

Proceedings held before the Planning Board  
Brighton at 2300 Elmwood Avenue, Rochester, New York on January 18,  
2017 commencing at approximately 7:30 p.m.

PRESENT: Laura Civiletti Acting Chairman  
Justin Babcock Stiner  
David Fader  
John Osowski  
James Wentworth  
Daniel Cordova

NOT PRESENT: William Price

Ramsey Boehner: Town Planner  
David Dollinger, Dpty Town Attorney

FIRE ALARM PROCEDURES WERE GIVEN

MS. ACTING CHAIRMAN: Good evening Ladies and Gentlemen, I would like to call to order the January 18, 2017 meeting of the Town of Brighton's Planning Board to order. We will approve the minutes of the November 16, 2016 and December 20, 2016 with corrections.

MR. OSOWSKI: I move to approve the November and December minutes of the Planning Board with corrections?

MR. FADER: Second.

\* MR. BABCOCK STINER ABSTAINED DUE TO HIS ABSENCE FROM THE MEETING.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

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MS. ACTING CHAIRMAN: Mr. Secretary, were the hearings properly advertised?

MR. BOEHNER: Yes, they were properly advertised in the Brighton Pittsford Post of January 12, 2017.

MS ACTING . CHAIRMAN: I have a few adjustments to the agenda. Application 11P-03-16 and 7P-NB1-16 as well as 12P-NB1-16 have been postponed to the February 15, 2017 meeting. The remaining hearings will now be held.

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11P-03-16 Application of Alice Kanack, owner, for Final Site Plan Approval to construct a 4,485 +/- SF building addition and to add 47 parking spaces on property located at 2077 South Clinton Avenue. All as described on application and plans on file. TABLED AT THE DECEMBER 21, 2016 MEETING – PUBLIC HEARING REMAINS OPEN – POSTPONED TO THE FEBRUARY 15, 2017 MEETING AT THE APPLICANT’S REQUEST.

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NEW BUSINESS

7P-NB1-16 Application of Alice Kanack, owner, for Preliminary Site Plan Approval to construct a 4, 187 +/- sf building addition and to add 47 parking spaces on property located at 2977 South Clinton Road All as described on application and plans on file. TABLED AT THE DECEMBER 21, 2016 MEETING – PUBLIC HEARING REMAINS OPEN – POSTPONED TO THE FEBRUARY 15, 2017 MEETING AT THE APPLICANT’S REQUEST.

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12P-NB1-16 Application of C.T. Yang Corp., owner and Ninety Rock LLC, contract vendee for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze an existing restaurant building and construct a 1,776 +/- sf Tim Horton’s restaurant with drive-thru and outdoor dining and with extended hours of operation on property located at 2830 West Henrietta Road. All as described on application and plans on file. TABLED AT THE December 21, 2016 MEETING – PUBLIC HEARING REMAINS OPEN ADJOURNED TO THE FEBRUARY 15, 2017 MEETING.

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1P-NB1-17 Application of Jerome Koresko, Sr. Owner and Dr. Indra Quagliatat, contract vendee for Preliminary Site Plan Approval , Preliminary Subdivision Approval and Demolition Review and Approval to raze a single family house, combine two lots into one and construct two 7,000 +/- sf two story office buildings with related infratsturcute 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.

MR. PRIZZI: Good evening thank you Board members and Ms. Chairman I am here to represent IQ dental. Our project is located at 1230 East Henrietta Road. My name is David Prizzi and I am going to go through a brief description and get into some more details as we move forward. I am here on behalf of Dr. Quagliata. We are planning a two building office park. The project consists of two parcels total of 2.14 acres and it falls within the BEF Zoning District. The plan at this point is to combine both parcels into one. Currently on the property is a single story wood frame house with a swimming pool, gravel drive way and a few trees over two inches in caliper and the remainder is vegetation, trees and natural brush.

Site Plan improvements. I will run through the improvements quickly on what we plan on doing on the property and once I go through that we will be ready for questions. Site Plan improvements include two buildings, one is a dentist office and the other one is an office building. Each building is 7,000 square feet there is a new asphalt access drive and that drive is going to be located where the current access is situated for the home. The proposed development has 94 asphalt parking spaces and has a two car drop off for the handicapped at the dental office which is the first building. Each building includes bicycle racks and an employee parking area. The sidewalks you see on the colored plan to your right are going to be concrete sidewalks and concrete curbing. The parking lot will be lit with 8 lights on 25 foot mounting poles on concrete. We plan to remove the house, remove the swimming pool and gravel drive, remove the trees and five trees that are over 2inch in caliper and existing brush. At this time the town has asked us for some additional information on the dumpster pad and we will present that information as part if the improvement plan to the Planning Board. Part of the improvement plan is to plant 27 new trees and some of those will be deciduous and some will be evergreens. There will be supporting shrubs and ornamental grasses.

