

Proceedings held before the Planning Board
Brighton at 2300 Elmwood Avenue, Rochester, New York on February 21
, 2018 commencing at approximately 7:30 p.m.

PRESENT: William Price
Laura Civiletti
Justin Babcock Stiner
David Fader
John Osowski
Pamela Delaney

NOT PRESENT: James Wentworth

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 February 21, 2018
meeting of the Town of Brighton's Planning Board to order. We have to
approve the minutes of the December 20, 2017 and January 17, 2018.

MR. OSOWSKI: I'll move that we approve the
minutes from December 20 th and January 17 th with corrections.

MR. CHAIRMAN: Second.

* MR. BABCOCK STINER: I will abstain from approval of the
December meeting because I was not here.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. CHAIRMAN: Mr. Secretary, were
the hearings properly advertised?

MR. BOEHNER: Yes, they were properly
advertised in the Brighton Pittsford Post of February 15, 2018.

MR. CHAIRMAN: We will hear those applications now.

2P-01-18 Application of 250 Metro Park, LLC, owner for Conditional Use Permit Approval to allow for a printing business to be on property located at 250 Metro Park. All as described on application and plans on file.

MR. LASHER: Don Lasher, from Castle Real Estate Development. I am here seeking a Conditional Use Permit to allow for a printing business to be located at its facility at 250 Metro Park. The current facility is located in Brighton on White Spruce Boulevard. Basically we will be focusing on printing and copying. They print such things as brochures, poster, a lot of wedding invitations, parking tags. They have anywhere from 8 to 11 employees depending on the season. Their hours are 8 to 5 unless they are doing a special project and one or two employees would stay late.

MR. CHAIRMAN: Do they get a lot of walk in traffic or is this pretty much over the phone.

MR. LASHER: Most of it is over the phone or on line, they do have occasional walk-ins or rush orders where people will have to bring something in. They will have a reception area for people to drop off or pick up items but most of their business is on line.

MR. CHAIRMAN: Do you have an understanding of their processes and do you know if there is any hazardous materials?

MR. LASHER: Most of what they do is pretty standard with larger printer volumes with a lot of paper product and ink cartridges.

MR. BOEHNER: Do they discharge to the sewer?

MR. LASHER: They do not.

MR. BOEHNER: Because our sewer department is concerned about the impacts to the sanitary sewer.

MR. LASHER: Not at all.

MR. BOEHNER: Part of their concern is the Monroe County Pure Waters and you are going to have to meet their requirements and the sewer use ordinance.

MR. LASHER: Okay.

MS. CIVILETTI: Are the cartridges recycled?

MR. LASHER: They are recycled, yes. They are similar to what you would have in your home but they are much larger.

MR. BOEHNER: Do you have a lot of truck traffic?

MR. LASHER: No they ship a lot of their stuff generally Fedex or UPS , the smaller trucks. They might have a tractor trailer but not very often.

MR. BOEHNER: They were on East Henrietta Road?

MR. LASHER: Yes.

MR. BOEHNER: And I think they had loading docks in the existing facility on East Henrietta Road.

MR. LASHER: That is right.

MR. CHAIRMAN: You are not looking at imposing any exterior site improvements.

MR. LASHER: No exterior site improvements on the exterior but there is an entrance door their now a metal door and a store front with a window adjacent to it.

MR. BOEHNER: Any lights?

MR. LASHER: We replaced those when we were in originally for the first two occupants about four years ago.

MR. BOEHNER: Is there a trash dumpster?

MR. LASHER: It is located in the back of the building and it is a shared dumpster.

MR. BOEHNER: Is that enclosed?

MR. LASHER: No , it is not.

MR. BOEHNER: That will need to be enclosed.

MR. LASHER: Okay.

MR. CHAIRMAN: Is the building sprinklered?

MR. LASHER: No it is not.

MR. OSOWSKI: Would there be a back up emergency generator?

MR. LASHER: No.

MR. CHAIRMAN: Okay thank you any other questions? This is a public hearing, is there anyone in the audience who cares to address this application? There being none we will move on.

2P-02-18 Application of Monroe Edgewood, LLC, owner, and Interim Healthcare, lessee, for Conditional Use Permit Approval to allow for an adult day care facility to be on property located at 2423 Monroe Avenue. All as described on application and plans on file.

MS. TRANS: My name is Theresa Trans, and I am the Director of the Interim Healthcare and with me is the owner of the property at 2423 Monroe Avenue.

MR. CHAIRMAN: I think we are a little bit concerned with the application and would like to really understand the operation if you are in this location and this is a new location for you. We would really like to understand the nature of the business and your clientele and what the operation is like?

MS. TRANS: In interim health care we have structured a program of day care for adults who have a traumatic brain injury or who have some sort of disability and they are at risk for nursing home placement and we provide day care services for them. The reason we have to leave the current space is because they have been bought out by another owner and split the company. So that space that we were occupying got split and part of it went to another owner so we have to leave the space that we are in now.

MR. CHAIRMAN: Where are you now?

MS. TRANS: We are at 339 East Avenue. Do you want more information about the business?

MR. CHAIRMAN: Yes.

