

Proceedings held before the Planning Board
Brighton at 2300 Elmwood Avenue, Rochester, New York on May 17,
2017, at approximately 7:30 p.m.

PRESENT: William Price
David Fader
Justin Babcock Stiner
James Wentworth
John Osowski
Laura Civiletti

NOT PRESENT: Daniel Cordova

Ramsey Boehner: Town Planner
David Dollinger, Dpty Town Attorney

FIRE ALARM PROCEDURES WERE GIVEN

Mr. CHAIRMAN: Good evening Ladies
and Gentlemen, I would like to call to order the May 17, 2017 meeting of
the Town of Brighton's Planning Board to order. We will approve the
minutes of the March 29, 2017 meeting with any corrections.

MS. CIVILETTI ABSTAINED DUE TO HER ABSENCE ON March 29,
2017

MR. OSOWSKI: I move to approve the March 29
15, 2017 minutes of the Planning Board with any corrections?

MR. WENTWORTH: Second.

UPON ROLL CALL VOTE MOTION
CARRIED

MR. CHAIRMAN: We will approve the minutes
of the April 13, 2017 meeting.

MR. CORDOVA, MR. BABCOCK STINER AND MR. FADER
ABSTAINED DUE TO THEIR ABSENCE ON April 13, 2017

MS CIVILETTI: I move the minutes of the April
13, 2017 meeting

MR. CHAIRMAN: Second.

UPON ROLL CALL VOTE MOTION CARRIED

MR. CHAIRMAN: Mr. Secretary, were
the public hearings properly advertised.?

MR. BOEHNER: Yes, they were properly
advertised in the May 11, 2017 Pittsford Brighton Post.

MR. CHAIRMAN: Those hearings as advertised
will now be heard but first we have three applications that have been
postponed. Under New Business Application 1P-NB 1,17 and 4P-NB 1-
17 have been postponed to the June 21, 2017 meeting and under Old
Business 3P-02-17 has been adjourned to the June 21, 2017 meeting.

2P-02-17 Application of Bank of America, owner and Stonefield
Engineering, consultant for Site Plan Modification to upgrade exterior
lighting on property located at 2830 Monroe Avenue. All as described on
application and plans on file.

MR. CHAIRMAN I do have to recluse myself from this application and
Laura will take over.

MS. CIVILETTI: If you would like to come up and
state your name and let us know how your project has changes.

MS. MENGES: My name is Jaqueline Menges. Since the last time we were here in March of 2017 the first major change the bank has made it has reduced the exterior fixture to 3000 calvin and just to note the two internal fixtures are still at 2000 do to the fact that they do not come in lesser options. We have relocated the front pole per a drain that was found during the site survey and now reduced it to a single fixture and it still meets compliance. The fixture UU 10 near the property line of the animal hospital has a specified back light shield. It is not a large shield that you don't necessarily see and it is integrated into the fixture to lesson any light on the crossing of the property line. Under the canopy on the north side of the property as you drive up to the ATM has been redesigned to be candle lights. There are two right aside from the ATM and one is further under the island of the drive island to create the compliance area of five foot around the ATM. Those are the lowest options we have reduced them around the site as best we can and we still meet the state requirement. Dimensions have been added for the fence on sheet C 7 and has been discussed with Mr. Boehner and Mr. Destefano and they do not require any variance approvals. I would like to open it up to any questions.

MR. BOEHNER: Can you explain a little bit the purpose of the fence and what it accomplishes?

MS. MENGES: The fence creates a physical obstruction between our property and the neighboring property based on New York State Code. They don't regulate any sort of compliance area stoppage on the property line you have to light within 60 foot of the property line whether it is your property or an adjacent property and what it does is create a physical obstruction that cuts off that compliance zone so we are not mandated to create a compliance level on the adjacent property as we would if there wasn't a fence back there.

MR. BOEHNER And the fence is kept open so people can see through it?

MS. MENGES: Exactly. It is an open style and it not physically used to stop the light and for security reasons we prefer an open frame to not have anybody hiding behind it.

MS. CIVILETTI: Are the lights under the canopy recessed?

MS. MENGES: Under canopy of the north side there are recessed lights on the canopy on the other side of it it is just a drive aisle and those are not recessed because it would be very difficult to install recessed lighting on that side.