I will move quickly into utilities, storm water and sanitary sewers. The sanitary system will include pump stations that connect into the existing sanitary system along East Henrietta Road. Water service will also come in along East Henrietta Road as well as gas and electricity and any other data. That is the quick overview if any one has any questions from the community or the board at this time we certainly address them. The main focus here is the site plan.

MS. ACTING CHAIRMAN: Have you gone to ARB?

MR. PRIZZI: Yes we have. We went to the first meeting and then came back here and once they get a referral we will get back to them.

MR. BOEHNER: You should be showing two buildings and it looks like one building.

MR. PRIZZI: Right now we don't know what the second building is going to be we are just showing a foot print of a 3500 square foot building we don't have that other building designed as yet. We would hope to come back within the next year or less as we begin the process which we started a year ago. We hope to be building this spring after we receive approval and going out to the community looking for possible tenants to fill that space and we would design the building for what their needs are and we would be coming back for that.

MR. BOEHNER: So you are proposing now only to get preliminary for the whole site and final just for the first building.

MR. PRIZZI: Correct.

MR. BOEHNER: So then what is your phasing plan for construction if it is not going to be built at the same time?

MR. PRIZZI: The plan is to do all the infrastructure and do it all at the same time and leave a pad site for that

second building and hopefully as we gain approval we will be right back to the Architectural Review Board with that next building.

MR. BOEHNER: So you are proposing to build all of the parking, do all the grading and infrastructure and leave a building pad for when you ready with the second building and the next approval and come back for final approval and go back to Architectural Review Board at that time and you need to show that in your plans.

MR. WENTWORTH: And would you be having any cranes or anything that might damage your parking lot?

MR. PRIZZI: No. Its very small.

MR. OSOWSKI: Would you be putting the base coat of asphalt on the back half of the parking lot first and finish it when it is needed?

MR. PRIZZI: That is the normal practice we have done that a few times with success. We will work that out for the final application.

MS. OSOWSKI: Okay.

MR. BOEHNER: We are just trying to see how it is all going to work.

MR. PRIZZI: Hopefully it will all go at once.

MR. BOEHNER: Those are the details you will have to work out for final approval.

MR. WENTWORTH: You will follow up with fire access and how you will have them turn around during staging and construction.

MR. BOEHNER: Have you done your asbestos survey for the property?

MR. PRIZZI: We have contracted for an asbestos report to be done and that is ready to go once we complete the contract for purchase.

MR. BOEHNER: We are going to want to see that before getting demolition approval. The reason I was asking is what you will do with the demolition debris?

MR. PRIZZI: It is all going to go off site. It is a 50's vintage single story wood frame home so it is not uncommon to find some asbestos in the roof shingles, vinyl flooring or tile but everything is going to go off site.

MR. BOEHNER: After demolition how is the site going to be restored if you do demolition and the building is stalled is it going to be all seeded.

MR. PRIZZI: Once the house is gone and the driveway and pool are gone it will be graded off and seeded. If the project moves forward we are not going to do that.

MR. BOEHNER: On the short form it talks about the presence of wetlands did you notice that?

MR. PRIZZI: I did.

MR. BOEHNER: And the presence of active or closed solid waste management facilities in the area any more information on that?

MR. PRIZZI: With regard to where they are?

MR. BOEHNER: Yes.

MR. PRIZZI: The federal wetlands are on the MCC property not on this property. With regard to waste management I am not sure where that is.

MR. BOEHNER: I may want to get a little bit more detail on that and how close that is. As we continue down the environmental stuff have you submitted a traffic study to NYState DOT for comments and review.?

MR. PRIZZI: Not yet, we have an application drafted and ready to go.

MR. BOEHNER: We need them to review that and give comments before we can do our negative declaration. I reviewed this document quickly and I stopped reviewing it because it looks like they did not use the right building sizes when they did there analysis. They used two buildings each 3500 square feet one medical and one professional office. I think the model that you wanted to run is 14000 sf 14000 sf of medical and this does not appear to be doing that and there are other comments from the Town Engineer on that. So you may need to get this revised. And I think State DOT is next have you had any conversations with them?

MR. PRIZZI: We have spoken with them a few times on the phone and some e-mail communications.

MR. BOEHNER: Do you think you will be okay with them?

MR. PRIZZI: I think we will be okay with them once we go over the trip analysis with them and make sure that will be the same but there may be some left turn limitations out of the site. We are going to let DOT figure it out. Right now there is enough gaps in the traffic in both the a.m. and p.m. hours to make a left turn and as we all know it is a lot easier to make a right turn out of there than a left hand turn and I think the DOT will have to make a decision on their own about it.

MR. BOEHNER: Well, I can say this your trip generation is going to at least double.

MR. PRIZZI: Right absolutely but we don't think it will change the left turn situation but it is going to be up to the DOT

MR. BOEHNER: And that is going to be important for this Board.

MS. ACTING CHAIRMAN: Where are the mechanicals going to be located in this building?

