

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF AUGUST 16, 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 July 19, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of August 10, 2017 will now be heard.

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. **POSTPONED FROM THE JULY 19, 2017 MEETING - POSTPONED TO THE SEPTEMBER 20, 2017 MEETING AT APPLICANTS REQUEST**

8P-01-17 Application of Cox Building Property LLC, owner, and Lisa Tung, lessee, for Conditional Use Permit Approval to allow a tea, coffee, and refreshment delivery/takeout store on property located at 2829 West Henrietta Road. All as described on application and plans on file.

8P-02-17 Application of New Monroe Real Estate LLC, owner, for Site Plan Modification to install additional parking lot pole lighting on property located at 825 White Spruce Blvd. All as described on application and plans on file.

8P-03-17 Application of Jewish Senior Life, owner, for Preliminary/Final Site Plan Approval and EPOD (woodlot) Permit Approval to clear, fill and grade portions of an 18.8 acre lot located at the western end of Meridian Centre Blvd., known as Tax ID # 149.12-1-32.1 (lot #3). 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 - POSTPONED TO THE SEPTEMBER 20, 2017 MEETING AT APPLICANTS REQUEST**

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. **TABLED AT THE JUNE 21, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1481	Bank of America 2830 Monroe Avenue	Bldg Face	7/28/17
<p>ARB - Approved.</p> <p>The Bank of America building sign with the white face is approved as presented in the drawing with revision date of 6/27/2017.</p> <p>* Note that this recommendation is for the illuminated wall sign only.</p>			
1482	Eli Estate Jewelers 1492 Monroe Avenue	Awning Sign	6/26/17 ADMIN REVIEW APPROVED W/COND
<ol style="list-style-type: none"> 1. The written consent of the landlord shall be obtained and submitted with the application for a building permit to install the sign. 2. The sign shall be centered on the storefront in the same manner that Manuel Jewelers was. 3. All requirements of the approved sign plan shall be met, including the following: <ol style="list-style-type: none"> a. The sign shall be installed by a licensed sign and awning installer approved by the paza owner. b. Sunbrella Mediterranean Tweed Fabric #4653 shall be used. c. Lettering shall be Benjamin Moore Acrylic Latex Brilliant White. d. The canopy shall not be illuminated. e. The font used shall be Friz Quadrata with initial letter height of each word 14" and remaing letters 12". Bottoms of letters shall align. 			
1483	Farash Tower and Greenhouse Building Signs 2021 Winton Road South	Bldg Face(s) 4 signs	7/28/17
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> 1. All required variances shall be obtained. 			
1484	Movies 10 2609 West Henrietta Road	Bldg Face (2)	7/28/17
<p>ARB - Approved as presented.</p>			

Signs continues on next page.

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW		
			PB DECISION		
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS					
Old Business (cont.)					
1463	U of R South Campus 200 East River Road	Freestanding Signs (4)	<p>12/27/16</p> <p>1/18/17 - Building ID Sign - APPROVED AS RECOMMENDED, 2/15/17 - Vehicular Directional Sign - APPROVED 3/29/17 Sign Plan - TABLED</p>		
<p>ARB (12/27/16)</p> <ol style="list-style-type: none"> 1. The Building ID signs are approved as presented. 2. The Vehicular Directional signs are tabled to address the sign plan requirements. 					
<p>ARB (1/24/17)</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"> 1. For all signs, details of materials, colors and illumination shall be added to the plan 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. 					
<p>South Campus Sign Plan</p> <p>(4/13/17) - Postponed at applicants request</p> <p>(5/17/17) - Postponed at applicants request</p> <p>(6/21/17) - Postponed at applicants request</p> <p>(7/19/17) - Postponed at applicants request</p>					