

Proceedings held before the Planning Board
Brighton at 2300 Elmwood Avenue, Rochester, New York on March 29 ,
2017 postponed from March 15, 2017 commencing at approximately 7:30
p.m.

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

NOT PRESENT: Daniel Cordova and Laura Civiletti

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 March 29, 2017 meeting
of the Town of Brighton's Planning Board to order. It was postponed
from the March 15, 2017 due to the weather conditions. We will approve
the minutes of the February 15, 2017 meeting with any corrections.

MR. WENTWORTH ABSTAINED DUE TO HIS ABSENCE ON
FEBRUARY 15, 2017

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

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

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

MR. BOEHNER: Yes, they were properly advertised in the Brighton Pittsford Post of March 9, 2017 and March 23, 2017.

MR. CHAIRMAN: I have a few adjustments to the agenda. Application 11P-03-16 will be adjourned at the applicant's request and 7P-NB1-16 is adjourned at the applicant's request and 1P-NB1-17 is postponed to the April 13, 2017 at the applicant's request. The remaining hearings will now be held.

11P-03-16 Application of Alice Kanack, owner, for Final Site Plan Approval to construct a 4,485 +/- SF building addition and to add 47 parking spaces on property located at 2077 South Clinton Avenue. All as described on application and plans on file. TABLED AT THE DECEMBER 21, 2016 MEETING – PUBLIC HEARING REMAINS OPEN – ADJOURNED AT THE APPLICANT'S REQUEST.

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. TABLED AT THE FEBRUARY 15, 2017 MEETING – PUBLIC HEARING REMAINS OPEN.

MS. MENGES: Good evening my name is Jacqueline Menges Project Engineer here on behalf of Bank of America. We are here presenting an exterior lighting upgrade at 2830 Monroe Avenue. We have taken the comments from the February meeting and revised our plans accordingly to minimize the lighting on the site as best as possible. I would like to before we begin mention one minor change. We have gotten another survey completed on the site and there is a catch basin where we originally installed a light pole and because of the catch basin we have moved that back one spot. It is in the front area along Monroe. It's now moved to one spot further because of the new location we need to have three LED's to meet State requirements. And if it is okay with the Board I will pass out these plans.

AM 1 is in the front parking area along Monroe Avenue and we originally proposed it one spot closer to the building but there is a catch basin there.

MR. BOEHNER: That is not interfering with those parking spaces.

MS. MENGES: That is correct. It is in the stripped area and it is painted yellow. Now there is enough clearance for the parking spaces.

MR. CHAIRMAN: Okay let's start with some of the things we had talked about. We understand some of the standards that you are trying to comply with and one of the things that we had asked for is for you to draw the radius's that bring you into compliance with the state standards. One was foot candle at a 30 foot radius and the other was a foot candle at a 60 foot radius which you appear to have produced for us prior to this set of drawings and for the sake of discussion. What it appears that you are doing is rather than drawing the radius's on the full site photometric plan you are drawing the radius's on the partial plans and that is giving us a little different foot candle figure where you are choosing to draw the radius's versus drawing the radius's on the full photometric plan.

MS. MENGES: Correct in reading the state requirements at each designated radius it is to be calculated differently either at a grade level at a five foot height in a vertical plan or a horizontal plan. So each radius is five foot at the 30 foot or the 60 foot radius and there is also a 50 foot radius and each of the readings need to be taken at a different measurement, angle or plain. That is why each is represented on it's own sheet. If that makes sense?

MR. CHAIRMAN: It makes sense if you help us through it. So let's go to LU 8 at the foot candle reading LM1 of 4.9 and right at the base of that fixture.

MS. MENGES: You are looking at the previous drawings?

MR. CHAIRMAN: I have to do that because that is what we have been talking about. So that 4.9 where is that measurement, is that at the ground or is that above ground?

MS. MENGES: That is at 5 feet on the horizontal plain and just for clarification since the last meeting we tried to make it as easy as possible there is a note on each sheet marking how the readings are made. So on LU 8 he is measuring at 60 inches at 5 feet above grade. And there is a table on the bottom that lists the New York State standards at a horizontal plain and the minimum requirement is a two foot candle reading.

MR. CHAIRMAN: That is not easy. So what is the foot candle you are measuring on LU 4 at the exact same location for AM 1? I read it as 2.7 foot candles and you are saying at 5 feet it is 4.9 foot candles and we just got those plans so I am not going to look at those yet. On the old drawings we just got these.

MS. MENGES: So the LU 4 drawings are readings taken at grade level.

MR. CHAIRMAN: So they are both at grade?

MS. MENGES: LU 8 is at 5 feet LU 4 is at grade.

MR. CHAIRMAN: Okay. So LU 8 is at grade at the 30 inch radius so what you are showing on LU 4 and LU 8 should be at the same or at the ground. So what you are showing at LU 4 and LU 8 B should be the same numbers.

MS. MENGES: Correct. Based on the scale of it the markings don't match up. Inside the radius's there is more readings taken than on the full site plan.

MR. BABCOCK STINER: It is very difficult to compare apples to apples when they don't line up. It makes it very difficult to look at this and say this makes sense. We have to guess and put trust and faith in you that this is what you are showing.

MR. CHAIRMAN: On LU 8B we believe what you are trying to do – let's take the front radius of the front of the building and it is that you are trying to achieve a minimum foot candle of around two. New York State standard is a minimum of a two foot candle at grade but in most cases here you far exceed the stated standard by 2x. I am wondering why you have to do that?

MS. MENGES: Because of the constraints in the different radius's and obviously there is going to be light elsewhere –

MR. CHAIRMAN: But the foot candles are not taking into consideration the foot candles coming from AM 1

MS. MENGES: Well they are.