MR. PRIZZI: On the front building it will be in the north eastern quadrant and it has a parapet to conceal all the mechanicals because the building is open on all four sides.

MS. ACTING CHAIRMAN: And you are just showing a copy of the first building on the second one.

MR. PRIZZI: And that may change in the future but the position of the building won't change in all of our calculations. It may or may not be rectangular/

MR. WENTWORTH: The ADA parking for the second building will be 11 and 12 which is closest to the entrance way?

MR. BOEHNER: Well what is going to happen is when you come in for the second building's final approval we will be looking at that.

MR. WENTWORTH: I was just thinking if we catch it now we can make some adjustments and look at that area of the building pad and make sure we can find enough alternatives or change the grading.

MR. BOEHNER: Just make sure you have some flexibility.

MS. ACTING CHAIRMAN: What are the variances required?

MR. PRIZZI: There are a few variances required. The minimum front yard setback the requirement is 30 feet and we are asking for 10 feet. The second one is maximum gross floor area per lot

7,000 sf and we are asking for 14,000 sf and the reason for the double square footage is we have two lots currently and we are trying to make it a more pleasing site plan so we are asking for a variance for the same amount of square footage on each parcel. Again for the same reason gross floor area what is allowed is 3600 sf and we asking for 7000 sf for the two parcels versus one.

MR. WENTWORTH: Parking setback?

MR. PRIZZI: Town code requires 10 foot from the property line and we are asking for 7 ½ foot for parking setback and the last one is front yard parking. It is not allowed by town code and we are asking to allow parking in the front yard mainly because we have four front yards and we are not sure how to avoid parking in the front yard. So those are all of the variances.

MS. ACTING CHAIRMAN: Do you have an application to the ZBA?

MR. PRIZZI: We are on the agenda.

MR. BABCOCK STINER: Is the lighting dark sky compliant?

MR. PRIZZI: Yes, it is and we have been asked by the Town to provide more information.

MR. WENTWORTH: Has the project been reviewed by the Fire Marshal?

MR. PRIZZI: It has not. We did contact them and they said to contact them when the parking stopped moving and the building stopped being moved.

MR. WENTWORTH: My two concerns are fire truck turning radius and fire truck set down space. I think it appears you maybe okay –

MR PRIZZI: The reason this ground is so gracious is you have plenty of space for the fire truck to come in plenty of lay down and exit this way and this is blocked off but you still have access through. It hasn't been reviewed by the fire marshal officially but it has been reviewed by us.

MR. BOEHNER: One of the things that you are going to have to do is he has a work sheet called Fire Apparatus and Fire Hydrant worksheet and it tells you how many hydrants there are and distances and people say it is very helpful/ You may want to fill that out before you see him because that is something else he will ask you about whether you have filled it out or not.

MR. PRIZZI: Is that on the Town Website?

MR. BOEHNER: I believe it is under Fire Marshal.

MS. ACTING CHAIRMAN: I noticed the dumpster for the overall project is in the far corner of the parking lot. Is that sufficient for both buildings or are there any concerns about the distance from the building.

MR. PRIZZI: We believe the size is sufficient. The distance we have thought about and we are also looking at site lines from the building and at one point we had the dumpster here even though there is a lot of vegetation it is going to screen most of this parking and we felt we didn't want it to be here when coming into the site and we wanted it as far away as we could from the patients.

MR. BOEHNER: I understand that just talk with the Doctor and make sure staff is going to be okay with it because trying to do it later on you may not have any good spot to do it in and employees may say its okay and then say its too far to go. So double check and make sure they are okay.

MS. ACTING CHAIRMAN: How about medical or chemical waste or hazardous waste.

MS. RECKTEMWALE: Teanne Recktemwale. I am the program administer. Any waste that we have is bagged in a waste ba and is picked up by a licensed company called Sterile Cycle and it is picked up on a four day basis contained and ready for the pick up date and carried off the facility. Our medical waste is very, very minimal.

MR. OSOWSKI: I assume you were not successful in negotiating with Monroe County Pure Waters or MCC regarding connecting to the sanitary sewer.

MR. PRIZZI: That is correct. We had zero traction in getting into a connection.

MR. OSOWSKI: That is very unfortunate because your sanitary sewer force mains is very convoluted and you will need to show more detail. You will need to show a pump station because there isn't one shown right now. It only shows sanitary manhole. Each force main needs to go directly to the sanitary sewer on East Henrietta Road. The first one is okay but when you go to do the second one you can't go into the first one. The ground cover on the sanitary sewer needs to be four feet minimum and there were a couple of spots where it was close to three feet.

MS. ACTING CHAIRMAN: Are there any plans for a generator?

MR. PRIZZI: Not at this time.

MR. BOEHNER: So the answer is no.

MR. PRIZZI: Yes.

MS. ACTING CHAIRMAN: Have plans been submitted to Monroe County –

MR. PRIZZI: They have been submitted through the referral process at this point and they have handed them off.