MR. BOEHNER: So you would have to rebuild the canopy.

MS. MENGES: Exactly.

MS. CIVILETTI: The wall packs appear to have the option of either being in an up light or down light orientation and they appear to be all down lights?

MS. MENGES: Yes. They are all proposed to be down light fixtures there is one that is proposed to be angled on the front of the building and it aimed at the existing flag pole and is just to be lit at night only.

MS. CIVILETTI: So that is the only up lighting.

MS. MENGES: Correct. The existing fixtures on site were not integrated and they are all down light fixtures.

MS. CIVILETTI: You mentioned the pole that is adjacent to the veterinarian office having a cut off. Are there cut offs on any of the other ones?

MS. MENGES: There are not any additional cut offs. These are all down lights so there is no up light and for compliance purposes the only one we were able to add a back light shield is the UU 10 fixture.

MS. CIVILETTI: Could you address the change in the height of the poles?

MS. MENGES: The poles maybe six poles remain by the existing street and the rest of the poles were raised to 25 feet. At the last meeting it was requested to be redesigned to lesson any hot spot areas to create a more uniform site in general . It will potentially increase the spread of the light because they are higher but the direct lumen underneath those fixtures won't be as bright.

MS. CIVILETTI: It appears that there would be an increase in the average illuminants in the over all site plan?

MS. MENGES: Exactly.

MS. CIVILETTI: Was there a site survey?

MS. MENGES: On sheet C2 we did do a survey for all existing utilities that are not affected by our proposed poles on the rear of the building.

MS. CIVILETTI: We talked a little bit about light levels and you addressed the pole height issue. Do any of the new poles impact the parking or drive ailes?

MS. MENGES: No, they are all in the same location. There is one pole between two parking spaces and it will be painted yellow for visibility but the dimension of the spaces are still adequate for parking.

MS. CIVILETTI: Cam you address why there were two sets of plans that were submitted.

MS. MENGES: Per the last meeting we had submitted the GMR plans because we did not have enough time to make that meeting so we submitted the GMR design but it is the same

lighting design and we just submitted them both.

MR. BOEHNER: So when you come in to get your permit you will be submitting just one set?

MS. MENGES: Yes. It will be the whole engineer set.

MS. CIVILETTI: Thank you for addressing the changes. This is a public hearing is there anyone in the audience who care to address this application? Okay we will move on then.

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 infrasturcute 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 - PUBOIC HEARING REMAINS OPEN - POSTPONED TO THE June 21m, 2017 MEETING AT APPLICANTS REQUEST.

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 lot residential single family subdivision using Town Law 278- Cluster Development on lands near Willard Avenue, Midland Avenue and Eldridge Avenue, known as Tax ID 3s 136.11-2-42 thru 52, 136.11-3-1 thru 44, 136.11-3-53 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 –POSTPONED TO THE June 21, 2017 MEETING AT THE APPLICANT'S REQUEST.

5P- NB 1-17 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 on file.

MR. CHAIRMAN HAS RETURNED

MR. FROMBERGER: Good evening Tom Fromberger from MRB Group. I am here representing the Brighton Volunteer Ambulance's existing facility at 1551 Winton Road South with me are Dennis Metz with the Volunteer Ambulance and Ryan Kelly the project landscape architect. The proposed project is to construct an addition to the garage and the refurbishing of the lights and landscaping improvements. The existing site is currently located in the central location and allows for excellent service and the response for more than 5000 calls each year. They are open twenty four hours a day seven days a week. And as you are aware the facility is located within the historical Buckland Creek and the Brighton Ambulance is a good care taker of the maintenance of the historical character of the building. The paper plans kind of detail the plans and I will briefly walk through them. Over here is the layout of the existing building and the current parking lot and this was constructed in the year 2009 and as part of that project it was constructed in the back here.

The print plan shows the existing garage that will be remodeled. As part of the project we will also be doing a fire sprinkler system. The project also requires three variances one for the size of the garage to be in conformance with code which is 600 square feet and the proposed addition to the garage is 2,800. The second variance is for the front yard pavement which exceeds 30 percent and the third variance is in the rear yard where the pavement exceed 35 percent. Some of this is based on the way the building was configured and it projects outward and forces it way back here and a little bit comes off this corner and the problem is meeting the green space in the rear yard which is based on Westfall Road . The front yard is in response to the need to come in and out . That is a brief overview and I will open it up for questions. We did meet with the Conservation Board and answered their questions as well.