MS. TRANS: This is providing a space for us to come together and have productive and meaningful activities throughout the day because they have disabilities where they are no longer able to work. So we come together for social activities, educational programming, learning independent living skills such as cooking and things like that.

MS. CIVILETTI: Do you have recreational or occupational therapists come in?

MS. TRANS: We don't not on a regular basis and that is a thing we are looking to introduce.

MS. CIVILETTI: So there is no outside service provided or coming in?

MS. TRANS: Occasionally they come in for team meetings regulations require that we have team meetings for service providers that come in.

MS. CIVILETTI: Is there some sort of licensing that is provided for these services?

MS. TRANS: It is funded through Medicaid and it is overseen by regional resource development center in the Rochester region. Is it a statewide program. It is a Medicaid funded program.

MS. CIVILETTI: How do meals work?

MS. TRANS: The participants bring their own meals sometimes when they prepare meals everyone cooks the meal together and sits down and eats family style.

MS. CIVILETTI: Is there any kind of kitchen in that space?

MS. TRANS: There is a kitchen in that space.

MR. BOEHNER: Will you be making any improvements to the space?

MS. TRANS: We are looking to make improvements just because of the way the program works. We have consulted with an Architect that says that coding for adult care facilities

needs to have a specific egress so we do need to make an egress to the facility that is acceptable.

MR. BOEHNER: You will need to go to the Architectural Review Board for that. Do you know that?

MS. TRANS: Yes. The Architect and the contractor are aware of that.

MR. CHAIRMAN: How do your clients arrive?

MS. TRANS: They have Medicaid transportation if they can take the bus they do but very few are able to do that.

MR. CHAIRMAN: Are they able to go outside?

MS. TRANS: Oh, yes.

MR. CHAIRMAN: So they could go to any of the restaurants in the area?

MS. TRANS: Yes, they are likely to be doing that.

MR. CHAIRMAN: So this isn't a secured arrangement?

MS. TRANS: No. We do have a ratio for staffing and it is a one to five ratio, at least one staffer per five clients to respond to their needs as a program.

MR. BOEHNER: One of the things is the site is limited on parking so there is going to be a limit on how many employees can be on the facility. So I don't know your ability to expand that facility.

MS. TRANS: Yes, and if we were to expand we would have to apply for a parking variance.

MR. BOEHNER: Right now we have to limit to three employees and fifteen participants.

MS. TRANS: So if we were to go beyond fifteen participants we would have to apply for a variance?

MR. BOEHNER: You would have to come back here and get a parking variance.

MR. CHAIRMAN: There is 1000 sf office upstairs but you are not going to be using that?

MS. TRANS: No it is just the downstairs.

MR. BOEHNER: No overnight stays?

MS. TRANS: No just normal business hours until 5:00 p. m. Monday through Friday.

MR. CHAIRMAN: What is the geographic area your clients are coming from, all over?

MS. TRANS: All over, one of our clients come from Bergin, Honeoye Falls, some of them come from right in the City.

MR. CHAIRMAN: What led you to this location?

MS. TRANS: Time limit, really we were looking for something that was accessible, able to have transportation coming and out and looking at the limitations that we are currently in. There is an elevator where we are now and it routinely breaks down and we are not able to get them up and down the stairs and we can't see when transportation arrives because we are up on the third floor. This location has a ground floor and it more centrally located for all areas to come in from the surrounding areas.

MR. DOLLINGER: Ramsey the actual drive aisle that is on this property how are they going to get a van in and turn it around?

MR. BOEHNER: I don't know how big the van is but I would imagine they could pull into a parking spot and pull back out.

MS. TRANS: They are not large vans and there is only one that comes in a wheel chair van.

MR. BOEHNER: They have six parking spaces and three employees so they will have three available spaces and that is assuming all the other spaces are taken.

MR. OSOWSKI: This building is accessible for the wheel chair?

MS. TRANS: Yes, its ground floor.

MR. CHAIRMAN: Other than the additional door any other improvements?

MS. TRANS: Yes, we are looking to make the bathroom more handicapped accessible. In order to do that we will be blocking the current egress that is there and we will have to blow out a door on the back of the building.

MR. BOEHNER: So this is going to be at the back of the building?

MS. TRANS: Right.

MR. CHAIRMAN: Is there any building signage?

MS. TRANS: No just initially so the providers know where we are but nothing long standing no. We won't really need one once people know where we are located. We don't have walk in traffic or anything like that.

MR. CHAIRMAN: Anything else? Okay thank you. This is a public hearing is there anyone here who cares to address this application? Okay let's move on.

2P-03-28 Application of The Harley School, owner, for Preliminary /Final Site Plan Approval to construct a 5,036 +/- sf school building addition on property located at 1981 Clover Street. All as described on application and plans on file.

MR. AMERING: My name is Alex Amering with Costich Engineering with me tonight is David Hanlon Project Architect and Ken Mosenbacker with the school. The application before you is for Preliminary/final Site Plan Application associated with the 5,000 sf Wellness Center addition which will be constructed off the east side of the exiting pool facility.