MR. CHAIRMAN: You are saying they are but they are not showing. I didn't know if you turned off AM 1 - Well some of these foot candles that are actually around corners drop to a point where we think you are increasing the foot candles out in front of the building so you are accomplishing the minimum foot candles around the corner but you aren't taking necessarily into account let's say the lower right corner of the building and you have a foot candle on the 30 foot radius of 2.6 and that 2.6 isn't taking into account AX 1.

MS. MENGES: It is all the light fixtures on the site.

MR. BABCOCK STINER: I think the issue is still that you are over lighting some of the area to reach the minimum standard in other areas and what you are doing is having this glowing white building in the middle of the night and it doesn't need to be that way. I am looking at the current the one you gave us today and the current LU 8B and in the middle you have four point two which is four times the standard and you do that because you have to meet that standard over at the lower right corner. Why can't additional lighting be added to the building in that area so you don't have to light the front of it as intensely. So basically instead of having just two poles you have four that aren't as bright and you end up not being a spot light in the middle .

MS. MENGES: Right and I understand your point there and the light near the entrances and specifically the canopy where the drive thru ATM there is an additional lighting requirement of a five

foot radius near the ATM and that is a higher foot candle that needs to be met. So in those areas we are not placing a pole 50 feet away to make these bright lights to try and shine on the building. We are placing poles around the property on mostly drive aisle. This is the design that is determined to meet all the requirements of the 50 foot radius.

MR. WENTWORTH: So I get the requirement around the ATM what is the requirement at the main entrance.

MS. MENGES: There is the 24 hour accessible ATM –

MR. CHAIRMAN: That has been my bank for 25 years there isn't an ATM in there is there?

MS. MENGES: No, there is a deposit box for 24 hour deposits.

MR. BOEHNER: Does the deposit box have the same requirements as the ATM.

MR. BABCOCK STINER: There is a higher minimum standard in certain parts of the facility than others. So where on the drawings does it say the minimum requirement on the boxes?

MS. MENGES: Correct. So we will start at LU 8 A and we can run through them all. This is at the 50 foot radius with a minimum of a two foot candle at 5 foot above grade on a horizontal plain.

MR. WENTWORTH: I think the questions was where are the requirements for the ATM on the drawings and the deposit boxes.

MS. MENGES: Okay so the next sheet A is the five foot radius and you have two blown up details on the left hand side and there is a requirement of five foot candles at the five foot horizontal plain.

MR. WENTWORTH: Got you thank you.

MS. MENGES: The numbers don't lie and I absolutely agree that in certain areas it is well above the minimum and I will go through the changes that we have made since the last design and with the canopy we need to go up to the canopy or higher.

MR. CHAIRMAN: Did you change anything about the color temperature? Everything seems to be 4,000?

MS. MENGES: Correct.

MR. CHAIRMAN: Did we ask for that to be lower?

MS. MENGES: Yes, but to meet the design requirements they are still specifically at 4,000.

MR. WENTWORTH: The existing lights you are not changing?

MS. MENGES: No there is uniformity in everything that is being proposed.

MR. BABOCK STINER: I am just curious why 4,000?

MS. MENGES: It's the standard use in the design and then as soon as we go down to 3500 anything less on these specified fixtures I have to confirm what they can come in. The output is drastically lower and exceedingly more difficult to put in and we would be putting in fixtures everywhere and we are limited to the areas where we can install light poles so keeping them at 4,000 helps us to gain compliance with the State regulations.

MR. BABCOCK STINER: If I understand correctly around the ATM's you have a five foot candle and you are still tripling that in certain parts of that. Is that correct?

MS. MENGES: That is correct.

MR. OSOWSKI: And right at the edge it is 5.7 and
5.9

MS. MENGES: Based on where they are located within the canopy obviously it is going to be a much higher reading than at the edge of the radius.

MR. BABCOCK STINER: So the general concern here is not when you have something like this light on the edge lighting up a bright building and lighting at the edge where from the passer by it is not that it is 2.8 at the edge its that is it 15 up against a bright building. And that is going to over power everything else that is the concern. So from my perspective why not have more lights and more intensity particularly where we can have them added to the wall instead of relying on a couple Of points that have to be so intense that they have to light everything up.

MS. MENGES: Understood and we can play with installing lights on the edge of the canopy and the back of the building there.

MR. WENTWORTH: Another thing about the ATM and the entry if you are falling off by a factor of three in five feet that is a spot light. So it is kind of playing the system to get your required light at the edge and we need more in the center and if you had a flood light right in the center you could have five in the whole area.

MR. CHAIRMAN: Can you tell us what is going on here. I don't want to keep wasting each other's time. You were asked to come in with something much closer to the standard and you have successfully reduced the foot candles at the edge but you are not reducing it to something close. It is double what the standard is. What is the client doing here are you coming back with what they want and hope we buy it. Let's just get to the chase right now.

MS. MENGES: Understood and with the time constraints trying to make the next meeting we have gone back to try to redesign the site in that allotted amount of time.

MR. CHAIRMAN: These standards have been in place for decades and you guys are now coming in and saying you have to

achieve these now. I am sorry it is not you but tell Bank of America we have been down this road with every other bank in town and now you are coming in and having to rush through this decision and get taken care of right away. And if you and the Bank of America have to take another month to come in with what we want and I just don't want to keep going back and forth and you coming in with something 2,3 or 5 times what we have asked you to do and we have to send you back and ask you to get it closer to the minimum standards. So do you understand. I want to understand your position and I am sorry that you are the intermediary and you are getting –

MS. MENGES: The Bank's PM's work on these projects and they are trying to expedite this for their time line to get approvals and they are trying to get this accomplished at a number of branches. And in doing so they are trying to get into compliance within a certain amount of time because if the State comes out and it is in violation they must show proof that they have been working on this at a number of sites each year in good faith to hopefully bring all of the sites into compliance.

