

Proceedings held before the Planning Board
Brighton at 2300 Elmwood Avenue, Rochester, New York on December
20, 2017 at approximately 7:30 p.m.

PRESENT: William Price, Chairman
Laura Civiletti
David Fader
John Osowski
Pamela Delaney

NOT PRESENT: James Wentworth and Justin Babcock Stiner

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 December 20, 2017
meeting of the Town of Brighton's Planning Board to order. We will be
holding over the approval of the minutes of the October and the November
minutes of October 18, 2017 and November 15, 2017 until next month
but we will hear the September 27, 2017 minutes.

MR. FADER: I will move approval of the
September 27, 2017 meeting as presented.

MR. OSOWSKI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. CHAIRMAN: Mr. Secretary have the public
hearings been properly advertised?

MR. BOEHNER: Yes, they were properly
advertised in the Brighton Pittsford Post of December 14, 2017.

MR. CHAIRMAN: We will start those hearings
and also announce that application 6P-NB1-17 has been adjourned to the
January 17 meeting.

12P-01-17 Application of Jay Birnbaum – 1840 LLC, owner, for Site Plan Modification and EPOD (watercourse) Permit Approval to expand the parking lot on property located at 1840 Winton Road South. All as described on application and plans on file.

MR. MCINTE: I am here from MRB

Group requesting Site Plan Modification and EPOD Permit Approval to expand the parking lot on property located at 1840 Winton Road South. We are proposing a 9 space extension for a total of 25 parking spaces on the property and we are also proposing a trash dumpster enclosure. The parking lot expansion will be located within the EPOD district due to the stream that goes along the south property line. The existing building is located approximately 35 feet off the stream and the expansion will be a minimum of 35 feet from that stream as well. To mitigate the storm water run off that will be caught at the addition of the impervious area we are proposing to make some obligations to the existing pond on site to add a couple of storm water quality features to drain some of the water before it enters the stream. With that are there any questions?

MR. CHAIRMAN: Could you tell us a little bit about the use you are proposing here and why you need the parking?

MR. MCINTE: As far as parking even with the current use we have an agreement with the property across the street to allow us to park there when there is an overflow and that is not the best situation and we are hoping to solve that. As far as the 25 parking spaces right now its just casual office use but in the future we may want to have a medical office use and we need 25 parking spaces to meet the requirement for that.

MR CHAIRMAN: You are proposing to do an improvement for which you don't have a tenant for right now?

MR. MCINTE: Right now we do have tenants.

MR. CHAIRMAN: But the current tenant is not driving the need for this parking?

MR. BIRNHAM : The current tenants do need this parking as well because right now we are using parking across the street for overflow. So they have been requesting more parking as well.

MR. CHAIRMAN: Any exterior lighting proposed with this?

MR. MCINTE: Not at the moment no the existing lighting is sufficient and we don't plan on adding any lighting.

MR. CHAIRMAN: You are taking out one tree?

MR. MCINTE: We are removing two trees and two trees are proposed at the rear of the property.

MR. CHAIRMAN: What is your cut and fill situation? You are making capacity rather than taking it away?

MR. MCINTE: Yes.

MR. CHAIRMAN: Any other questions? This is a public hearing is there anyone who wishes to address this application? There being none we will move on.

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 window on property located at 2735 Monroe Avenue. All as described on application and plans on file. TABLED AT THE OCTOBER 18, 2017 MEETING – PUBLIC HEARING REMAINS OPEN- ADJOURNED TO THE JANUARY 17, 2017 MEETING.

12P-02-17 Application of 1925 South Clinton , LLC, owner , for Final site Plan Approval (Phase 1)) Final Subdivision Approval and EPOD (Woodlot) Permit Approval to construct an 11, 600 +/- sf day care facility together with associated site improvements, and reconfigure three lots on property located at 1915-1925 South Clinton Avenue.)Tax ID's 136.15-1-7, 136.15-1-8 & 136.15-1-9) All as described on application and plans on file.