Quick discussion on the zoning the underlying zoning is residential with an existing Conditional Use Permit for a school , the front, rear and side setbacks are 100 foot. We will not be encroaching on any of those. The building coverage will go from 11.3 percent to 12 point 2 percent where code maximum is 25 percent. The building height is 18 feet 10 inches where code allows a maximum of 30. As far as site improvements they are rather minimal. We will be removing four trees, three which were indicated in the original submission and one which we have evaluated since then and determined with the footings of the building it would not likely survive. It is an oak tree which is in the corridor back in here and we visited the site with the owner to review that with our landscape architect and given the canopy and the roots we feel it would likely die during construction. We will be installing sidewalks to two emergency egress points. We will be relocating one drainage inlet. All other utility connects will be made on the side of the building. Regarding tree removal we did meet with the Conservation Board and originally we only proposed one tree as a replacement for the four. We had a discussion with the Conservation Board and they asked if we would be okay with offsetting the trees on a one to one ratio which we are comfortable with.

Next we will be meeting with the ARB to

review architectural materials. One additional note regarding the Zoning, the new facility will simply be an amenity to the current student enrollment. There will be no new classrooms and we have been reviewed from a parking standpoint and there will be no additional parking and no additional trip generation as part of this. I think that concludes my formal presentation and I will be happy to answer any questions.

MR. BOEHNER: How is the exterior going to be lighted?

MR. AMERING: There will be some site lighting and when I say site lighting it will be building mounted. We have side mounted fixtures which are over the egress points for emergency exits and then there are some more typical can lights in the soffets of the canopies. So all of them will be LED down lit, there was one clarification in review with the town staff where it said there would not be drop lights.

MR. BOEHNER: What is there going to be instead of the drop lights?

MR. AMERING: The drop light is essentially an add on to the basic housing and there will not be an add on so it will be contained fully and obviously the can lights will be contained within the soffets.

MR. BOEHNER: One of the things that has been an ongoing concern with at least one neighbor in the area is the exterior lights in the parking lot and the interior lights in the facility being left on. I think what I am going to recommend to the Board is that I would like you guys to develop a plan to implement procedures for evening lights be put on a timer just to make sure those go off and also the exterior lights be placed on a timer so they go off with all the other lights. So a good faith effort on your part would be appreciated.

MR. AMERING: And also along those lines we held a meeting with some of the neighbors ahead of time to kind of go over some of those items that may have come up in the past and being our neighbors I think they are conscientious of that.

MR. BOEHNER: Yes, and if you come up with some procedures you may want to go back to the neighbors. And there is one neighbor you may want to talk to because it has been an ongoing discussion.

MR. CHAIRMAN: I noticed one thing a little difference between the architectural rendering and the site plan. There isn't a sidewalk to and from the patio space. Is the site plan right or is the rendering correct?

MR. AMERING: There are a couple of minor issues between the submission to the Planning Board and ARB which we are driven by the architect meeting with Chris Roth and they are working out some of the code items so the material submitted to the ARB are current and we will be revising the site plan and there will not be a north exit from the facility and we will be bringing a sidewalk to the patio Area. It will come from the parking area along the front of the building.

MR. BOEHNER: You will have to update the site plan.

MR. AMERING: Yes, we will update the site plan on the trees and the sidewalks.

MR. CHAIRMAN: David, in regard to this lighting could you just tell us what the glass will be like. Is it tinted? I know the neighbors have complained about the lights at night.

MR. HANLON: David Hanlon, Project Architect. The glass will be clear with one inch glazing but they will have solar shades on the inside and we will have the lighting control as you talked about. The lights will be programmed to shut off on a schedule. And the windows around the pool will be translucent.

MR. BOEHNER: On the windows facing Clover will there be shades on those?

MR. HANLON: They will have solar shades on the inside to control sunlight and daylight.

MR. BOEHNER: But not night lights or they will turn the lights off?

MR. HANLON: They will turn the lights off at night.

MR. BOEHNER: On the mechanicals are they on the roof?

MR. HANLON: There will be some and they are designed to be kind of hidden behind the building. You can see them from an aerial view and they were modeled on there.

MR. CHAIRMAN: So they are not seen right now.

MR. HANLON: Right now T.J. Construction has identified the mechanics and they are identified to be below the line of sight and the specs are already produced to reflect that.

MR. CHAIRMAN: Every time you come in we ask is there a master plan here.

MR. AMERING: I think this particular situation is based on a donor that came forward. It certainly wasn't anything that was planned. They are very happy with the current enrollment they have now. They try to be around 520 students so again this is a new amenity for the students and no there is no master plan.

MR. CHAIRMAN: We would like to encourage some long term thinking as new applications come in. This is a public hearing. Is there anyone in the audience that cares to address this application? We will move on.

2P-04-18 Application of 1950 Brighton Henrietta Town Line Road, L.P., owner for Site Plan Modification and Resubdivision Approval to modify the existing outdoor storage area, create access ways and to create an interconnection with an adjacent property (330 Metro Park), and to

reconfigure two lots on property located at 1950 Brighton Henrietta Town Line Road. All as described on application and plans on file.

- MR. CHAIRMAN HAS RECLUSED HIMSELF AND MS. CIVILETTI WILL BE THE ACTING CHAIRMAN FOR THE NEXT TWO APPLICATIONS.