MR. CHAIRMAN: I will tell you we are going to table this tonight. We are going to send you back and we are going to ask you first to drop this down to 3,000 or whatever that is and run the same number of poles, same height and same number of fixtures and see where that comes in. I would rather you try to reduce the heat temperature of these things with the same number of fixtures and poles rather than try to add more fixtures. I am not trying to increase your costs but I am trying to get you to get something just over the minimum standard. We don't want to keep going back and forth with this.

MS. MENGES: Understood and before leaving the biggest change that we did make is the fence. We are proposing to install a fence on the adjacent property line as a way to cut off the lighting impact on that adjacent property.

MR. BOEHNER: We need a survey of your property to make sure it meets the code requirements for front yards. Clover Street and Monroe Avenue are front yards.

MS MENGES: It is not in a front yard. It is six foot and within our property lines and there is not setbacks. The purpose is to obstruct the adjacent properties so that the light does not affect them. We are not required to have our radius's on adjacent properties. So we don't have to light the animal hospital's parking lot. We are trying to cut off as much light as possible.

MR. CHAIRMAN: Anything else. Thank you. Okay this is a public hearing is there anyone who wishes to address this application? There being none we will move on.

3P-01-17 Application of Rosie Foster, owner, and Vanguard Engineering, agent, for Preliminary / Final Site Plan Approval to convert an existing residential structure into a commercial (retail) facility with associated parking on property located at 1571 Monroe Avenue. All as described on application and plans on file.

MR. ARDIETA: Good evening ladies and gentlemen and members of the Board. I am Joseph Ardieta, of Vanguard Engineering, PE. Here representing Rosie Foster on her point 3 acre acreage on 1571 Monroe Avenue. The application before you is to purchase and convert an existing residential structure into a commercial facility which is proposed to be called Second Hand Rose. What I believe to be a consignment shop. Both regarding the site and after meeting with Town staff we were mandated to expand the parking and the driveway. The driveway and parking lot are gravel, so we are going to replace that with an asphalt parking lot to meet the requirement for parking and for the entire house although she intends to use the second floor of the house for office space. The garage in order to come to the 2 out of 7 parking spaces she will park in the garage and her employee will also park in the garage and leave the exterior parking for her clients. The site also is proposed to have an ADA accessible entryway in the back which is designed by an architect Daniel Marroeno (phonetic). Also there is no site lane proposed however the architect will propose lighting at the rear door so there will be wall sconces there. I have not received what that lighting will be.

MR. BOEHNER: We are concerned about what the point source of light will be and would like to see what the fixture will be like. You don't want a spot light.

MR. ARDIETA: Yes, I have already talked to Tim and he told me whatever is proposed can not extend out over the other properties. So in effect we are increasing the impervious area of the site because we are installing an asphalt parking lot with in effect five spaces. So to mitigate the increase in storm water run off we went out to the site and performed an infiltration tests and determined to implement a fixture or device to mitigate the run off. We submitted a letter and the report indicated the one hundred year storm event we slightly reduced the peak discharge from the existing condition. Actually the perks out there are really good. We are getting 5 and 7 perks and it is pretty sandy and we lucked out.

We do propose to take down four trees as part of the installment of the asphalt. I have photos of the trees we are proposing to take down. This tree is the pine that is up near Monroe Avenue. This is the tree that would be in the southern most stall. This tree is right in the eastern corner of the garage. It is already encroaching the concrete lip of the garage. And lastly this is the tree that is in the southern corner of the building that comes down leaning against the building destroying the gutters and the owner wants it down for safety of the building.

There are no wetlands no flood plains on the site. We don't propose to do any utility work on the site although due to the town staff's request to extend the width of the driveway we calculated that -- well first let me say the expansion of that driveway requires us to get an area variance and we are scheduled next week to obtain a setback variance of six feet and the garage is at two feet to the property line. We are maintaining the driveway at that same distance and are going to get a variance extending our setback. And then lastly if we extend this portion of the driveway to the north east we could clip the existing transition curb by about a foot and a half. So we contacted the New York State DOT to ask how they wanted us to proceed and I think its possible they will say let's not change it. I don't think they want to move the transition curb a foot and a half. So by extending the driveway width to the north west and extending it to the road we hit the transition curb. So we asked DOT if

they want us to move the transition curb a foot and a half out to the northwest so the driveway aligns completely with the header curb or leave it as is where there is going to be a foot and a half transition curb in the driveway. We haven't received a response yet.

MR. CHAIRMAN: Worse case scenario they will probably make you pull the transition curb back to the property line.

MR. ARDIETA: I suppose they could do that.

MR. BOEHNER: So you would narrow your driveway?

MR. ARDIETA: Well if town staff would allow us to narrow the driveway. We widened the driveway at town staff's request. We propose it to be 14 feet wide. Right now it is about 9 feet give or take. We are extending it to 14 feet from the roadway to the back of the building and then extend it 18 feet beyond that.

MR. OSOWSKI: How wide is the header curb?

MR. ARDIETA: It looks like it is about 13 feet and we have only projected this northern line of driveway. Right now it is 11 to 13 feet wide. This is a DOT decision and they may say we don't want you to touch that because it will mess up our road way for a petty little driveway. That is what I would bet on and I am sure that is what our client wants to hear.

MR. WENTWORTH: Are those granite curbs?