MS. WENTWORTH: Have you thought about snow removal and where you would store snow?

MR. PRIZZI: Most of the snow storage would occur down here along this edge and there is snow storage here.

MS. ACTING CHAIRMAN: Anything else? This is a public hearing is there anyone in the audience that cares to address this application?

MS. KORGSKO: Karen Korgsko. My only comment on this house would be the lead paint. We moved there in 1977 and it had all new heating, all new plumbing, all new duct work and it was a ranch house. The house has hard wood floors and two bathrooms that are all tiled and the kitchen is a solarium and there was a fire in the 80's and most of it was all remodeled. The only thing is there may be lead based paint or something like that on the interior. Other than that nothing.

MS. ACTING CHAIRMAN: Any one else care to speak on this application? There being none we will move on.

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1P-NB2-17 Application of Crittenden Creek Development, owner, and Antonelli Development, LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (Watercourse) Permit Approval, Preliminary Subdivision self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Town Line Road ( Tax ID#'s 148.109-1-78-9-10) All as described on application and plans on file.

MR. SUDOLF: Jeff Sudolf from Pasero Associates I am here on behalf of Antonelli Development and basically a self storage unit at 1266 Brighton Henrietta Town Line Road. The site itself has 1500 feet- east of the intersection of Brighton Henrietta Town Line Road and Jefferson Road. The site is point 5 acres and currently it is zoned general industrial and we are proposing 72000 sf plus or minus self storage or cold storage. This application is nearly identical to the application approved by this Board and others back in 2006 and at this

time the particular land owner received approval and it sat empty for the last 10 years until Mr. Antonelli decided to move forward with the plan with some minor tweaks. I do recognize that we are essentially starting the process over but obviously a lot of ground work was laid 10 years ago. This is very early on in the process and obviously this is the first meeting with this board and a lot of other procedures are needed to happen along the way and we do recognize that and the most significance is for a Use Variance and a Use Variance was granted back in 2006 on this project which has since expired. So we are in the process of submitting that application to the Zoning Board of Appeals before coming back before this board for any approvals we would make sure we had that in hand.

So with that said we are having an introductory meeting held and I believe a couple of board members were here back then but certainly not all of you. So I will go through this relatively quickly and one thing I would like to point out is we did have an 8.5 acre site. One of the things we dealt with the first time around was a State wetland which is associated with a 100 foot buffer with that said there is a creek that runs along our west property line and our north property line and the wetland back in 2006 actually followed that creek up and around that corner of our site so the 100 foot buffer was kicked off pretty substantially farther than 100 feet into our site and we actually had gone through the process of obtaining a wetland permit back in 2006 so we could move forward. One of the things Mr. Antonelli recognized was that they needed to have another biologist out there to take a look. What we found was that the wetland has shrunk down so it is only contained to that northern property line and we very rarely see that decrease but in this case it did. So one of the benefits of moving forward now is we are able to fully avoid the wetland and the one hundred foot buffer, so we don't need a DEC permit and we are pretty happy about that.

With that said there is an EPOD associated with the water course that runs along the eastern property line that will be disturbed and as mentioned on the agenda that is one of the permits that we will be ultimately pursuing. The vast majority of the site has been disturbed over the course of time. There are some areas with some small trees on the western side of the property. We have completed a tree survey of those but for the most part it has been a fill site and kind of used as a storage area weather permitted by the original owners so it has been mostly

disturbed. With that said we did go ahead and do a cultural resource investigation and the results of that came back that there is no further cultural resources and no further investigation is warranted. So those are kind of the physical features of the site.

As far as the rest of it goes it is fairly self explanatory some of the things I did want to point out is largely prompted by the front of the property near Brighton Henrietta Town Line Road and that is where we go to exit this site and shortly after coming into the site there will be a gate that comes off the corner of this site and there is a 4000 sf building right in the front and a portion of that roughly 600 sf will have an office there so that people coming there that are interested in leasing a unit there will be someone there to speak with them and help them and they will be able to enter the site without having to go through the gate and then there will be through the gate people who will have access to their unit.

The fence along the frontage will be ornamental recognizing that as a fairly heavy traveled area and there will be some security cameras sprinkled throughout the project. The landscape plan is very similar to the one presented to this Board way back in 2006 but we are obviously centering our plans up front on the Brighton Henrietta Town Line Road frontage with various shrubs, trees and berming. So there are not too many changes on the plan since 2006 basically two, one was the wetlands which went away or shrunk so we didn't need a permit and the second thing was since 2006 the storm water rights had changed. So we now have to comply with the NYS DEC General Permit so we had to modify our storm water pollution prevention plan and our storm water design so that we do provide the required run off production line through the implementation of the infrastructure that is required of us and that is again largely the storm water management area for the northern area of the site which again is no longer in the 100 foot buffer where the disturbance used to be.