MR. THOMLINSON: Good evening my name is Matt Thomlinson from Marathon Engineering. With me this evening is Bill Hurtle representing the DiMarco Group who can answer specific questions about the operation that I may not be able to. I will be talking about 1950 Town Line Road and 330 Metro Park and the two interact and are complementary to each other so I am going to talk about both.

MR. BOEHNER: There are two applications so we will have to have two hearings.

MS. ACTING CHAIRMAN: As an aside here it might be helpful if we get clarification on the two applications and what is encompassed in each application.

MR. THOMLINSON: Sure. Let me give you a little bit about the history of both the properties and that may straighten out what is on each property. So 1950 Brighton Henrietta Town Line Road is this parcel here, currently the property line is right in this neighborhood area here bisecting the existing yard that is out there. The DiMarco group has owned that for twenty-five years and both the DiMarco Corporate Office and as well as the Admar Corporate Office and the Admar Rochester branch which rents and services construction equipment and is the local branch for that operation which also utilizes the yard to the rear and all are present on that property. In approximately 2015 the DiMarco Group entered into a contract to purchase 330 Metro Park and at that time came before this Board for a Conditional Use Permit to allow for cross access between the two parcels to ensure that if they moved that Admar Group to that 330 Metro Park they would be allowed to use that storage area to support that branch. There were several conditions placed on that Conditional Use Permit that they obtained that was a condition of that purchase and the town worked with them in order to accomplish that.

So at this point that has remained vacant for a couple of years while determining how best to utilize that to make sure thought has been made on how to treat this project as a whole. I should mention that both of these parcels are not in the IG district. So subsequent to that it has been determined that the DiMarco Group would like to relocate the Admar rental branch operation to a portion of this 330 Metro Park. They have appeared before the Architectural Review Board in order to facilitate that by raising the lower portion of that roof where currently there are two different roof heights which cause some issue relative to running it and making it available for potential tenants. And so 330 Metro Park will have the Admar branch parking for employees, visitors and equipment drop off that kind of thing as well as their showroom in the front corner with some improvements in access to circulation as well as cross access easement to the rear doors that will facilitate equipment moving in and out between service area and rental and that kind of thing.

1950 Brighton Henrietta Town Line Road will - right now people are crammed in their and that will continue to be DiMarco corporate and Admar's corporate so we are really going from two parcels with three business to two parcels with three businesses. There will be a lot line adjustment that I will touch on in a minute as I go through 1950 a little bit further but relative to 330 Metro Park I want to touch on that specifically to narrow that down, the portion that is in there we submitted a footprint I believe with the application and that will be used for Admar Branch and is broken down into service, storage, retail people coming to rent specialized equipment and they are not dealing with that and they can sit down with the sales people and deal with that. And the remainder of that space is really intended to be for interior housing for the DiMarco Group and that is up here with some of their trailers sitting out there. And that has expanded over time without permit and we acknowledge that and this application is an attempt to legalize and formalize what has occurred over the years.

So switching over to 1950 Brighton Henrietta Town Line Road, Paul Colucci is not here tonight and also Bill has been working with Admar to say that as the storage area has expanded we have done what we want and now we have to formalize this and make sure it functions the way it is suppose to. Number one and Number two is in a manner that is acceptable to the town under permit and fully enclosed

as it should be with a solid screened fence which is part of our proposal and also to facilitate accessibility better, to know where that storage area is we are proposing to construct a access or circulation between the two parcels that will allow for larger vehicles and flatbeds that are dropping off equipment and moving back and forth between the properties that will be paved with binder and the remainder of the area is filled with crushed stone so that will be clear delineation as far as what's out there.

As part of this proposal is to move the parcel line from where it is outside that storage area to contain the storage area between these two parcels. We have requested a variance from the Zoning Board for lot coverage which we are making slightly more impervious surface on 330 Metro Park which will allow for cross access and improvements at the front entrance. 1950 has allowed several runs of improvements including demolition of a single family home that was at the front corner in 2005 or 2007 some where in that neighborhood – that was torn down and some storm water improvements were made and parking improvements were constructed at that point. At that point storage was shown where it is back there now and it has obviously grown since then and that was not on the 1997 permits that were issued. So we are working with town staff and Ramsey and Mike Guyon to try and get exactly what we are looking at to compare this for storm water purposes. Right now we are working with Mike Guyon to treat all new impervious as well as what we believe was previously permitted that shouldn't have been to be treated with a new storm water management facility.

So for 1950 we are requesting site plan modification, lot line adjustment and an approval recommendation for the Zoning Board of Appeals. We understand that we will not be receiving any approvals tonight but we did want to appear before you before going to the Zoning Board in order to have your input on it.

MR. FADER: I have a question the lot line you are going to correct and the area outside the lot line that you plan to expand, do you have any plans to restore that.

MR. THOMLINSON: Yes that will be top soiled and the crushed stone will be taken out and top soiled and seeded as lawn and essentially let grow.

MR. BOEHNER: On your sub map it showed cross easement to lot two, I think it is cross access easement and lot two is your undeveloped lot so I think this sub map is in error. Take a look at that. You talked to the Conservation Board.

MR. THOMLINSON: We did and they did have some suggestions and we have the project's architect looking at answering those comments.

MS. ACTING CHAIRMAN: You said you are closing the storage yard?

