

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF JUNE 21, 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 May 17, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 15, 2017 will now be heard.

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6P-01-17 Application of Paul Viele, owner, for Preliminary / Final Subdivision Approval, Site Plan Approval and Conditional Use Permit Approval to combine two (2) lots into one (1) and construct a 2,866 +/- sf storage building addition on properties located at 39 and 55 Southern Drive. All as described on application and plans on file. All as described on application and plans on file.

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.

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.

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. **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.

**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 JUNE 21, 2017 MEETING AT APPLICANTS REQUEST**

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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>			
1477	Starla Bake & Brew 125 White Spruce Blvd.	Bldg Face	5/23/17
ARB - Approved as presented.			
1478	333 Metro Park	Bldg Face Signs & Directory Signs	5/23/17
Approved with conditions:			
<ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> <li>2. The Unilock sign is approved as presented. Other business signs will require sign approval.</li> </ol>			
Old Business			
1471	Jewish Senior Life 2021 Winton Road South	Monument Sign Wayfinding Signs	4/26/17 <b>TABLED AT THE MAY 17, 2017 MEETING</b>
ARB - Tabled:			
Monument Sign <ol style="list-style-type: none"> <li>1. To increase visibility from the road.</li> <li>2. Finalize the wording of the sign.</li> <li>3. All required variances should be obtained.</li> </ol> Wayfinding signs <ol style="list-style-type: none"> <li>1. Check letter sizes, spacing and kerning.</li> <li>2. Maintain order of sequence between sides.</li> <li>3. Protect bases from mechanical damage.</li> <li>4. All required variances shall be obtained.</li> </ol>			

Signs continues on next page.

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW		
			PB DECISION		
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>					
Old Business (cont.)					
1463	U of R South Campus 200 East River Road	Freestanding Signs (4)	<p>12/27/16</p> <p><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>		
<p><b>ARB (12/27/16)</b></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><b>ARB (1/24/17)</b></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>South Campus Sign Plan</b></p> <p><b>(4/13/17) - Postponed at applicants request</b></p> <p><b>(5/17/17) - Postponed at applicants request</b></p>					