet in height from grade.</li> </ol>			