

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF OCTOBER 18, 2017

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 September 27, 2017 meeting minutes. **To be done at the November 15, 2017 meeting.**

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of October 12, 2017 will now be heard.

NEW BUSINESS:

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. **TABLED AT THE SEPTEMBER 27, 2017 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE NOVEMBER 15, 2017 MEETING AT APPLICANTS REQUEST**

Draft Policy Framework (Goals and Recommendations Report) and Land Use Recommendations for Envision Brighton Comprehensive Plan.

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Daniel J. McCusker, P.E., Acting Regional Traffic Engineer, NYS Department of Transportation, dated September 27, 2017, regarding traffic impacts on Monroe Avenue with the proposed Mamasan's restaurant at 2735 Monroe Avenue

Letter from James Wentworth, RA, University of Rochester, dated October 17, 2017, requesting postponement of the U of R South Campus Sign Plan to the November 15, 2017 meeting.

Letter from Garth Winterkorn, Costich Engineering, dated October 18, 2017, requesting adjournment of application 9P-NB1-17, 1925 South Clinton Avenue.

PETITIONS:

NONE

SIGNS:

| APP # | NAME & LOCATION | TYPE OF SIGN | ARB REVIEW |
|---|--|---------------------|---|
| | | | PB DECISION |
| ARB & PB RECOMMENDATIONS AND/OR CONDITIONS | | | |
| 1491 | Trilogy Boutique 1855 Monroe Avenue | Bldg Face sign | 9/26/17 |
| ARB - Approved as presented. | | | |
| 1492 | Golftec 1855 Monroe Avenue | Bldg Face Sign | 9/26/17 |
| ARB - Approved as presented | | | |
| 1493 | Metro Office Centers A Webster Properties Company 140 Metro Park | Bldg Face Sign | 9/26/17 |
| ARB - Approved with conditions: 1. "A Webster Properties Company" shall be removed unless shown to be the official name of the company, and the letters shall be re-centered vertically. | | | |
| 1494 | Kumon 2815 Monroe Avenue | Bldg Face Sign | 9/26/17 |
| ARB - Approved as presented. | | | |
| Old Business | | | |
| 1435 | Starbucks 2861 West Henrietta Road | Bldg Face (3) Signs | 8/23/17 TABLED AT THE 9/27/17 MEETING |
| Modification of approved Building Face Signs. ARB - Approved as revised and installed. PB - Tabled for Zoning Board of Appeal review and approval. | | | |

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</p> <p>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> <p>(9/27/17) - Postponed at applicants request</p> <p>(10/18/17) - Postponed at applicants request</p> | | | | | |