MR. BOEHNER: Tom do you know the overall impervious area of the green space?

MR. FROMBERGER: We went from 64 percent to 50 percent impervious coverage.

MR. BOEHNER: So half of the site remains impervious?

MR. FROMBERGER: Yes.

MR. CHAIRMAN: Tom, what is the actual parking need going to be?

MR. FROMBERGER: That is a good question. Most of the programming for the facility they are already assigned on the schedule and shifts. So it is not as though a lot of people will be coming there. We don't know how many people there will be but it is all programmed out and they have enough parking to accommodate their schedules for twenty four hours of operation. They do have training events that are not posted at this location so parking is not an issue. We are proposing 33 spaces and before we had approximately 40 spaces.

MR. CHAIRMAN: Way way back I always had a concern about the two parking spaces you have angled Off, yes there, and I have been there twice a day and I don't know that I have ever seen anybody in those spaces. I am asking if you do have enough can you get that particular spot on the site plan cleaned up a little bit.

MR. FROMBERGER: Basically right now all access for the site for people with emergencies they come in this location and it does not have enough space. This now becomes the central location for pick up or walkers or crutches and they will also park out here and they have all moved inside so I think part of that will clean up this area but for emergency walk ins I don't know if you want to reduce it. I don't know if you want to talk about it. It is not part of the site plan.

METZ: Dennis Metz, from Brighton Ambulance by shifting the visitor entrance over to that side as you know right now we park two of our SUV's over there our advance life support vehicles but there will be less parking there than there is now and we won't be parking any vehicles over there at all but I am not sure we want to give those up because some times during the day we will get multiple people coming in for blood pressure checks or to pick up stuff and there is going to be less parking there than there is now.

MR. CHAIRMAN: I almost think if you could get one more in the back next to the three that you've got.

MR. METZ: Are you talking about the perpendicular ones.

MR. CHAIRMAN: Perpendicular to the house you would have three there and add one more there it would mean the loss of one.

MR. METZ: I don't think it would be a big problem.

MR. CHAIRMAN: It would clean it up.

MR. METZ: Part of the problem is the landscaping that is there now and part of the problem is some of the employees park there now and they won't be parking there at all and if we have 5 or 6 people visiting it would be considered okay.

MR. CHAIRMAN: I have some landscaping questions but I want to let everybody else have a chance.

MR. WENTWORTH: Are you installing sprinklers?

MR. METZ: Yes.

MR. OSOWSKI: For just the new construction or are you retrofitting for it all?

MR. METZ: We are going to do both.

MR. OSOWSKI: The proposed generator is that diesel or natural gas?

MR. METZ: We will go with natural gas.

MR. BOEHNER: Do you know if it will meet the code requirements.

MR. METZ; Yes, whatever they are we will meet them.

MR. BOEHNER: Okay.

MS. CIVILETTI: Where do you propose to locate the mechanical equipment?

MR. FROMBERGER: We are still working on the interior of it, right now they are in the back of this location

MR. WENTWORTH: The parking lot lighting could you consider it to be 3,000?

MR. FROMBERGER: Yes, the existing fixtures are being updated to LED.

MR. WENTWORTH: Are you dark sky compliant?

MR. FROMBERGER: Yes, They are sodium lights right now.

MR. WENTWORTH: And are they on timers at all?

MR. FROMGERGER: Yes. They are still open twenty four hours but we don't light them all we have a few employees on over night and we leave the lights on in the immediate vicinity of the building. The few employees that we have on at night park closer to the building and there will be down ward lights over each of the garages.

MR. CHAIRMAN: On your existing plan I think it is just a matter of semantics but you have the word relocated tree is that going to be a tree that is relocated or is relocated?

MR. KELLY: Ryan Kelly project landscape architect. The tree located on the plan is to be transplanted and it is above and beyond the base requirements for parking requirements.

MR. CHAIRMAN: So there is a bunch of them that are moving to another part of the project.