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 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.
PRELIMINARY SITE PALN AND PRELIMINARY SUBDIVISION
APPROVED WITH CONDITIONS AT THE NOVEMBER 15, 2017
MEEING, EPOD PERMIT – TABLED AT THE NOVEMBER 15, 2017
MEETING – PUBLIC HEARING REMAINS OPEN

MR. GALUCCI: Good evening, Paul Galucci Here representing Mamassans, Monroe LLC, the owners and with me is Garth Wintercorn from Costich Engineering. If you recall last month we received preliminary site plan approval and preliminary subdivision approval and we tabled the EPOD Permit for this application and subsequent to that we have appeared at the Architectural Review Board On November 28 for the proposed Doodlebugs the renderings and photos And elevations were presented and they were reviewed and accepted as submitted. We also appeared at the December 12 th Conservation Board meeting and discussed modification of the landscaping plan which we have submitted to you through the workshop this evening. We prepared that after the phase I Final Site plan application and that is why it is not Part of this set. We wanted to put a little bit more thought into the overall Mitigation phase I landscaping as well as the overall landscaping for the overall site plan. I am pleased to say the Conservation Board meeting went well. They were satisfied with the additional buffer mitigation that we are proposing and in addition to that modified landscaping plan there was a narrative which described some of the particulars of what we are proposing to do with the additional buffer mitigation that includes some selective clearing of what is to remain and in addition to that we will be

removing dead wood, clearing the understory where we are going to propose a track to the rear of the property and planting up to 100 saplings and we are looking at deer resistant species and native species and cross referenced those and that is what was proposed on the modified landscape plan which was subject to your review this evening.

Additionally we met with the town engineer and we responded back to his comments as well as the town staff comments in writing. I had a meeting on November 30th with Mike Guyon and went through the technical aspects of the overall site plan and storm water management and how we are going to build an infrastructure for the site. We have not received any additional comments. We anticipate there may be some minor comments we may need to satisfy with the town engineer. But nothing we would have to satisfy to receive Final Site Plan. We additionally sent a modified traffic review to Monroe County DOT to look at the proposal to use the unsignalized drive way opposite Rue De Ville just for Doodlebugs. The traffic engineer Carl Johnson put a traffic summary together and it is believed Monroe County DOT has no issue with us have Doodlebugs using an unsignalized driveway.

Also as of recently we submitted phase II for this project which includes the building in the northwest corner over to the actual signalized access and the additional parking field to support the medical office building, I believe I mentioned to you at the preliminary site plan that we were right on the verge of landing a tenant for that building and we have secured a tenant to take the entire first floor. The timing of their urgency will push us a little faster than Doodlebugs because Doodlebugs would like to open January 2019 and this tenant would like to open September of 2018. So phase II application has been made and you will see that in the month of January hopefully that application is being made complete and you will note that there will be a signalized access so Phase I and Phase II will be done simultaneously. So that is what we have done since we last saw you. We will be happy to answer any questions you may have.

MR. CHAIRMAN: You met with the Conservation Board and they are happy with your approach as far as encroachment on the buffer?

MR. GALUCCI: Yes it went very well and in addition to the understory plantings . We really took a look at trying to use the pond itself as a mitigated measure and a buffer between the development and the residential area to the west of us. So we added additional plantings where we could add some taller trees and shrubs and we took a look at where we have right at the edge of the canopy the proposed trees that will be offered when we come in with the individual buildings and parking area adjacent to the developed area. We looked at the size of those trees to try and increase the quantity a little bit . So we added trees where before it looked like it was going to be a little bit difficult to do that with the bare root saplings and they are going to be four to five feet tall as you can see in the plant legend and that will substantiate that buffer long term and reception to that was very positive.

MR. CHAIRMAN: There is one thing on the landscape notes can you look and see if they allow phosphorous in the fertilizer.

MR. GALUCCI: Okay.

MR. CHAIRMAN: There are regions of the State where they prohibit it and the fertilizer you have here has phosphorous in it. It may be fine for this region but I would ask you to check.