So that is the relatively short story and I think a lot of the Board has seen these types of storage projects and they are pre-manufactured single story buildings but we will be giving you some more detail to see what that will look like and architectural design and we will have an architect engaged on the design of the front office

building so that they will not be cookie cutter but they are self storage units. So from this point forward we are working with Monroe County DOT on the access permit and again we have no reason to believe that will be in jeopardy, and sewage connections will go across Brighton Henrietta Town Line Road. There is a water line that extends into the site with several water hydrants that have been placed throughout the site and we have made sure there are pavement depths and all that stuff so that it is an easily accessible site.

So from this point forward again we are going to meet with ARB and the Conservation Board and the Use Variance is big right now because without that we are not going anywhere. With That said I will be happy to answer any questions and hopefully the next time I am in front of you we hope to have a lot more approvals from the various Boards.

MR. FADER: In between the storage buildings is it all paved.

MR. SUDOLF: Yes.

MR. FADER: So the whole site is impervious surfaces?

MR. SUDOLF: Correct.

MS. ACTING CHAIRMAN: What material do you anticipate putting down?

MR. SUDOLF: We are going to put down standard base course probably ten inches of base stone and then do a binder course of pavement over the top.

MR. FADER: What is the size of the pond?

MR. SUDOLF: I don't know off the top of my head but the surface area of the pond is about three quarters of an acre and it is sized to take care of run off. And I will point out that the density is

less than what is allowed by code I see where you are going it is a lot of impervious surface going into one area but it has been designed based on that all being impervious.

MR. BOEHNER: The town Engineer does have some questions for you?

MR. SUDOLF: That is fine.

MS. ACTING CHAIRMAN: Will there be any outside storage?

MR. SUDOLF: No.

MS. ACTING CHAIRMAN: Any restrictions on what can be stored?

MR. SUDOLF: Each tenant would have an agreement that they sign I don't know the specifica are there any specifics.

MR. ANTONELLI: Mr. Antonelli, potential owner, I don't know anything just basic storage boxes, furniture, basic stuff no animals or hazardous stuff just basic every day storage what ever people have in their household.

MS. ACTING CHAIRMAN: Can you verify access to the building for fire trucks.

MR. SUDOLF: We went through that the last time but we can review it with the fire marshal.

MR. BOEHNER: He also has a Fire Apparatus and Fire Hydrant worksheet and someone in your office has done it before and you may want to do it for this before you meet with them.

MR. FADER: How has the pond been designed to do detention?

MR. SUDOLF: Well it is mostly designed for infiltration which is a little bit different for detention it is manicured but there is a forebay for the storm water system and it all ends up at one point and discharges into the pond. It will be standing water in the detention and after it runs into the forebay it runs over to the infiltration area.

MR. FADER: So the pond itself has no regular outlet or meter.

MR. SUDOLF: There is an outlet structure with a pipe that lets it out and it discharges over to the creek. There is an overflow control where the flow would still be directed to the creek.

MR. FADER: So it is retention with no rain at all

MR. SUDOLF: But the only standing water would just be the forebay area.

MR. BOEHNER: Has the DEA reviewed the delineation report?

MR. SUDOLF: Yes, they have.

MR. BOEHNER: And they have verified their jurisdiction?

MR. SUDOLF: Yes. I will forward that to you.

MR. OSOWSKI: The name of the development is College Town Self Storage, does that have any conflict with the College Town Development at the corner of Mount Hope?

MR. SUDOLF: It will be Antonelli Self Storage.

MS. ACTING CHAIRMAN: Are you targeting the college?

MR. SUDOLF: That is one of our main targets, include MCC, U of R, RIT, etc. It is really a fantastic spo

MS. ACTING CHAIRMAN: Are any of the buildings proposed to be sprinklered?

MR. SUDOLF: No they are not proposed to be sprinklered.

MS. ACTING CHAIRMAN: How about the office building?

MR. SUDOLF: It isn't required but we will work it out with the Fire Marshal.

MR. BOEHNER: The Brighton Town Code has its own sprinkler code. So the office building would have to be sprinklered. The storage facilities I am not sure about. You can look into it.

MR. OSOWSKI: Do you anticipate concrete buildings?

MR. SUDOLF: Pre-fabricated.

MS. ACTING CHAIRMAN: Any proposal for a generator?

MR. SUDOLF: No.

MS. ACTING CHAIRMAN: Air conditioning for the office?

MR. SUDOLF: Yes, there would be.

MS. ACTING CHAIRMAN: Where would the mechanicals be located?

MR. SUDOLF: Probably in the building, it is a single unit only 600 square feet.

MS. ACTING CHAIRMAN: What are the proposed hours of operation?

MR. SUDOLF: AT our office 8 a.m. to 2 p.m. and Saturdays till 12:00. At the gated facilities it is 24 hours a day with the key pad.

MS. ACTING CHAIRMAN: What is the proposed lighting because of the 24 hour operation are there building mounted lights?