MR. CHAIRMAN: The street is.

MR. BOEHNER: This Board is okay with narrowing that down. That is all I need to know. The thing is you can always do more but you can't do less.

MR. CHAIRMAN: Is your client intending to live here as well or is it just a business?

MR. ARDIETA: It is just a business.

MR. WENTWORTH: Joe, a couple of points the state when they issued the new ruling for a wheelchair in motion the other part of that was prohibition on the word handicapped on signage. It is now accessible so its okay on your drawing but as long as on your sign it says accessible parking.

MR. OSOWSKI: Is the rain garden where you are proposing snow storage?

MR. ARDIETA: Snow is proposed to the south east where there is no curb, no curb stops. If it is pushed to the south east it will make its way to the rain garden.

MR. FADER: How are you guaranteeing it will go to the rain garden.

MR. ARDIETA: We are not changing this part of the site. I am not prosing to capture the water.

MR. WENTWORTH: You mentioned snow removal and accessible parking where are those going to be posted? Won't you be pushing snow up against them?

MR. ARDIETA: I can't speak for the future plow man. There is plenty of space here to the south of those signs.

MR. WENTWORTH: So you are not planning on placing anything of substance there?

MR. ARDIETA: Are you speaking of bollards? I think that is overkill. If a plow man compromises the integrity of those signs then my client will have a claim against him.

MR. WENTWORTH: What is the privacy fence going to be like?

MR. ARDIETA: We usually specify a white PVC

fence called Chesterfield. That is our go to fence.

MR. FADER: It is impervious to light too?

MR. ARDIETA: Yes, although it has slates they abut one another.

MR. BOEHNER: The split rail fence is that solid?

MR. ARDIETA: The split rail fence is actually a neighbor's fence and it was put there some time ago. And there is an existing wood stock fence and we are planning on putting our fence along the rear property line. We are not proposing a fence along the south east property line because that is a commercial use and there are already two fences there.

MR. BOEHNER: You are putting the fence along the residential property line?

MR. ARDIETA: Yes.

MR. BOEHNER: Are there any trees that are going to be disturbed?

MR. ARDIETA: No.

MR. BOEHNER: Take a look at that and make sure you are spotting everything on the plans. There is one tree that is kind of iffy. So right now you are not proposing any trees coming down along that property line?

MR. ARDIETA: We are not proposing any to come down the only potential one is the one I pointed out.

MR. BOEHNER: You might want to point that out on the plans just to show it might be going out.

MR. ARDIETA: Okay.

MR. CHAIRMAN: This is a public hearing. Is there anyone who cares to address this application? Okay let's go on.

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.

MR. GALLINA: Good evening I am Rob Gallina representing Gallina Cambridge LLC on this matter. You guys have the site plan showing the location of the proposed generator and this is pretty straight forward. There are just a couple of notes there is a 100 ft conservation buffer from the adjacent residential properties and the closest residential property is 200 feet away from this generator. So I have not received any feedback until this afternoon. There are a couple of issues they want to discuss regarding this application.

MR. CHAIRMAN: What we were saying is the decimal level has to meet a maximum standard of 72 decimals at 23 feet from the unit. Measure it and it is place right. I think that is what we are asking you do is to measure the decimals at that point and to be sure it is placed at that point or meet the expense of putting in a screened wall.

MR. GALLINA: I just didn't have any time to explore any of those options. I would like that time.

MR. BOEHNER: Are you asking for an adjournment for tonight to come back.

MR. GALLINA: I would like to table it.

MR. CHAIRMAN: You can table it.

MR. BOEHNER: Yes, it is the same thing.

MR. CHAIRMAN: We will give you a month to
To turn it around which is pretty quick.

MR. GALLINA: Can we do that without coming back with the results and do it administratively?

MR. CHAIRMAN: We are way to important for that.

MR. BOEHNER: The only thing we could do administratively is have a noise study and accept the results because right now we don't have documentation. What I would say if he came in with documentation showing they have an acoustic enclosure around the unit and that documentation says it is at 72 decibels 23 feet from the unit we would issue a building permit. That's the choice he has. I think he worried about what it may cost maybe and the other choice would be to do a sound study saying what are the impacts of the unit at the residential line.

MR. CHAIRMAN: Our standards for measuring 23 foot is all around not just between the residences.

MR. BOEHNER: I am more worried about the residences. It is a sound study proving what that noise level would be to the property line, if that is acceptable to this Board or they do the enclosure showing it is 72 decibels. That is their choices.

MR. GALLINA: We just want to make it right.

MR. BOEHNER: We can table it for you to look at your alternatives there and you will be back in April.

MR. OSOWSKI: Will this generate the entire building or just a particular client?

MR. GALLINA: Yes, just the end cap sweep. There is a vascular surgeon in there and this is specifically for his use.

MR. BOEHNER: And is it only during emergencies?

MR. GALLINA: Correct.

MR. BOEHNER: How often is this tested?

MR. GALLINA: Weekly based on the crediting bodies. During the last power outage it has run for an extended period of time.

MR. CHAIRMAN: All right thank you. Does anyone care to address this application? There being none we will move on.

3P-03-17 Application of St. John's Home for the Aging, owner, for Preliminary and Final Site Plan Approval to construct a 1,100 +/- sf building addition and a 790 +/- sf concrete patio on the Hawthorne Building at St. John's Meadow located on Johnarbor Drive (Tax Id #136,15-1-1.13). All as describe on application and plans on file.