MR. GALUCCI: One other thing I just thought of, we did submit a letter requesting Planning Board approval to consider a waiver of 10 feet of the side yard setback and I talked about that at the preliminary site plan . The foundation of the building and the actual Structure itself is one foot off of the side yard and there is a five foot overhang and that is consistent all the way around the building so that overhang will extend into the side yard by four feet. The Planning Board has the authority under incentive zoning regulations if adopted to grant a waiver of up to 10 percent of any regulation and we talked about this a little bit at the last meeting rather than us moving the building which we could do but we felt the side yard is still preserved by the placement of the building and it is just an architectural appendage that is four feet into that side yard and the side yard is 40 feet so it is a pretty robust side yard as it is. So we would respectfully ask this Board to grant that waiver.

MR. BOEHNER: In granting that waiver the Planning Board has to make a finding that the encroachment of the setback Will not produce an undesirable change in the character of the surrounding neighborhood or create an encroachment to nearby properties.

MR. CHAIRMAN: Just a reminder we are approving this tonight for Doodlebugs, Doodlebugs is to open in January 2019 and the building behind it?

MR. GALUCCI: They would like to open in September of 2018.

MR. CHAIRMAN: So they will open first. So sequentially that is what you are looking at in phase I with Doodlebugs with no traffic signal opposite Rue De Ville.

MS. DELANEY: You said the signal would actually be with the second building, right?

MR. GALUCCI: Right.

MS. DELANEY: So the signal could be open three months before Doodlebugs?

MR. GALUCCI: Correct.

MR. BOEHNER: But they did get the County's okay to use that if something happens to that second building and there isn't a signal yet?

MR. GALUCCI: Yes.

MR. CHAIRMAN: In the parking field that you are proposing is that second building is that field right in front of it into the south of that you would –

MR. GALUCCI: It is a small parking field associated with the parking on the south side the north side and directly east.

MR. CHAIRMAN: To make it clear tonight's approval is Doodlebugs?

MR. GALUCCI: Correct.

MR. BOEHNER: Your interconnections to the abutting property connects to the property to the north during phase I? And then the other connections during phase II and then the connections to the property that you own will happen when you come back in?

MR. GALUCCI: Those properties will have typical cross easements –

MR. BOEHNER: But that third one will be when that property is developed and you will propose that interconnection?

MR. GALUCCI: Right.

MR. OSOWSKI: One question there is no back up generator for Doodlebugs? Is that correct?

MR. GALUCCI: Correct if they lose power they lose power.

MR. CHAIRMAN: All set, Ramsey?

MR. BOEHNER: Yes.

MR. CHAIRMAN: Okay, this is a public hearing is there anyone who cares to address this application?

MR. CRAIGG: My name is Russ Craig. I own the landmark house next to the south. I have no problem with most of

this. I would like to see as much foliage between this part here and my property.

MR. CHAIRMAN: As we get closer to your property on the next phase of buildings certainly we will get into site lining and buffering.

MR. CRAIGG: As I said I have no problem with most of the site. I just hope there will be the possibility of buffering.

MR. CHAIRMAN: Thank you for coming. Anyone else? There being none we will get on with our voting.

12P-01-17 Application of Jay Birnbaum – 1840 LLC, owner, for Site Plan Modification and EPOD (watercourse) Permit Approval to expand the parking lot on property located at 1840 Winton Road South. All as described on application and plans on file.

MR. FADER: I move to close the hearing.

MS. CIVILETTI: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. FARDER: 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

-10-

Impact on the environment. The Planning Board adopts the negative declaration prepared by Town Staff.

CONDITIONS

- 1 Trees to be removed, relocated, and planted shall be clearly shown on the site plan and labeled with type of tree and size. The proposed location of trees to be relocated shall be shown. Evergreen trees shall be planted at a minimum of 6' in height. Shade trees shall be planted with a minimum 3" caliper.
 - 2 Any proposed soil stockpile area shall be shown on the plans, with required erosion control measures.
 3. The limits of disturbance should be shown on the plans.
 4. Soil stabilization and plantings for disturbed areas shall be shown.
 - 5 Plans shall be revised to include location and details of required handicap signage.
 - 6 Impervious calculations shall include all pavements, including the Cambridge Place private drive
 - 7 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.
 - 8 All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
 - 9 Maintenance of landscape plantings shall be guaranteed for three years.
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-11-