MR. KELLY: Not necessarily, what we did was have an arborist come out and give us recommendations, 70 percent of the canopy has been removed by RGE or the utility company and rot has been identified in three or four trees and all four of them have been deemed as hazardous and as a result of this we came back with replantings of street trees on the approved list that are extremely durable and that way we are not looking at the same scenario down the road.

MR. CHAIRMAN: The plan shows snow storage in the same spot where you have the plantings.

MR. KELLY: We will be changing that.

MR. CHAIRMAN: As a personal preference I would like to see more massing of single species rather than this or that. So the layout is fine with the exception of along the front you do have a shade tree and some flowering trees and I would rather see those all be the same across the front.

MR. KELLY: Duly noted.

MR. CHAIRMAN: Any other questions?

MR. WENTWORTH: I have a question about the sidewalks are you committed to do sidewalks when another project starts in that area.

MR. METZ: Basically we are committed to do sidewalks when they are begun it is silly to do them when they are going no where. We entered into an agreement back in 2009 so there is an agreement that if and when there are sidewalks going to the west and south we are committed to doing those sidewalks.

MR. WENTWORTH: And at any time you will be able to do that?

MR. METZ: Yes. They gave us a minimal time to do that but it is certainly minimal.

MR. BOEHNER: Do you have funds in reserve?

MR. METZ: Yes. I don't see any change in what we agreed to.

MR. FROMBERGER: I did receive a letter from the Office of Parks with regard to storm water.

MR. BOEHNER: That is SHIPO?

MR. FROMBERGER: Yes.

MR. WENTWORTH: On GT1 and the loading area there should be a set of details assigned details.

MR. FROMBERGER: Yes.

MR. BOEHNER: One comment are you guys comfortable with the slope of the parking area and the access road going down to Winton Road. It is steep.

MR. FROMBERGER: I did talk to Mike Guyon and what we ultimately would like to have is all of these spaces on one level due to grade and we are looking at how that transitions from the existing space and it slopes in the driveway portion of it and we will probably be able to flatten it out a little bit by extending this portion of it. It is a steep area.

MR. BOEHNER: You are aware of it and cars going toward Winton is very steep.

MR. FROMBERGER: Yes, it is similar to what is there now. So if and when sidewalks are accessible from the public way we will have to make it accessible. We will be checking it.

MR. CHAIRMAN: We will table this pending your variances. This is a public hearing is there anyone that cares to address this application? Okay we will move on. The public hearings are closed.

NEW BUSINESS

4P-NB2-17 Application of 293 A Aiden Road, LLC, owner, for an Advisory Report regarding rezoning/incentive zoning for the construction of 11 one-story duplex town homes, and a 4-story 80 unit apartment building, and a 2-story 9,600 sf commercial building on property located at 1201 Elmwood Avenue, known as Tax ID # 136.14-1-1.2 and 136.14-1-1.3. All as described on application and pans on file. REVIEWED – HELD OVER TO THE MAY 17, 2017 MEETING.

MR. BABCOCK STINER RECLUDED HIMSELF FROM THIS APPLICATION

MR. TUCCI: I am here representing 293 A Alden Road, LLC and I am with you this evening to report back on a couple of items we discussed at the April meeting and were asked to address. At that time we were asked a couple of questions and one with regard to the cycle track and what it's status was. We worked with the City engineers and we learned that the design for the cycle track from Mt. Hope to Westfall and at this time there is no current schedule for the continuation of that to the city limits. At this time that is all we know about it at this point and the board had a couple of comments when we visited in April and one had to do with visitor parking along the road and since our April meeting we had a couple of work sessions with the city of Rochester and RPS and we made some refinements to the plan. The plan you are seeing this evening is still the application before you and I will update some of the things that the committee raised and your board did as well.

We have come up with some modifications that are up for consideration if zoning approves those modifications and that would mean the realignment of the road that you see south of the hotel site and creating a linear park and that linear park continues down all the way down to the connecting road way access to science parkway. And we repositioned building C to accommodate that linear park and along the road way in this area south of the hotel as well as along the north south roadway. We have added a net of 20 on street parking spaces that are not in the travel lane so we have an indentation and along with that one of the comments from the PRC was about the tree strip between the road way and the sidewalk and that was increased to match the dimensions for on street parking. And while these are not medications to the application before the board I just wanted to update you on some of the discussion we have been having. Thank you and I will be happy to entertain any questions.