MR. PHETTEPLACE: Good Evening Amanda Phetteplace from Stantec representing St. John's Meadow. This project is on today for preliminary and final site plan approval of a 1,100 sf building expansion and a 790 sf concrete porch. The Hawthorne building expansion is located within the St. John's Meadow's at Johnsarbor Drive . The project was previously approved in December of 2013 and it was never built due to funding and the approval expired. The building expansion will provide additional common activity space enhancing the Hawthorne residences. There will be no additional living units are proposed in the addition.

The parcel is zoned RHFD 2 and the original project was approved using this incentive zoning setback requirement parameter is not affected by this improvement. The building addutuib and associated improvements is located within the court yard area with the existing building which is currently enclosed by a gated architectural fence. The improvements will include a new architectural gate and fence at the expansion area and porch. We are going to reconnect an existing sidewalk and we will relocate existing shrubs that were impacted by the addition. The new down spouts will be feeding into the existing storm sewer system and will provide tree protection. There is no improvements

to the existing water, fire, electric, gas or communication. There is not going to be a parking area proposed at the new addition. There is a small amount of additional impervious area and the existing storm water continues to maintain the discharge rate below the project. This does not impact the wetlands or waterways.

We submitted this to the Conservation Board and received no comments. We will also submit to the Architectural Review Board in April and we understand the building elevations have not changed from the previous approval. At this time we ask the Board for a SEQR and grant final approval and in closing we are open to any questions you may have.

MR. CHAIRMAN: So fundamentally this has not changed. Is there a basement with this?

MS. PHETTEPLACE: No.

MR. CHAIRMAN: All estimated materials will all be off site.

MR. BOEHNER: Are you still planning to relocate shrubs and trees?

MS. PHETTEPLACE: Yes, we are and we are planning on adding to the plantings near the adjacent building.

MR. WENTWORTH: Is the gate and fence going to be locked?

MS. PHETTEPLACE: It won't be locked there will be a latch?

MR. WENTWORTH: So it is not for memory care?

MS. PHETTEPLACE: No.

MR. WENTWORTH: So in the event of a fire people entering this court yard will still be able to get out?

MS. PHETTEPLACE: That is correct.

MR. BOEHNER: Check with the Fire Marshal.

MR. CHAIRMAN: The architecture is the same as previously.

MS. PHETTEPLACE: That is correct.

MR. OSOWSKI: What is this building for?

MS. PHETTEPLACE: Just for common activities for the Hawthorne residents.

MR. OSOWSKI: And is it heated and vented it is not a three season room.

MS. PHETTEPLACE: No.

MR. CHAIRMAN: Thank you. This is a public hearing. Does anyone care to address this application? Okay this brings us to the next application.

3P-04-17 Application of Crittenden Creek Development, owner and Antonelli Development LLC, contract vendee, for Final Site Plan Approval, Final Subdivision Approval and EPOD (watercourse) Permit Approval to construt approximately 500 self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Town Line Road. (Tax # 148.19-1—7-8=9 and -10). All as described on appplicatin and plans on file.

1P-NB2-17 Application of Crittenden Creek Development, owner, and Antonelli Development, LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (Watercourse) Permit Approval, Preliminary Subdivision self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Rown Line Road (Tax ID#'s 148.109-1-78-9-10) All as described on application and plans on file. Tabled a the January 18, 2017 meeting – PUBLIC HEARING REMAINS OPEN

MR. COX: Good evening ladies and gentlemen and members of the Board my name is David Cox from Pasero Associates with me is Matt Morid (phonetic) from Pasero and Craig Antonelli who is the developer of this project. This was approved around ten years ago but didn't get under construction and we missed out on the site plan by 9 years and we are back here to get reapproved. The site is staying pretty much the same and the water regulations has stayed the same over the last ten years. We are here for EPOD Watercourse Permit Approval and Preliminary and Final Site Plan Approval and then Preliminary Subdivision Approval and Site Plan Approval. The project proposes 500 self storage rental units and a rental office totaling 72,725 sf the land area is approximately 8.25 acres and it is zoned light industrial. We did require a use variance for the self storage and we did go to the Zoning Board of Appeals and received that approval. Right now there are four existing lots as part of this complex and we wish to combine them all into one property.

Since the last time we were before the Planning Board we went to the Architectural Review Board and received approval from them. Their main comment was just to try to beef up more landscaping with trees out front which we did. We have received the jurisdictional determination from New York State DEC on the wetlands right down here clipping our boundary and this sheeted area is the 100 foot buffer area which we are staying completely out of.

MR. CHAIRMAN: Quickly what is the date on the jurisdictional determination.

MR. COX: It is this year. We also received the Shipco letter with the archaeological prefixes. We have addressed all the comments that we received and I will run quickly through the site. The site entrance is right off Brighton Henrietta Road and there is a small area that is not gated and if you are interested in that area you can park in this area here. There is a gate to open up and have access for people to come in here and drive around. The site is a great location being light industrial all around here and it is a really good fit for self storage. We won't have neighbor problems at all and this is a low traffic generator from what other things this could be. It is just a very minor use people come in and don't come back for months. So the site will be equipped with LED lighting. The landscaping will be a mix of deciduous and coniferous trees.

as well as shrubs and grasses. We will have growth on the front when you drive down Brighton Henrietta Town Line Road. It really seems like a lot of landscaping and we are able to preserve a lot of landscaping and fill in the gaps with the proposed landscaping.

MR. BOEHNER: While you are on that topic were you at the last Conservation Board meeting regarding the loss of that 40 oak tree and how are you addressing that?

MR. COX: We are willing to plant another hard wood in the back behind the pond in the EPOD area.

MR. BOEHNER: Just one.

MR. COX: That is all they requested. We could do more.

MR. BOEHNER: Because that is a 40 inch oak. We might need to talk about that. You don't have room up front.