MR. THOMLINSON: Correct, and we will be proposing a solid wood fence around the remainder of the yard.

MS. ACTING CHAIRMAN: So the fence detail is labeled picket is that a full screening fence.

MR. THOMLINSON: It will be one sided essentially to the outside but it will be a solid fence.

MS. ACTING CHAIRMAN: This is a public hearing is there anyone who cares to address this application? There being none we will move on.

2P-05-18 Application of 1950 Brighton Henrietta Town Line Road, L.P., owner, for Conditional Use Permit (s) Approval and Site Plan Modification to allow for Admar Equipment Rental to be located in 25,600 +/- sf off an existing building and allow for a warehousing facility for DiMarco Construction to be located in the remaining 16,800 +/- sf of the building, and to create interconnections with the adjacent property (1950 Brighton Henrietta Town Line Road) all on property located at 330 Metro Park. All as described on application and plans on file.

MR. CHAIRMAN WILL RECUSE HIMSELF FROM THIS APPLICATION ALSO AND LAURA CIVILETTIE WILL ACT AS ACTING CHAIRMAN

MR. THOMLINSON: I have spoken pretty much about all I had to touch on but I did want to mention that this building will be for equipment mostly and utilities are already in this building. We will have a wash bay area where we will be washing and servicing equipment. We will be dealing with pure waters as far as what they need on the sewer connection and what we need to separate in there. And for this one we are looking at the Conservation comments relative to the trees and we are looking for a positive recommendation to the Zoning Board for a variance on this parcel as well. We are adding some small amount of impervious and functionality and everything else I have already described so. I will be happy to answer any questions on this.

MR. BOEHNER: You are asking for Conditional Use Permit Approval and Site Plan Modification to a landmark and that is to be located in 25,600 +/- sf of the existing building And to allow warehousing facility for the DiMarco Construction.

MR. THOMLINSON: Right so we need separate Conditional Use Permit Approval.

MR. BOEHNER: What will be stored by the DiMarco Construction?

MR. THOMLINSON: My understanding from Paul and our discussions on it, it is typically weather sensitive construction materials like the excess spoils of wire, things they don't want stored in some of the trailers they have out there. They have a site where they bought too much and instead of returning it they will use it for another job and they want to keep it inside. So that its not intended to be quick turn over or anything like that but if we have a big job we will go in and pull it out that kind of thing. So it is not a constant turnover. Its materials mostly not equipment.

MR. BOEHNER: So you are going to have a show room with incidental retail?

MR. THOMLINSON: Yes. We provided a breakdown in our calculations. The equipment maintenance it is washed once it is returned, there will be some office and small showroom space and a conference room for employees and customers.

MR. BOEHNER: So if I rent equipment I come here to pick it up?

MR. THOMLINSON: That is correct

MR. BOEHNER: So I would pick it up outside?

MR. THOMLINSON: It will all be in the storage area. We are proposing to add a gate as well to make it secure as well.

MR. BOEHNER: The exterior lighting will you be adding any lighting?

MR. THOMLINSON: There is lighting there now we are just proposing to re-lamp what is there.

MS. ACTING CHAIRMAN: Any gas or oil stored on site?

MR. THOMSLINSON: Not at 330 Metro Park it will all stay at 1950.

MS. ACTING CHAIRMAN: Any changes in the mechanicals?

MR. THOMLINSON: I don't know the answer to that. But as part of the raising of the roof we are going to have to reset anything that is there and as I mentioned it has been vacant for a couple of years so I would imagine it will be replacement in kind of what is there.

MS. ACTING CHAIRMAN: Is the building sprinklered?

MR. THOMLINSON: That is my understanding yes.

MS. ACTING CHAIRMAN: Have you spoken with the fire marshal?

MR. THOMLINSON: I know that the project architect has as part of ARB and getting a permit for raising up the roof. I don't know the result of it but my understanding they are maintaining the permit.

MR. BOEHNER : Yes, they did.

MR. OSOWSKI: Are there any outside generators?

MR. THOMLINSON: No.

MS. ACTING CHAIRMAN: This is a public hearing. Does anyone care to address this application? Okay we will move on.

- MR. CHAIRMAN HAS RETURNED
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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 MARCH 21, 2018 MEETING AT THE APPLICANT'S REQUEST.

2P-NB1-18 Application of Faith Bible Church, owner, for Preliminary Site Plan Approval to construct a 7,670 +/-sf church building, addition on property located at 10095 East Henrietta Road. All as described on application and plans on file.

MR. THOMLINSON: Matt Thomlinson with Marathon Engineering and with me is Paster Steve Brado and the also the project engineer. 1095 East Henrietta Road Faith Bible Church has owned this property for a number of years now and due to growing congregation of the church have a proposal to construct a 7, 670 sf multi plex addition to the church on their parcel. As mentioned it is on 1095 East Henrietta Road just north of Metro Park and across from the southern edge of MCC. If you don't know what you are looking for you can drive right past it because it sits back quite a ways from the street. It currently has three parcels that were there when the church first purchased it. The proposed addition is to the rear of the church connected to what is called the fireplace room on the internal area with a vestibule.