MR. CHAIRMAN: I think we have struggled to find some comments for you. So I think the updates on all of those are positive. The only thing we have to do tonight is a referral to the Town Board on an advisory report for comments

MR. BOEHNER: And then there is one to the City regarding lead agency.

MR. CHAIRMAN: So lead agency designation letters have been sent.

MR. BOEHNER: And the Town Board has consented with the City being the lead agency.

MR. CHAIRMAN: And designation letters have been sent to all the agencies and the Town Board has consented to the City being the lead agency. I think the modifications are positive. At this point we do have a referral going to the Town Board and we have a draft for review prior to wrapping this up. Any questions? Thank you and we will move on.

5P-NB2-17 Application of Paul Viele, owner, for Concept Review to subdivide two lots into one and construct a 2,866 +/- sf addition to an existing storage building on property located at 39 and 55 Southern Drive. All as described on application and plans on file.

MR. BABCOCK-STINER HAS RETURNED

MR. LARUE: Good evening, Al LaRue from McMann and LaRue Associates. We are here to discuss the concept that Mr. Healy would like to construct an almost 2900 sf addition to the existing 4200 sf building. This is for storage and materials. The proposed is in the gold and the existing is in purple. The one is an addition to the site of these parking spaces and the addition of an additional black top and the rest remains the same. We are looking right now to extend the detention that exists in this corner on this application. We need two variances and we have submitted for those two variances. Those are for density and also for rear setback. The rear setback on the proposed structure is more than the existing structure that had received a

variance previously. There is a single lot family home on lot 21 and lot 20 is a vacant lot and lot 30 is a single family home and they are all in the industrial district. I think that is it.

MR. CHAIRMAN: Describe the parking a little bit. There is a spot and then there is a spot that is off set and another spot.

MR. LARUE: What we have done is put one spot for the new building and one spot to serve the existing or the new building. There is an entrance right here to this building. We know where the doors are so we are looking to put the parking behind the setback and we have a limited area to do that.

MR. BOEHNER: One of the spots needs to be accessible.

MR. LARUE: The existing building has a setback variance. This existing building was one large building except for the rear setback had an addition on to it and that put it over the top and we had to come get a variance for that which they did. So we can make one of those spots accessible.

MR. BOEHNER: Is the building going to be sprinklered?

MR. LARUE: I have talked to Chris and I guess it comes down to evaluation compared to the existing and it looks like its going to have to be over 50 percent.

MR. BOEHNER: Wouldn't have to be done by State Code? It is referring to our Town Code requirements. State says no and the Town says yes. I just want to make you aware. We don't have to have an answer right now just look into that. What are you going store in the buildings?

MR. LARUE: We were storing snow plow equipment.

MR. BOEHNER: Because I think the previous conditional permit was for storing of classic cars. You will need site plan approval, conditional use approval and then you can reestablish whatever you want it to be for. The new building will need it and you might want to get it all straightened out right now for storage of automobiles or whatever. You might want to look at that. It affects the building code.

MR. CHAIRMAN: Does this require subdivision approval or is it administrative.

MR. BOEHNER: Two to one can be administrative if that is the only thing that they are asking for but if they are segmenting it out I put it on the application just so you would know.

MR. CHAIRMAN: Is parking behind the front setback – if they were to reconfigure the parking and that were behind the front setback or in the setback is that an area variance by the ZBA?

MR. BOEHNER: Its an area variance and I talked with Rick Destefano today to verify that I was comfortable with the parking spots now and not needing a variance. The reason being our code now reads a front yard is between the building and the street but we have two buildings there and I used the existing house as the first building and I established the front yard as being the street and then the house and the buildings in the back are more in the rear yard. That is how I looked at it. So they wouldn't have to get a variance for it. Where did you want the spaces? We can talk about it.

MR. CHAIRMAN: It is just an odd layout. I don't disagree with you at all.