MR. COX: That is something we can look into they didn't seem to like that area but they liked the back area. If there was room up front we could definitely look into putting one up front and one in the back.

MR. BOEHNER: We can talk about that. In some communities they would say you would have to give us back 40 inches.

MR. COX: The project is proposing to have 49% green space. That is half of the site. As far as drainage and infrastructure the site flows back towards the back of the property back here. And we are capturing all of the run off and taking it to the storm water management area back in this area which will be a sand filter and then discharge to the creek.

MR. BOEHNER: One of the comments of the town engineer to continue to work with him on is the run off reduction. We have some new information.

MR. COX: No problem with that. The building roofing material will have a higher solar reflected index than the shingles. And there will also be a waste reduction plan to divert more than 50% from it. I think that pretty much raps it up and I will be happy to take any questions.

MR. BOEHNER: Will you allow any storage outside?

MR. COX: No.

MR. BOEHNER: Will all the buildings be sprinklered?

MR. COX: Right now we are anticipating this main building and from what I understand we will need to get a variance on the rest.

MR. BOEHNER: So you are proposing to apply for variances not to sprinkler?

MR. COX: Correct.

MR. BOEHNER: Do you plan on having lighting 24-7?

MR. COX: Yes.

MR. OSOWSKI: Is the town fire marshal okay with access around the site?

MR. COX: Yes. We submitted an auto turn to him.

MR. WENTWORTH: I have a question about grading. It looks like between the two banks of buildings is your low point heading north there is a 529 contour line that runs through the middle of that northern block of buildings and then it loops around in the access aisle on the north edge and then that drops down to 28 just at the edge of the access drive. So I am thinking one quarter at the high point

and that loop is at the quarter point of those buildings, the right quarter point. So from that right quarter point north you are jetting into the wetlands not into your new training stations.

MR. ANTONELLI: If we needed to we could install inlets on the northern portion to capture additional drainage and take it to the pond.

MR. BOEHNER: I notice your dumpster is not on the drawings.

MR. ANTONELLI: There is no need for a dumpster and we are not requesting one. We do not want a dumpster. We just have office trash.

MR. BOEHNER: You keep the trash inside for the office?

MR. ANTONELLI: Yes.

MR. CHAIRMAN: Anything else? Does anyone care to address this application? There being none we will move on thank you.

NEW BUSINESS

7P-NB1-16 Application of Alice Kanack, owner, for Preliminary Site Plan Approval to construct a 4, 187 +/- sf building addition and to add 47 parking spaces on property located at 2977 South Clinton Road All as described on application and plans on file. TABLED AT THE DECEMBER 21, 2016 MEETING – PUBLIC HEARING REMAINS OPEN- ADJOURNED AT THE APPLICANT'S REQUEST.

1P-NB1-17 Application of Jerome Koresko, Sr. Owner and Dr. Indra Quagliat, 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 – PUBLIC HEARING REMAINS OPEN – ADJOURNED TO THE APRIL 14, 2017 MEETING AT APPLICANTS REQUEST.

OLD BUSINESS

NONE

PRESENTATIONS

NONE

COMMUNICATIONS

Letter from James Wentworth, University of Rochester, dated March 9, 2017 requesting postponement of the U of R. South Campus Signage Plan to the April 13, 2017 meeting.

Letter from Edmund Martin, Landtech dated March 29, 2017 requesting postponement of applications 7P-NB1-16 and 11P-03016.

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. TABLED AT THE FEBRUARY 15, 2017 MEETING – PUBLIC HEARING REMAINS OPEN.

MR. WENTWORTH: I move that the public hearing remains open and 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:

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. The plan shall be revised to reduce the impacts of the proposed lights and to meet the minimum standards.
2. The plan shall be revised to show light candles at 3000 K fixtures.
3. Only one complete set of revised plans shall be submitted.
4. Revised plans addressing the following shall be submitted to the Building & Planning Department.
 - A. Plans shall be based on a property survey accurately showing the location of lot lines, structures and pavement parking.
 - B. A note shall be added to the plans that says
All lighting shall be designed to eliminate light overflow onto adjacent residential properties. Any signage, budilging or parking lighting not necessary for security purposes shall be place on automatic timing devices which allow illumination to commence each day 1/2 hour after the close of business.
 - C. All poles and fixtures shall be located on the Bank of America property.

- D. Lights should use cutoff shields where possible to prevent light overflow onto adjacent properties of the right of way.
 - E. Building mounted lights should be oriented and or shielded so that the elements aren't directly visible off property.
5. Lighting locations shall not interfere with access to existing parking spaces or drive aisles.
 6. Meet all requirements of the Town of Brighton's Department of Public Works.
 7. A building permit is required.
 8. All Town codes shall be met that relate directly or indirectly to the applicant's request.
 9. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment control.
 10. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.
 11. 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 UNANIMOUSLY CARRIED

3P-01-17 Application of Rosie Foster, owner, and Vanguard Engineering, agent, for Preliminary / Final Site Plan Approval to convert an existing residential structure into a commercial (retail) facility with associated parking on property located at 1571 Monroe Avenue. All as described on application and plans on file.

MR. FADER: I move to close the public hearing.

MR. WENTWORTH: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. FADER: 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. Plans shall be revised to address the following:
 - A. Site notes shall include proposed setbacks.
 - B. Any proposed mechanicals or generators shall be shown on the site plan.
 - C. Tree protection shall be shown around the trees adjacent to the driveway expansion.
 - D. Quantity size and species of trees to be removed shall be added to the plans.
 - E. A detail of proposed fencing shall be added to the plans.
2. A cut sheet and details of the proposed lighting shall be submitted. All lighting shall be designed to prevent light overflow onto adjacent residential properties.
3. All required approvals from the Zoning Board of Appeals shall be obtained.