MR. SUDOLF: There are building mounted lights. They are led lighting on each building themselves but they won't be stadium lighting or anything like that.

MR. OSOWSKI: They are dark sky compliant?

MR. SUDOLF: Yes, and they turn off during the day. They are there for safety.

MS. ACTING CHAIRMAN: Can you describe the proposed fence?

MR. SUDOLF: It is an ornamental fence 6 foot tall black ornamental fence a lot of time have pickets on them with the two rails.

MR. BOEHNER: Could you show us where that begins and chain length fence starts?

MR. SUDOLF: So from the corner of the building here to here where we have it and around this area here along the frontage where it would be visible and back here it would be where the western boundary is.

MR. BOEHNER: On the western boundary we are having trouble following it, it looks like you are fencing the whole yard and in the back you are using these buildings as a barrier I mean on the eastern side I am sorry.

MR. SUDOLF: Because there is nothing behind us we are not going to have fencing there.

MR. BOEHNER: On your plans it talks about new gravel limits along that eastern boundary.

MR. SUDOLF: That is because there is some gravel that extends beyond us on that adjacent property.

MS. ACTING CHAIRMAN: How do you plan to handle snow storage?

MR. SUDOLF: Over here and also over here to the east we tried to designate areas where the pavement is not right up against the fence. We plan to push it around a bit because not every place is like that and we have designated some of those areas.

MS. ACTING CHAIRMAN: Do you have any plans to potentially truck snow off site if necessary?

MR. SUDOLF: I think it is pretty unlikely but we do have a lot of open space that we can designate for snow storage but if it came to the point that it was impossible yes we would.

MS. ACTING CHAIRMAN: Do you have proposed signage?

MR. SUDOLF: Yes and we will be able to give you more detail on that.

MS. ACTING CHAIRMAN: What is the proposed height of the building?

MR. SUDOLF: It is only a single story, I guess to the top of the building it would be 22 feet.

MS. ACTING CHAIRMAN: How many employees do you propose to have on this site?

MR. SUDOLF: One employee.

MS. ACTING CHAIRMAN: What is the maximum size for the trucks that this was designed? Do you have any restrictions on vehicle access.

MR. SUDOLF: Obviously it was designed for the 27 foot box trucks, you could get 40 in there based on the layout.

MR. BOEHNER: Have you submitted this to Monroe County?

MR. SUDOLF: Yes.

MR. BOEHNER: Have you gotten any comments back?

MR. SUDOLF: No not yet.

MR. BOEHNER: But you did submit those?

MR. SUDOLF: Yes.

MR. BOEHNER: And you need to apply for that variance?

MR. SUDOLF: Yes.

MS. ACTING CHAIRMAN: What is the landscaping plan for the front of the building? I think the Conservation Board had some comments on the landscape plan. Have you seen those?

MR. SUDOLF: I have not yet.

MR. BOEHNER: You should go to the next meeting.

MR. SUDOLF: We plan on it.

MS. ACTING CHAIRMAN: Okay anything else? This is a public hearing is there anyone who cares to address this

application? There being none we will move on. The public hearings are closed. Thank you.

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OLD BUSINESS

NONE

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PRESENTATIONS

NONE

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COMMUNICATIONS

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated January 3, 2017 stating that the Historic Preservation Commission decided not to schedule a public hearing to consider 1230 East Henrietta Road for landmark status.

Letter from Ramsey Boehner Historic Preservation Commission Secretary, dated January 3, 2017 stating that the Historic Preservation Commission decided not to schedule a public hearing to consider 2830 West Henrietta Road for landmark status.

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PETITIONS

NONE

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1P-NB1-17 Application of Jerome Koresko, Sr. Owner and Dr. Indra Quagliatat, contract vendee for Preliminary Site Plan Approval , Preliminary Subdivision Approval and Demolition Review and Approval to raze a single family house, combine two lots into one and construct two 7,000 +/- sf two story office buildings with related infratsturcute 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.

MR. WENTWORTH: I move that the public hearing remains open.

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. WENTWORTH: I move that application be tabled based on the testimony given and plans submitted. Additional information is requested in order to make a Determination of Significance and to have a complete application. The following information is required to be submitted no later than two weeks prior to the next Planning Board meeting.

1. All required variances shall be obtained.
2. Architectural Review Board approval shall be obtained.
3. A phasing plan and demolition/development sequencing plan for the project shall be provided.
4. The limits of disturbance shall be delineated by construction fencing on the demolition plan.
5. Erosion control measures shall be added to plans. An erosion control detail shall be provided.
6. The lighting plan shall include a cut sheet and a dimensional elevation for the proposed lights. The chart should show based and pole height and total lumens. Light contours should be labeled.
7. Trees to be removed and retained shall be noted on the demolition plan.
8. A stabilized construction entrance and equipment/materials stickpile areas should be shown on plans. Precautions should be taken to eliminate the discharge of petroleum and other pollutants.