We are proposing to construct this building with as minimal impact as we can. Number one is cost to build it and number two we want to build it with as little impact to the church and its parking and circulation. The purpose is not to provide additional Sunday morning congregational space for services and there won't be any television or anything like that as far as expanding the seating. It is there to provide child care and youthful events that kind of thing as well as indoor recreation space for the church. The reason that we are here tonight is to request preliminary approval for this but also we are requesting a positive recommendation from this Board to the Zoning Board of Appeals. We are in an industrial district next to Metro and any other industrial uses along the road and that has a 50 foot side setback requirement and we are proposing 17.5 feet.

And that is for a couple of reasons, some with regard to access and limited impact to parking and circulation. And secondly interior layout which I provided a floor plan for there in this area of the church there is a fireplace room and a fellow ship room off that side and that fireplace room has windows and a very nice view and we are sliding that over and attaching that to that lower one story block portion of the church. We would impact the interior function of the church and secondly there is quite a bit of grade change out here at the rear of the church right now the finished floor of that church is at 100 and we are proposing to set this addition up almost three feet, 35 inches from that to minimize excavation and impact to the parking lot as well as access to the egress that we are proposing. That will also limit the amount of material

that has to be trucked off site and also we are proposing interior ADA access with a common vestibule with a ramp.

We have the location of this given there is a six foot screening fence that our neighbor has given a letter of support of the variance and the plans and the fact that the neighboring property there is no windows on that side and that property sits down quite a bit. So with the existing vegetation and the existing solid wood fence it is pretty well screened from the proposed church. We have appeared before the Conservation Board and they didn't have any comments for us. And I think I have covered everything I wanted to cover. I will be happy to answer any questions you might have.

MR. FADER: What is this impervious surface?

MR. THOMLINSON: We are adding about 6500 sf of impervious surface. We are under all of the thresholds both for DEC and the Town's storm water ordinance for disturbance with the proposed plan, and in addition along with the Irondequoit Creek watershed thresholds for added water.

MR. FADER: Are you going to make any improvements to the stormwater?

MR. THOMLINSON: I spoke with the Town Engineer relative to that and since we are under the thresholds we are going to take a look at what we can do to accommodate the request to treat the storm water. There is some storm water management on the site and that involves the parking in the rear and we have a storm water management here and the storm water runoff will ultimately end up in the MCC regional storm water pumps down near the expressway.

MR. CHAIRMAN: Where is your property line it looks like you are discharging or you are sending the new water off to that ditch that is along the south side there.

MR. THOMLINSON: That is correct that is the discharge point. Right now the curb line of the pavement is here and

we are taking some of it and planting it as lawn area. We are losing approximately 10 spaces.

MR. BOEHNER: According to code you are to have how many parking spaces?

MR. THOMLINSON: Eighty four or eighty five spaces.

MR. BOEHNER: When are you going to the Architectural Review Board?

MR. THOMLINSON: Slightly after the Zoning Board unless it is requested for their review. We are trying to save the church some money by finding out if this is a viable alternative. If the Zoning Board says no it defeats the Architectural Review Board.

MR. CHAIRMAN: You are proposing to lose one 24 inch tree?

MR. THOMLINSON: That is correct.

MR. CHAIRMAN: What is that tree?

MR. THOMLINSON: It is some sort of maple tree. We are proposing to plant two trees over here to replace that tree and the Conservation Board said nothing.

MR. CHAIRMAN: Did they ask the same question?

MR. THOMLINSON: Yes, and all I could tell them it was a maple tree of some sort but we can find out for you.

MR. BOEHNER: What provisions have you made for trash.

MR. THOMLINSON: There is a dumpster that sits on the pavement and we are proposing to put that in an enclosed dumpster on the proposed plan.

MR. OSOWSKI: What is the height of the new building?

MR. THOMLINSON: Its less than 40 feet to the peak.

MR. CHAIRMAN: The exterior looks like brick.

MR. THOMLINSON: It is some kind of block that will be painted to match the rear of the church and I do have some photos for you if that would be helpful. We are not yet sure if will be masonry or something of that nature as far as the material but the color we are intending to match the exterior as it is now. It is a reddish color with white trim.

MR. BOEHNER: Do you know what the square footage is total?

MR. THOMLINSON: The existing and what is proposed now. The existing is just under 10,000 sf and we are proposing to add 7,600 counting the vestibule so 19,000 sf.

MR. BOEHNER: Do you know what the green space is?

MR. THOMLINSON: We will provide the lot coverage of green space.

MR. CHAIRMAN: You requested a recommendation to the ZBA, we don't do that do we?

MR. BOEHNER: No we do not.

MR. CHAIRMAN: This is a public hearing but there is no one here so we will skip that part and go on.

OLD BUSINESS

NONE

PRESENTATIONS

NONE

COMMUNICATIONS

Letter from Michael Palumbo, 1057 East Henrietta Road, LLC, dated January 23, 2018 in support of application 2P-NB1-18.

Letter from Greg McMahon, McMahon, LaRue Associates, dated February 21 requesting adjournment of application 6P-NB1-17 to the March 21, 2018 meeting.

PETITIONS

NONE

2P-01-18 Application of 250 Metro Park, LLC, owner for Conditional Use Permit Approval to allow for a printing business to be on property located at 250 Metro Park. All as described on application and plans on file.