4. The project is a change of use per the NYS Building Code. The applicant's architect shall provide an analysis as part of the Building Permit application.
5. A Certificate of Compliance zoning review is required for the proposed use.
6. Meet all requirements of the Town of Brighton's Department of Public Works.
7. All town codes shall be met that relate directly or indirectly to the applicant's request.
8. An Operational Permit shall be obtained from the Town of Brighton's Fire Marshal (Chris Roth 585-784-5220)
9. The project and its construction entrance shall meet the New York State standards and Specifications for Erosion and Sediment control.
10. 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.
11. 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.
12. Any contractor or individual involved in the planting maintenance or removal of trees shall comply with the requirements of the Town's Excavation and Clearing (Chapter 66). Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
13. The entire building/store shall comply with the most current Building & Fire Codes of New York State.

14. Outdoor storage or display. No outdoor storage or display of goods, materials or equipment shall be permitted.
15. 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.
16. All proposed landscaping shall be installed prior to the issuance of any certification of occupancy.
17. Only business identification signage as allowed per the Comprehensive Development Regulations is permitted. This signage must be reviewed and receive all necessary town approvals prior to installation.
18. 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.
19. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.
20. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
21. All trees to be removed shall be shown on the site plan.

MR. WENTWORTH: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

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.

MR. FADER: I move to leave the public hearing open and for the Planning Board to table based on the testimony given, plans submitted and determination of significance. Additional information is required to be submitted no later than two weeks prior to the next Planning Board meeting.

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. A revised plan shall be submitted and an acoustic enclosure shall be installed to reduce the noise level to 72 decibels. Documentation shall be submitted and shall provide that the noise level of the generator per manufacturer's specifications at seven meters (23 feet) from the unit does not exceed 72 decibels or a plan shall be submitted that addresses the sound levels at the residential property lines.
2. Meet all requirements of the Town of Brighton's Department of Public Works.
3. All Town codes shall be met that related directly or indirectly to the applicant's request.
4. All comments and concerns of the Town Fire Marshal and Town Engineer shall be addressed.
5. A building permit shall be obtained for the generator. All work shall comply with the NY State Uniform Fire Prevention and Building Code.

6. An electric inspection shall be conducted by an inspection agency approved by the Town of Brighton. Electrical completion certificate shall be submitted.
7. The equipment shall be installed per the manufacture's installation instructions and shall comply with the NEC and NFPA 37.
8. The generator shall be used only during power disruptions. Testing of generator shall be done during daylight office hours.
9. All other approvals must be received from those agencies with jurisdiction prior to the Town issuing its approval.
10. All Monroe County review comments shall be addressed.
11. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.

MR. BABCOCK STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

3P-03-17 Application of St. John's Home for the Aging, owner, for Preliminary and Final Site Plan Approval to construct a 1,100 +/- sf building addition and a 790 +/- sf concrete patio on the Hawthorne Building at St. John's Meadow located on Johnarbor Drive (Tax Id #136,15-1-1.13). All as describe on application and plans on file.

MR. WENTWORTH: I move that the public hearing be closed.

MR. BABCOCK STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. WENTWORTH: I move the Planning Board approve application 3P-03-17 based on the testimony given, 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. An Operational Permit shall be obtained from the Town of Brighton's Fire Marshal (Chris Roth 1-585 784-5220)
2. The entire building shall comply with the New York State Uniform Fire Prevention and Building code.
3. 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
4. Meet all requirements of the Town of Brighton's Department of Public Works.
- 5 All town codes shall be met that relate directly or indirectly to the applicant's request.
- 6 The New York State Standards and Specifications for Erosion and Sediment Control do not recognize silt sacks as an approved means of erosion control. An alternative method of sediment control should be considered.
- 7 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.

- 8 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.
- 9 Any contractor or individual involved in the planting maintenance or removal of tress shall comply with the requirements of the Town's Excavation and Clearing (Chapter 66). Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
- 10 The applicant shall review the proposed access to the court with the Fire Marshal.
- 11 All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshall shall be addressed.
- 12 Four feet of cover must be maintained over the proposed storm sewer collection system . Invert elevation should be provided demonstrating that 4 feet of cover can be maintained.
- 13 A note should be added to the plans indicating that all disturbed areas shall be protected from erosions either by mulch or temporary seeding within two weeks of disturband.
- 14 A letter of credit shall be provided to cover certain aspects of the project, including but not limited to landscaping, storm mitigation and erosion control. The letter of credit should be submitted to the Town for review and approval.
- 15 All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosions, storm water control, water system and sanitary sewer design shall be addressed prior to final approval.
- 16 All County Development Review Comments shall be addressed.
- 17 All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.

- 18 The proposed building shall be sprinklered in accordance with Town Requirements
- 19 Any changes to the exterior elevations shall be reviewed and approved by the Architectural Review Board.
- 20 All comments and concerns of the Town Engineer as contained in the attached memo from Michael Guyon, Town Engineer, to Ramsey Boehner shall be addressed.
- 21 A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MR. BABCOCK STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

3P-04-17 Application of Crittenden Creek Development, owner and Antonelli Development LLC, contract vendee, for Final Site Plan Approval, Final Subdivision Approval and EPOD (watercourse) Permit Approval to construt approximately 500 self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Town Line Road. (Tax # 148.19-1—7-8=9 and -10). All as described on applicatin and plans on file.