9. All demolition debris and any dumpsters shall be removed from the site on a timely basis following demolition. All demolition debris must be removed from the site and disposed of in an approved landfill.
10. An asbestos survey report shall be submitted.
11. Sheet C-101 should be reviewed and modified as necessary so that all information is correct and consistent.
12. Notations on the proposed buildings should be revised to show the gross floor area of the entire building and number of floors. The building dimension should be added also.
13. The following comments of the Conservation Board shall be addressed:
  - The condition/ health and species of the trees located at the front of the lot which are to remain needs to be noted.
  - Can any other existing trees be saved?
  - Proper tree protection measures shall be used to protect existing trees to remain.
  - The planting schedule should include number of plantings and plant size.
  - Deciduous shade trees shall be planted at 3-3 1/2 inches in caliper
  - Evergreen tree plantings shall be planted at 7-8 ft in height.
  - Seed mix and plantings for storm water area need to be noted and should be native material.
  - Additional deciduous tree plantings should be considered to help mitigate the loss of greenspace.
  - Use of native plants is encouraged.
14. All lighting shall be designated to eliminate light overflow onto adjacent residential properties. Any signage, building or parking lighting not necessary for security purposes shall be placed on automatic timing devices which allow illumination to commence each day 1/2 hour before the business is open to the public and to terminate 1/2 hour after the close of business.

- 15 All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
- 16 All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.
- 17 All Town Codes shall be met that relate directly or indirectly to the applicant's request.
- 18 Meet all requirements of the Town of Brighton's Department of Public Works.
- 19 The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
- 20 The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation throughout construction.
- 21 Maintenance of landscape plantings shall be guaranteed for three years.
- 22 Any contractor or individual involved in the planting maintenance or removal of trees shall comply with the requirements of the Town's Excavation and Clearing (Chapter 66). Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
- 23 The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations. Striping and signage for accessible parking spaces shall meet current requirements. Plans and details shall be revised as necessary to comply. All new accessible parking space signage to be installed shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by the Secretary of State pursuant to Section 101 of the Executive Law.

- 24 The project shall be submitted to the Town Fire Marshal, Christopher Roth, for comment.
- 25 All outstanding comments and concerns of the Town Engineer and the Fire Marshal shall be addressed.
- 26 Fire hydrants shall be fully operational prior to and during construction of the building.
- 27 All County Development Review Comments shall be addressed.
- 28 The location and screening of any proposed HVAC mechanicals and/or generators shall be submitted.
- 29 Erosion control measures shall be in place prior to site disturbance.
- 30 The dumpster shall be shown on the site plan. A detail of the dumpster enclosure shall be submitted. The dumpster shall be enclosed with building materials that are compatible with the existing building and located in the rear yard. The enclosure shall equal the height of the dumpster.
- 31 All other reviewing agencies must issue their approval prior to the Department of Public Works. Issuing its final approval.
- 32 Any proposed signage shall require separate review.
- 33 Applicable Town standard details and notes will need to be incorporated into the design drawings.
- 34 Permits will be required from the Town's Sewer Department and may be required from other jurisdictional agencies.
- 35 The applicant shall submit a copy of the Traffic Impact Study to New York State Department of Transportation (NYSDOT) for their review and comments. NYSDOT comments must be submitted to the Planning Board for review.
- 36 The SEQRA short form submitted has boxes checked indicating the

possible presence of federal wetlands/waterbodies on the property or adjacent lands, and the possible presence of and active or closed solid waste management facility on the site or adjacent lands. These are not apparent on town maps. The applicant should respond to those items.

- 37 Corner ground elevation notations shall be added to both buildngs on the site plan. The applicant shall review the site plan, elevations, and floor plans to ensure that the areas and dimensions provide on those plans agree with one another.
- 38 All easements must be shown on the subdivision map with ownership, purpose and liber/ page of filing with the Monroe County Clerk's Office. A copy of the filed easement shall be submitted to the Building and Planning Department for its records.
- 39 The Fire Marshall's fire apparatus and fire hydrant worksheet shall be completed and submitted for review.
- 40 A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOSLY CARRIED.

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1P-NB2-17 Application of Crittenden Creek Development, owner, and Antonelli Development, LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (Watercourse) Permit Approval, Preliminary Subdivision self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Rown Line Road ( Tax ID#'s 148.109-1-78-9-10) All as described on application and plans on file.

