

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF SEPTEMBER 27, 2017
(Postponed from September 13, 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.
Approval of the August 16, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of September 21, 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-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. **TABLED AT THE AUGUST 16, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9P-01-17 Application of Ken Kellerson and Frank Maehr, owners, and High Performance HVAC, for Conditional Use Permit Approval to allow a heating and cooling service business on property located at 2350 Brighton Henrietta Town Line Road. All as described on application and plans on file.

9P-02-17 Application of Amitas Properties, owner, and Shelancia Daniel, lessee, for determination of the number of off-street parking spaces required, pursuant to Section 205-12, for a combined retail and sewing/textile teaching facility to be located at 1984 Monroe Avenue. 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 AUGUST 16, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9P-NB1-17 Application of 1925 South Clinton Avenue, owner, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (woodlot) Permit Approval to construct a five (5) building, 77,000 +/- sf office and commercial development on property located at 1915 - 1925 South Clinton Avenue, known as Tax ID #'s 136.15-1-7, 136.15-1-8 and 136.15-1-9. All as described on application and plans on file.

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1485	Henry's Salon 1551 Monroe Avenue	Bldg Face sign	8/23/17
ARB - Approved as presented.			
1486	Atonement Lutheran Church 1900 Westfall Road	Freestanding Sign	8/23/17
ARB - Approved as presented.			
1487	Richard M. Greene MD Dermatology 2140 S. Clinton Avenue	Freestanding Sign	8/23/17
ARB - Approved as presented.			
1488	Creativity Shell 1984 Monroe Avenue	Bldg Face Sign	8/23/17
ARB - Approved with conditions. 1. The sign text shall be horizontally level.			
1489	Easter Seals 103 White Spruce Blvd.	Bldg Face Signs	8/23/17
ARB - Approved as presented.			
1490	One Hip Chic Optical / Sole 1521 Monroe Avenue	Bldg Face Sign	8/23/17
ARB - Approved as presented.			
Old Business			
1435	Starbucks 2861 West Henrietta Road	Bldg Face (3) Signs	8/23/17
Modification of approved Building Face Signs.			
ARB - Approved as revised and installed.			

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> <p>(8/16/17) - Postponed at applicants request</p>					