1P-NB2-17 Application of Crittenden Creek Development, owner, and Antonelli Development, LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (Watercourse) Permit Approval, Preliminary Subdivision self storage units with a rental office totaling 72,725 +/- sf and join four lots into one on property located at 1266 Brighton Henrietta Rown Line Road (Tax ID#'s 148.109-1-78-9-10) All as described on application and plans on file. Tabled a the January 18, 2017 meeting – PUBLIC HEARING REMAINS OPEN

MR. FADER: I move to close the public hearing.

MR. OSOWSKI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. FADER: I move the Planning Board approves the application based on the testimony given, 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. The applicant shall contact the Fire Marshal, Christopher Roth, for his comments. All comments and concerns of the Town Fire Marshal and Town Engineer shall be addressed.
2. The project's building shall be sprinklered per the requirements of the NYS Building & Fire Code and or the Town of Brighton Code.
3. An Operational Permit shall be obtained from the Town of Brighton's Fire Marshal (Chris Roth 1-585 784-5220)
4. All required reviews and approvals from New York State Department of Environmental Conservation and U.S. Army Corps of Engineers shall be obtained.
5. 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.

6. Meet all requirements of the Town of Brighton's Department of Public Works.
7. All town codes shall be met that relate directly or indirectly to the applicant's request.
8. The following comments of the Conservation Board shall be addressed:
 - a. Consider replacement of Burning Bush with native alternative.
 - b. Additional tree plantings should be added throughout the site to help mitigate the loss of the 40" oak.
9. Prior to final approval, a letter of credit shall be provided to the Town to cover certain aspects of the project including but not limited to landscaping, stormwater mitigation, infrastructure and erosions control
- 10 The entire project shall comply with the New York State Uniform Fire Prevention and Building Code.
- 11.The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
- 12The 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.
- 13 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.
- 14 Maintenance of landscape plantings shall be guaranteed for three years.
- 15 All disturbed areas shall be protected from erosion either by mulch or temporary seeding.
- 16 Any contractor or individual involved in the planting maintenance or removal of trees shall comply with the requirements of the Town's

Excavation and Clearing (Chapter 66). Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.

- 17 Applicable Town standard details and notes will need to be incorporated into the design drawings.
- 18 All parking lot lighting shall be low in height and intensity and directed toward the building.
- 19 The Site Plan shall be revised to show a dumpster enclosed with building materials that are compatible with the existing building and located in the rear yard. The enclosure shall equal the height of the dumpster.
- 20 The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development regulations.
- 21 Meet all subdivision filing requirements of the Town of Brighton's Department of Public Works.
- 22 All easements must be shown on the subdivision map with ownership, purpose and liber/page of filing with the Monroe County Clerk's Office. A copy of the filed easement shall be submitted to the Building and Planning Department for its records.
- 23 Fire hydrants shall be fully operational prior to and during construction of the building as required by the New York Building Code and Brighton Town Code.
- 24 The site plan shall be modified to clarify the areas of asphalt and the areas of concrete.
- 25 All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshall shall be addressed.
- 26 A letter in response to all Planning Board and Town Engineer comments shall be submitted.
- 27 All County Development Review Comments shall be addressed.

- 28 All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
- 29 The Project shall be sprinklered in accordance with the New York State Building Code and Brighton Town code.
- 30 Prior to any framing above the deck, an instrument survey showing setback and first floor elevation shall be submitted to and reviewed by the Building and Planning Department.
- 31 Erosions control measures shall be in place prior to site disturbance.
- 32 Outside storage and display shall be prohibited.
- 33 All requirements of the Zoning Board of Appeals shall be met.
- 34 All comments and concerns of the Town Engineer as contained in the attached memo dated March 15, 2010 from Michael Guyon, Town Engineer to Ramsey Boehner shall be addressed.
- 35 Prior to the issuance of any permits the applicant shall obtain and submit a 239-F Permit from Monroe County DOT.
- 36 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 and one of the Executive Law.
- 37 A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
- 38 Additional catch basin shall be added along the north edge of the project .
- 39 The revised plan shall be approved by the Town Engineer.

MR. BABCOCK STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

SIGNS

1469 TT Nail Spa for a building face sign at 1469 Monroe Avenue.

Approved as presented.

1470 Allstate for a building face sign at 2541 Monroe Avenue.

CONDIITONS

1. The approval is for the Allstate sign proposed in the sign band only.
2. better photos of the existing signs shall be submitted.

Approved as received.

OLD BUSINESS

1463 U OF R South Campus for Freestanding Signs (4) at 5200 East River Road.

3/29/17 Postponed at applicants request

MR. WENTWORTH: I move to approve sign 1469 as presented. Sign 1470 approved as recommended and 1463 postponed at applicant's request.

MR. OSOWSKI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the March 29, 2017 Meeting of the Town of Brighton's Planning Board at 2300 Elmwood Avenue, Brighton, New York, is a true and accurate transcription of those notes to the best of my ability as recorded and transcribed by me.

A handwritten signature in blue ink, appearing to read "Judy Almekinder", is written over a horizontal dashed line.

Judy Almekinder

On this 4 day of April in the year 2017, before me personally came Judy Almekinder to me known, and known to me to be the person described herein and who executed the foregoing instrument, and she acknowledges to me that she executed the same.

A handwritten signature in black ink, appearing to read "Tanya J. Leisenring", is written over a horizontal dashed line.

Notary Public

TANYA J. LEISENRING
Notary Public, State of New York
Qualified in Wayne County
No. 01LE6312991
Commission Expires October 14, 2018

Commission Expires October 14, 2017
No. 01E6312691
Qualified in Wayne County
Notary Public, State of New York
TANYA J. LEISERMAN