MR. BOEHNER: I mean they may be able to look at it again because the front yard is a line drawn parallel with the

road along the front of the house so up until that point there is a little bit more room there as opposed to drawing the setback line. We need to talk about it because you may have more room then how it was determined and it may get you where you want to be. I understand where you get the setback line and it is preexisting non-conforming. That is what I concluded.

MR. CHAIRMAN: We will let everybody kind of tell you what they think.

MR. WENTWORTH: The roof is flat?

MR. LARUE: Yes, the original drain drained to the east and with the addition it drains to the west the addition is going to have to drain back towards the original building and then we will pick up from the other building inside and then they will go out back to the detention pond that is already set up for drainage.

MR. CHAIRMAN: Any thing about the parking maybe you can massage it.

MS. CIVILETTI: I don't have anything additional.

MR. OSOWSKI: The two buildings are open to each other totally interconnected or is there a wall and doors in between them?

MR. LARUE: When he put his 300,000 dollar motor home in there he did blow an opening through the wall we did seal it off.

MR. WENTWORTH: And in the new building?

MR. LARUE: It will not be connected. We may put in a man door but it will have it's own outside door.

MR. WENTWORTH: How are you getting it in there?

MR. LARUE: We get a tractor trailer to pull it in there and out when we have a big inventory like a snow plow.

MR. WENTWORTH: And you are okay with that?

MR. LARUE: Yes, we are not trying to make it tractor trailer friendly and we do have a straight shot and there is no sense in having a big opening between the two buildings.

MR. CHAIRMAN: Thank you.

OLD BUSINESS

3P-02-17 Application of Gallina Cambridge LLC, owner, for Site Plan Modification to install a 45KW diesel sandy 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 APPLICANT'S REQUEST.

PRESENTATIONS

NONE

COMMUNICATIONS

Letter from Carlton Hewings, Parrone Engineering, dated May 3, 2017 requesting adjournment of the application for Woodstone Custom Homes (4P-NB1-17) to the June 21, 2017 meeting.

Letter from James Wentworth RA, University of Rochester, dated May 12, 2017, requesting postponement of the South Campus Signage Plan to the June 21, 2017 meeting.

Letter from David Prizza, RLA Environmental Design and Research, dated May 17, 2017 requesting postponement of application 1P-NB1-17 to the June 21, 2017 meeting.

Letter from Anna Marie Finnegan Gallina Development Corporation, dated May 17, 2017, requesting postponement of application 3P-02-17 to the June 21, 2017 meeting.

PETITIONS

NONE

2P-02-17 Application of Bank of America, owner and Stonefield Engineering, consultant for Site Plan Modification to upgrade exterior lighting on property located at 2830 Monroe Avenue. All as described on application and plans on file

Mr. Chairman recused from this application

MS. CIVILETTI: Do I have a motion to close the public hearing.

MR. WENTWORTH: I will close application 2P-02-17.

MR. BABCOCK STINER: Second.

UPON ROLL CALL VOTE MOTION CARRIED

MR. WENTWORTH: I move that the application be approved based on the testimony given and plans submitted and with the following conditions and determination of significance:

DETERMINATION OF SIGNIFICANCE

I move that the Planning Board of the Town of Brighton declares itself to be lead agency under the State of New York Environmental Quality Review Act. After considering the action contemplated, the Planning Board finds it to be an Unlisted Action. Upon review of the Environmental Assessment form, the application and materials submitted, and the criteria for determining significance pursuant to the SEQRA the Planning Board finds that the proposed action will not have a significant impact on the environment. The Planning Board adopts the negative declaration prepared by Town Staff.

CONDITIONS

1. Only one complete set of plans shall be submitted.
2. Plans shall be based on a property survey accurately showing the location of lot lines, structures, utilities and pavement/parking. The pole locations shall be shown on the utility plan. Plans shall be revised to resolve any conflicts between the location of proposed structures and existing utilities.
3. A note shall be added to the plan that says:

All lighting shall be designed 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. ½ hour before the business is open to the public and to terminate ½ hour after the close of business.

4. A note shall be added to the plans that says:
Work shall be prohibited except for the hours between 7 a.m. and 7 p.m. Monday through Friday and between 9 a.m. and 6 p.m. Saturday and Sunday.