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

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MS. CIVILETTI: 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. All Monroe County requirements /conditions shall be addressed.
2. Any permits required from Monroe County Pure Waters shall be addressed.
3. All requirements of Chapter 149, Sewer Use Law of the Town of Brighton shall be met.
4. The location and screening of the dumpster shall be submitted to and approved by the Building & Planning Department. The dumpster shall be enclosed with materials that are compatible with the building. A building permit is required for the dumpster enclosure.
5. Meet all requirements of the Town of Brighton's Department of Public Works.
6. The entire building shall comply with the most current Building & Fire Codes of New York.
7. There shall be no bulk storage of petroleum products or any other flammable or hazardous products/materials.
8. All required town permits shall be obtained.

9. All Town codes shall be met that relate directly or indirectly to the applicant's request.
10. The use shall comply with all Light Industrial District performance Standards.
11. No outdoor storage or display of goods, materials or equipment shall be permitted without Town approval.
12. An operational permit shall be obtained from the Town Fire Marshal (Chris Roth, 784-5220)
13. Any signs shall require separate review and approval.
14. All outstanding comments of the Town Engineer as contained in the attached memo from Michael E. Guyon shall be addressed.

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

2P-02-18 Application of Monroe Edgewood, LLC, owner, and Interim Healthcare, lessee, for Conditional Use Permit Approval to allow for an adult day care facility to be on property located at 2423 Monroe Avenue. All as described on application and plans on file.

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

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED.

MS. CIVILETTI: 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 use shall be limited to three employees and 15 participants.
2. Any proposed special events shall meet all requirements of the Town and any required approvals shall be obtained.
3. All required building permits shall be obtained. A change of use analysis will be required to be prepared per the NYS Building Code.
4. Any proposed signage shall require separate review.
5. All Monroe County requirements/conditions shall be addressed.
6. Meet all requirements of the Town of Brighton's Department of Public Works.
7. The entire building shall comply with the most current Building & Fire Codes of New York.
8. All required town Permits shall be obtained.
9. All Town codes shall be met that relate directly or indirectly to the applicant's request.
10. An operational permit shall be obtained from the Town Fire Marshal (Chris Roth, 784-5220)
11. Any signs shall require separate review and approval.

12. ARB approval must be obtained prior to issuance of a building permit.

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

2P-03-28 Application of The Harley School, owner, for Preliminary /Final Site Plan Approval to construct a 5,036 +/- sf school building addition on property located at 1981 Clover Street. All as described on application and plans on file.

MS. CIVILETTI: I move that 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.

1. Architectural Review Bard approval shall be obtained.
2. Plans shall be updated as necessary to show the project accurately
3. All lighting shall be designed so that no point source is visible from off the property. As proposed, all LED's shall be recessed in the light housings and drop lenses shall not be used. The shall be connected to a timer and shall be turned off from 10 p.m. until 7 a.m. unless they are needed for special events.
4. The proposed mechanicals shall be shown along with their screening.
5. The following comments of the Conservation Board shall be addressed.
 - every effort should be made to have a net no loss of trees. New plantings could be planted throughout the site.
 - The Board encourages the use of native plantings

6. All Monroe County requirements shall be met.
- 7 The building shall comply with the most current Building & Fire Codes of New York State.
- 8 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.
- 9 Meet all requirements of the Town of Brighton's Department of Public Works.
- 10 All Town codes shall be met that related directly or indirectly to the applicant's request.
- 11 The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
- 12 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.
- 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 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.

- 16 The applicant shall submit a plan to implement procedures to minimize evening and night lighting of the proposed addition.
- 17 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.
- 18 All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water systems and sanitary sewer design shall be addressed.
- 19 A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
- 20 All trees to be removed shall be shown on the site plan.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

2P-04-18 Application of 1950 Brighton Henrietta Town Line Road, L.P., owner for Site Plan Modification and Resubdivision Approval to modify the existing outdoor storage area, create access ways and to create an interconnection with an adjacent property (330 Metro Park), and to reconfigure two lots on property located at 1950 Brighton Henrietta Town Line Road. All as described on application and plans on file.

MR. CHAIRMAN HAS RECLUSED HIMSELF AND MS. CIVILETTI
WILL BE THE ACTING CHAIRMAN FOR THE NEXT TWO
APPLICATIONS.

MR. BABCOCK-STINER: I move that 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:

1. All required variances shall be obtained.

2. All outside storage shall be located to the rear of the building and enclosed by a six foot solid fence. Materials shall not exceed the height of the fence and all equipment must be kept in the lowest possible position and location.
3. All plat filing requirements of the Town of Brighton's Department of Public Works shall be met. 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 easements shall be submitted to the Building and Planning Department for its records.
4. The applicant shall review all subdivision and site plan notes and revise as necessary. It appears that at least two notes are included in error regarding the cross access easement and regarding restoration of the existing storage yard on Lot 1.
5. The following comments of the Conservation Board shall be addressed (includes 330 Metro Park)
 - Due to the reduction of greenspace on both properties, the Board suggests the planting of trees on the outside of the ring road as a means of mitigation.
 - All gravel should be removed from the abandoned storage area and the ground properly treated to establish healthy ground cover
 - A hardwood street tree should be used along the frontage of 339 Metro park in lieu of the proposed ornamental trees.
 - The Board encourages the use of native plantings.
6. All Monroe County requirements shall be met.
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. Meet all requirements of the Town of Brighton's Department of Public Works.