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- 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 parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
 - 14 Erosion control measures shall be in place prior to issuance of a building permit.
 - 15 Prior to issuance of any permits a letter of credit shall be provided to the Town to cover the cost of construction of the proposed drainage system to insure that it conforms to the approved plans and that the landscape plantings and the existing buffer survives in a healthy condition.
 - 16 All County Development Review Comments shall be addressed prior to final approval.
 - 17 Meet all requirements of the Town of Brighton's Department of Public Works.
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-12-

18 All town codes shall be met that relate directly or indirectly to the applicant's request.

19 All comments and concerns of the Town Fire Marshal and Town Engineer shall be addressed.

20 A building permit shall be obtained for the enclosure

21 All other approvals must be received from those agencies with jurisdiction prior to the Town issuing its approval.

22 All comments concerns of the Town Engineer as contained in the attaches memo shall be addressed.

23 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

12P-02-17 Application of 1925 South Clinton, LLC, owner, for Final site Plan Approval (Phase 1)) Final Subdivision Approval and EPOD (Woodlot) Permit Approval to construct an 11,600 +/- sf day care facility together with associated site improvements, and reconfigure three lots on property located at 1915-1925 South Clinton Avenue.)Tax ID's 136.15-1-7, 136.15-1-8 & 136.15-1-9) All as described on application and plans on file.

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 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. All as described on application and plans on file.

PRELIMINARY SITE PLAN AND PRELIMINARY SUBDIVISION
APPROVED WITH CONDITIONS AT THE NOVEMBER 15, 2017

MEEING, EPOD PERMIT – TABLED AT THE NOVEMBER 15, 2017
MEETING – PUBLIC HEARING REMAINS OPEN

MS. CIVILETTI: I move to close the public
hearing.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MS. CIVILETTI: I move the following
Findings.

The applicant has requested a waiver from the 1925 South Clinton Avenue
Incentive Zoning Regulations (IZR) to allow a 36' side setback for the
north west roof eave of the proposed Daycare Center where a 40' side
setback is required.

The Planning Board approves the request based on the following findings:

1. The waiver request is within their authority as it does not exceed the
10 % waiver of bulk regulations allowed by the Incentive Zoning
resolution.
2. The request for a 36" side setback for the northwest roof eave shall not
produce an undesirable change in the character of the surrounding
neighborhoods or create a detriment to nearby properties.

MS. CIVILETTI: I move the Planning

Board approves the application for Preliminary Site Plan Approval and
Preliminary Subdivision Approval and tables EPOD (woodlot) Permit
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. Submitted site data (Sheet CA110) includes the Zoning District (BEL) requirements and the proposed data but does not include the Incentive Zoning Regulations requirements. Requirements based on both the Comprehensive Development (Zoning District) Regulations and the adopted Incentive Zoning Regulations as well as the proposed data, must be provided for each lot and the entire property.
2. The height of the proposed structure was shown on the building elevations approved by the Architectural Review Board. The height appears to be 30' to the peak of the roof, which is the maximum height allowed by the IZR. However the dimension line is drawn slightly below the peak and is labeled 29'6.5". The dimension line should be adjusted to extend to the top of the roof peak.
3. Regarding the Planning Board condition that interconnections to 1969 S. Clinton Avenue must be provided, the applicant refers to a concept plan for the future development of 1969 SC. The interconnection and easement must be shown on the plans for the current 1925 S. Clinton Avenue project.
4. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal(Chris Roth, 585-784-5220).
5. All buildings shall comply with the most current Building and Fire Codes of New York State.
6. 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

7. the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
8. Meet all requirements of the Town of Brighton's Department of Public Works.
9. All town codes shall be met that relate directly or indirectly to the applicant's request.
10. The project and its construction entrance shall meet the New York State standards and Specifications for Erosion and Sediment control.
11. 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.
12. 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.
13. Maintenance of landscape plantings shall be guaranteed for three years.
14. 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.
15. The dumpster shall be enclosed with building materials that are compatible with the existing building.
16. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed. The applicant shall contact the Fire Marshal for comments.

17. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed.
18. Fire hydrants shall be full operational prior to and during construction of the buildings.
19. 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.
20. A letter of credit shall be provided to cover certain aspects of the project, including but not limited to demolition, landscaping, stormwater mitigation, wood lot mitigation, infrastructure and erosion control. The applicant's engineer shall prepare an itemized estimate of the scope of the project as a basis for the letter of credit.
21. The location of any proposed generators shall be shown on the site plan. All requirements of the Comprehensive Development Regulations shall be met or a variance shall be obtained from the Zoning Board of Appeals.
22. The proposed building shall be sprinklered in accordance with Town requirements.
23. The height of the proposed building shall be shown on plans. Elevation drawings showing the height of the structure in relationship to proposed grade shall be submitted.
24. 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.
25. Any signage must be reviewed and receive all necessary town approvals prior to installation.
26. Erosion control measures shall be in place prior to site disturbance.

27. The applicant shall review the site plan, elevations, and floor plans to ensure that the areas and dimensions provided on those plans agree with one another. Elevation drawings showing the height of the structure in relationship to proposed grade as shown on the approved site plan shall be submitted. Any changes to plans shall be reviewed by the Building and Planning Department and may require Planning Board approval.
28. The location of HVAC shall be shown and labeled on all future site plans.
29. If a hot box is required, it must be screened and shown on the site plan.
29. The plans show an interconnection to the Brookdale Senior living facility and the Elmwood Associate property, Interconnections to 1969 S. Clinton Ave must be provided and shown on plans, along with the appropriate cross access easements including easements to permit the construction of the improvements on the adjoining properties.
30. The parking lot lighting color temperature shall be 3000K. The parking lot lights shall be placed on a timer. The plans must include the following note. 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 is to terminate ½ hour after the close of business.
31. A reciprocal access easement must be provided between lots 1,2, and 3.
32. A revised subdivision map was provided to the submittal package. The proposed easements must be shown on the map including liber and page designations. The proposed easements include but are not limited to cross access easements, sanitary sewer easement, easements on adjoining properties to permit construction for the access roads, sidewalk easements and public access easements. All proposed and /or required easements do not appear to be shown.

- 33 The subdivision map indicates that a 12' wide sidewalk easement is proposed. Sheet CA110 suggests that the proposed sidewalk will be located along the western line of the proposed easement. The close proximity of the easement and the edge of the sidewalk will hinder sidewalk repairs and sidewalk plowing. A wider easement should be provided as required by the Town Engineer.
- 34 A phasing plan as required by the Town Engineer must be provided. The plan must address the schedule for the following improvements:
 - a. The secondary access point at light
 - b. The proposed walking trail.
 - c. Interconnection with the Brookdale Living Community.,
 - d. Installation of additional buffer landscaping.
 - e. The construction of the shared use trail including public access.
 - f. The installation of the green infrastructure.
- 35 The proposed design of the sanitary sewer provides for its extension to the south. The appropriate easement must be provided to permit this sewer to serve the existing properties along South Clinton Avenue. The entire length of the sanitary sewer should be installed as shown on the preliminary site plan during the construction of Phase I.
- 36 Crosswalks should be considered at the northern access driveway from the S. Clinton Avenue.
- 37 All Monroe County DOT conditions regarding the proposed temporary condition with Doodle Bugs utilizing the single proposed northern unsignaled access point opposite Rue De Ville shall be met.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

SIGNS

1497 Advantage Federal Credit Union for a Building Face Sign at 70 Metro Park

1498 Julian's Cleaners for a Building Face Sign at 1900S. Clinton Avenue.

ARB Conditions

1. The applicant shall demonstrate that the letters are all the same font and size.
2. The applicant shall demonstrate that the face colors match.
3. The landlords approval shall be submitted.

1499 lululemon for a building face sign at 2924 Monroe Avenue.

MR. OSOWSKI: I move to approve signs
1497 as presented, 1498 with conditions and 1499 as presented.

MS. DELANEY: 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 December 20, 2017 meeting of the 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.



Judy Almekinder

On this 12 day of February in the year 2018, 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.



Notary Public

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