5. Lights should use cutoff shields where possible to prevent light overflow onto adjacent properties or the right of way.
6. Building mounted lights should be oriented and/or shielded so that the elements aren't directly visible off property.
7. Lighting locations shall not interfere with access to existing parking spaces, drive aisles or utilities.
8. A permit is required from MCDOT for any work within the Clover Street right of way.
A permit is required from NYSDOT for any work within the Monroe Avenue right of way.
9. Meet all requirements of the Town of Brighton's Department of Public Works.
10. A building permit is required for the proposed fence. The fence shall not exceed 6.5' in height and shall not extend into the front yard.
11. All Town Codes shall be met that relate directly or indirectly to the applicant's request.
12. The project and its construction entrance shall meet the New York Standards and Specifications for Erosion and Sediment Control
13. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.
14. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION CARRIED

5P- NB 1-17 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 on file.

MR. CHAIRMAN HAS RETURNED

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

MS. CIVILETTI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. FADER: 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. All required variances shall be obtained.
2. Historic Preservation Commission approval shall be obtained.
3. All Monroe County comments shall be addressed.
4. Tree protection shall be shown around the trees to be saved on the demolition plan and site plan.
5. A permit from NYSDOT will be required for any work within the Winton Road South ROW.
A permit from MDOT will be required for any work within the Westfall Road ROW
6. The following comment of the Conservation Board shall be addressed:
 - Is there a suitable native species that can be substituted for the three proposed Sawleaf Zelkova street trees?

7. The location of any HVAC or other mechanicals and or generators shall be shown on the site plan with their proposed screening.
8. All County Development Review Comments shall be addressed.
9. Plans shall be revised as necessary so that all notes, label and variance references are accurate (check Westfall setback line, parking data, variance references)
10. The proposed generator shall comply with all Zoning requirements or a variance will be required. Generator information shall be submitted with the building permit application.
11. Parking lot lighting fixtures shall be changed to a color temperature of 3000 K.
12. All existing trees to remain shall be shown on the existing conditions plan (Sheet G) including along Westfall Road.
13. When determined necessary by the Town of Brighton, sidewalks shall be constructed on the site meeting specific Town standard at the expense of the property owner. It is our understanding that the Brighton Volunteer Ambulance and the Town of Brighton previously entered into an agreement regarding the construction of the sidewalk along Westfall and Winton Roads. A copy of this agreement must be provided. Upon review of the agreement we will resolve the need to construct the sidewalks as part of this project or when a sidewalk network becomes available.
14. The applicant's architect shall evaluate the project relative to the Town of Brighton sprinkler ordinance to determine if the building needs to be sprinklered. This evaluation shall be submitted with the final application.
15. Erosion control measures shall be shown on the demolition plan. Erosion control measures shall be in place prior to site disturbance.

16. The entire building shall comply with the most current Building & Fire Codes of New York State.
17. 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.
18. Meet all requirements of the Town of Brighton's Department of Public Works.
19. All Town codes shall be met that relate directly or indirectly to the applicants request.
20. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control
21. 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.
22. 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.
23. Maintenance of landscape plantings shall be guaranteed for three years.
24. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
25. All outstanding comments and concerns of the Town Fire Marshal shall be addressed.
26. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.

27. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
28. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to landscaping, storm water mitigation, infrastructure and erosion control. The applicant's engineer shall prepare an itemized estimate of the scope of the project as well as a basis for the letter of credit.
29. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
30. Any proposed signs shall require additional approval.
31. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MS. CIVILETTI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

SEQRA Lead Agency Agreement from the City of Rochester in regards to 1201 Elmwood Avenue.

4P-NB2-17 Application of 293 A Aiden Road, LLC, owner, for an Advisory Report regarding rezoning/incentive zoning for the construction of 11 one-story duplex town homes, and a 4-story 80 unit apartment building, and a 2-story 9,600 sf commercial building on property located at 1201 Elmwood Avenue, known as Tax ID # 136.14-1-1.2 and 136.14-1-1.3. All as described on application and plans on file. REVIEWED – HELD OVER TO THE MAY 17, 2017 MEETING.