MR. CORDOVA: I move that the public hearing be kept open.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. CORDOVA: I move that the application be tabled based on the testimony given and plans submitted. Additional information is requested in order to make a Determination of Significance and to have a complete application. The following information is required to be submitted no later than two weeks prior to the next Planning Board meeting:

1. The application shall contact the Fire Marshal, Christopher Roth, for his comments. All comments and concerns of the Town Fire Marshall and Town Engineer shall be addressed.
2. A copy of the wetland delineation verification letter from NYSDEC Shall be submitted.
3. Applicant shall ensure that the watercourse EPOD line is drawn 100' from the bank of Crittenden Creek.
4. All required variances shall be obtained.
5. Approval of the Architectural Review Board is required and shall be obtained.
6. The applicant's architect shall evaluate whether the storage buildings are required to be sprinklered per the requirements of the NYS Building and Fire Code and/or Town of Brighton Code.
7. All required Monroe County permits and approvals shall be obtained.
8. All required reviews and approvals from NYSDEC shall be obtained.
9. The following comments of the Conservation Board shall be addressed:
  - Has the wetland buffer area increased since the projects original approval?
  - The landscaping plan appears to be that of the 2007/2008 approval and should be updated using native plantings.

- As shown on the 2007 plans a 40" Oak tree was present toward the front of the property. Is this tree still present and can it be saved?
- Additional deciduous tree plantings should be added along the east and west portion of the property between the fence and buildings.
- The northwest corner of the property should be suitably landscaped to enhance this portion of the lot due to its proximity to the wetland buffer.
- Deciduous shade trees shall be planted at 3-3 1/2 inches in caliper.
- Evergreen tree plantings shall be planted at 708 ft in height.
- Representation by the applicant's agent would have been beneficial for a better understanding and clarification of the plans.

10. Prior to final approval a letter of credit shall be provided to the Town to cover certain aspects of the project including but not limited to landscaping, stormwater mitigation, infrastructures and erosion control.

11. Meet all requirements of the Town of Brighton's Department of Public Works.

12. All Town codes shall be met that relate directly or indirectly to the applicant's request.

13. The office building shall be sprinklered in accordance with Town Requirements.

14. The hours of operation of the business shall be submitted.

15. The entire project shall comply with the New York State Uniform Fire Prevention and Building code.

16. Prior to issuance of any building permits, all plans for utility and storm water control systems must be reviewed and have been given approval by appropriate authorities. Prior to any occupancy work proposed on the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.

17. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
18. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion structures and tree protection and preservation throughout construction.
19. All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to , during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
- 20 Maintenance of landscape plantings shall be guaranteed for three years.
- 21 Exposed soil shall be seeded or mulched within fifteen days after stripping, unless further construction and/or earthmoving shall take place on it within thirty days or unless judged impractical by the Building Inspector.
- 22 Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66) trees.(Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
- 23 Applicable Town standard details and notes will need to be incorporated into the design drawings.
- 24 Any reference to previous , expired approvals shall be removed.
- 25 All easements must be shown on the subdivision map with ownership, purpose and liber/page of filing with the Monroe County Clerk's Office. A copy of the filed easement shall be submitted to the Building and Planning Department for its records.

- 26 The site plan shall be modified to clarify the areas of asphalt and the areas of concrete.
- 27 The Fire Marshal's fire apparatus and fire hydrant worksheet shall be completed and submitted for review.
- 28 A letter in response to all Planning Board and Town Engineer comments shall be submitted.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

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\* \* \* \* \*

1460 AUTOGLASS Fitters for a building face sign at 2627 West Henrietta Road.  
Approved as presented

1461 Sabragrill for a building face sign at 1855 Monroe Avenue.  
TABLED FOR FONT

1462 Auction Direct USA for a building face sign at 777 Canal View Blvd.  
Approved as presented

1463 U of R South Campus for Freestanding Signs (4) at 299 East River Road.

\* Mr. Wentworth reclused himself  
Building ID Signs approved as presented  
The Vehicular Directional Signs are tabled to address the sign plan requirements.

1464 Tim Hortons for a Building Face sign and Freestanding menu board.

\* Mr. Babcock Stiner reclused himself  
Approved with condition that:  
All required variances shall be obtained

1445 Hyundai for building face signs (3) at 2525 West Henrietta Road.

TABLED WITH CONDITIONS

1. Signage shall be modified so that the Hyundai logo is not more than 25% of the sign area or a variance will be required.
2. Variances are required for signage and shall be obtained.
3. The sign color is approved as presented on the cover sheet (silver).

MR. FADER: I move to approve the signs as stated above.

MR. OSOWSKI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOYSLY CARRIED

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## C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the January 18, 2017 Meeting of the Town of Brighton's Planning Board at 2300 Elmwood Avenue, Brighton, New York, is a true and accurate transcription of those notes to the best of my ability as recorded and transcribed by me.

Judy Almekinder

Judy Almekinder

On this 31 day of January in the year 2017, before me personally came Judy Almekinder to me known, and known to me to be the person described herein and who executed the foregoing instrument, and she acknowledges to me that she executed the same.

Tanya J. Leisenring

Notary Public

TANYA J. LEISENRING  
Notary Public, State of New York  
Qualified in Wayne County  
No. 01LE6312991  
Commission Expires October 14, 2018

COMMUNION EXPENSE DEDUCTION, 1A, 30.  
No. 011E9315881  
Qualifying in Wayne County  
Michigan Public State of New York  
TANIA L. FERSENBERG