MR. BABCOCK STINER RECLUDED HIMSELF FROM THIS APPLICATION

DRAFT OF A LETTER TO THE TOWN BOARD RE: Planning Board Advisory Report regarding the application of 293A Alden Road LLC, requesting rezoning/incentive zoning and the construction of 11 one story yduplex town homes a 4 story 80 unit apartment building and a two story 9,600 sf commercial building on property located at 1201 Elmwood Avenue, known as Tax ID #'s 136.14-1-1.2 and 136,14-1-1.3,

CHANGES TO THE DRAFT LETTER

NUMBER 3

Last sentence: In addition, light roof colors should be provided which further reduces this affect.

NUMBER 12.

The project should address and include multimodal(transit, bicycle and pedestrian modes) traffic modes and improvement consistent with the Planning Board recommends redesigning the project to better address walking, biking and transit .

NUMBER 18

The project includes a proposed Conservation Easement.

MR. CHAIRMAN: We authorize Ramsey to issue the Advisory Report as amended.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION CARRIED

MR. BOEHNER: Can I have the authorization to act on behalf of the Planning Board to consent to the City to be lead agency for the 1201 Elmwood Project.

MR. CHAIRMAN: All in favor.

MR. BABCOCK STINER ABSTAINED

UPON ROLL CALL VOTE

MOTION CARRIED

Supplemental Draft Environmental Impact Statement for the proposed Whole Foods Plaza project at 2750 Monroe Avenue.

RE: Planning Board comments on the Supplemental Draft Environmental Impact Statement for Whole Foods.

MR. BOEHNER: I can send this out so you can read this over if you do not want to vote on this tonight. I have one change to Number 1 and add:

NUMBER 1

The Planning Board recommends the further consideration given to the access points to both Allens Creek and Clover St. Future access to Clover St. and Allens Creek should not be precluded in the future by the establishment of a deed restriction.

MR. CHAIRMAN: Can you send this letter out and we will look at it over the next few days.

MR. BOEHNER: Okay Monday is the cut off. If you do have comments copy everyone in.

MR. BOEHNER: Could I have authorization to act on behalf of the Planning Board to consent to the Board as being the Lead Agency to 1201 Elmwood Avenue project. .

MR. CHAIRMAN I authorize Mr. Boehner to send the advisory report to the Town Board regarding the Whole Foods application

MR. CHAIRMAN; All in Favor.

UPON ROLL CALL VOTE

MOTION CARRIED

* * * * *

SIGNS

1471 Jewish Senior Life for a Monumental Sign/ Wayfinding Signs at
2021 Winton Road South

Tabled

MONUMENT SIGN

1. To increase visibility from the road.
2. Finalize the wording of the sign.
3. All required variances should be obtained.

WAYFINDINGS SIGN

1. Check letter sizes, spacing and kerning.
2. Maintain order of sequence between sides.
3. 3 Project bases from mechanical damage.
4. All required variances shall be obtained.

1472 Basha for a Building Face sign at 2900 Monroe Avenue.
Approved with Conditions and Administrative Review

1. All requirements of the approved sign plan for Clover Commons Plaza shall be met.

1473 Carpet Outlet to Hardware Outlet LLC for a Building Face Sign at
2779 West Henrietta Road.
Approved as presented.

1474 MM Movement Mortgage for a building Face sign at at 1840
Winton Road South
Approved as presented

1475 Second hand Rose Boutique for a building Face sign at 1571
Monroe Avenue
Approved with conditions.

1. The sign shall be centered between the upper and lower windows.
2. The sign shall be centered on the lower window.

1476 UR Medicine – Employee Assistance program for a building face
Sign at 496 White Spruce Blvd.
Approved as presented.

SIGNS

OLD BUSINESS

1463 U of R Campus for Freestanding Soings at 200 East River Road.

ARB 12/27/16

1. The building ID signs are approved as presented.
2. The Vehicular Directional signs are tabled to address the sign plan requirement

ARB 1/24/17

- U OF R South Campus sign plan reviewed.
 - Vehicle Directional signs and South Campus sign plan approved with conditions
1. For all signs, maximum height and area shall be added to the sign 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.

South Campus Sign Plan

4/15/17 Postponed at applicant's request.

5/17/17 Postponed at applicant's request.

above.

MR. CHAIRMAN: Move signs as stated

MS. CIVILETTI: Second

UPON ROLL VOTE

MOTION CARRIED

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