9. All Town codes shall be met that related 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. 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.
16. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water systems and sanitary sewer design shall be addressed.
17. All outstanding comments of the Town of Brighton's DPW shall be met.
18. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MS. DELANEY: Second.

UPON ROLL CALLVOTE MOTION UANIMOUSLY CARRIED

2P-05-18 Application of 1950 Brighton Henrietta Town Line Road, L.P., owner, for Conditional Use Permit (s) Approval and Site Plan Modification to allow for Admar Equipment Rental to be located in 25,600 +/- sf off an existing building and allow for a warehousing facility for DiMarco Construction to be located in the remaining 16,800 +/- sf of the building, and to create interconnections with the adjacent property (1950 Brighton Henrietta Town Line Road) all on property located at 330 Metro Park. All as described on application and plans on file.

MR. CHAIRMAN WILL RECUSE HIMSELF FROM THIS
APPLICATION ALSO AND LAURA CIVILETTIE WILL
ACT AS ACTING CHAIRMAN

MR. FADER: I move that 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:

1. All required variances shall be obtained
2. The following comments of the Conservation Board shall be addressed (includes 330 Metro Park)
 - Due to the reduction of greenspace on both properties, the Board suggests the planting of trees on the outside of the ring road as a means of mitigation.
 - All gravel should be removed from the abandoned storage area and the ground properly treated to establish healthy ground cover
 - A hardwood street tree should be used along the frontage of 339 Metro park in lieu of the proposed ornamental trees.
 - The Board encourages the use of native plantings.

3. Any proposed exterior lighting shall be shown on the site plan and a detail of its screening shall be provided.
4. If a dumpster is proposed it shall be shown on the site plan and a detail of its screening shall be provided.
5. There shall be no outside storage or display of goods, vehicles or equipment without further review and approval by the Town.
6. Maintenance and repair of equipment shall only be permitted in designated indoor areas.
7. There shall be no bulk storage of flammable or hazardous materials or petroleum products without the approval of the Fire Marshal.
8. Any proposed fencing, including gates , shall not exceed 6.5 ' in height and shall meet all town requirements.
9. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
10. All proposed easements shall be filed and receipts of the filing shall be provided to the Building and Planning Department.
11. All Monroe County requirements shall be met.
12. The building shall comply with the most current Building & Fire Codes of New York State.
13. 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.
14. Meet all requirements of the Town of Brighton's Department of Public Works.
15. All Town codes shall be met that related directly or indirectly to the applicant's request.

16. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
17. 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.
18. 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.
19. Maintenance of landscape plantings shall be guaranteed for three years.
20. 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.
21. 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 the Secretary of State pursuant to section one hundred one of the Executive Law.
22. 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.
23. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water systems and sanitary sewer design shall be addressed.
24. 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

2P-NB1-18 Application of Faith Bible Church, owner, for Preliminary Site Plan Approval to construct a 7,670 +/-sf church building, addition on property located at 10095 East Henrietta Road. All as described on application and plans on file.

MR. CHAIRMAN HAS RETURNED

MR. FADER: I move that 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:

1. An Operational Permit shall be obtained from the Town of Brighton's Fire Marshal (Chris Roth 585-784-5220)
2. The entire building/addition shall comply with the most current Building & Fire Codes of New York State.
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 related directly or indirectly to the applicant's request.
6. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.

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. Maintenance of landscape plantings shall be guaranteed for three years.
- 10 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.
11. The dumpster shall be 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 and shall not be higher than six and one half feet.
12. the parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
13. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
14. If new exterior lighting is proposed a lighting plan which show the type, location, and lighting contours shall be submitted as part of the site plan.
15. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water systems and sanitary sewer design shall be addressed.
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 applicant's architect shall evaluate the project relative to the Town of Brighton Sprinkler ordinance to determine if the building addition needs to be sprinklered.
- 19 The height of the proposed house shall be shown on plans. Elevation drawings showing the height of the structure in relationship to proposed grade shall be submitted.
- 20 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.
- 21 The project statistics on the site plan shall be revised to include the density calculations for the project.
- 22 Erosion control measures shall be in place prior to site disturbance.
- 23 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.
- 24 The location of any proposed generators or air conditioners 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.
- 25 All required variances shall be obtained from the Zoning Board of Appeals.
- 26 The architectural design and building materials of the proposed building/addition shall be reviewed and approved by the Town of Brighton's Architectural Review Board.

- 27 All new accessible parking space signage is to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by the Secretary of State pursuant to section one hundred one of the Executive Law.
28. All comments and concerns of the Town Engineer as contained in the attached memo dated February 19, 2018 from Evert Garcia to Ramsey Boehner shall be addressed.
29. 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

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**CORRECTIONS TO THE DECEMBER 20, 2017
MINUTES OF THE PLANNING BOARD**

1ST PAGE 5TH LINE ADD MEETING MINUTES NOT MEETING

**THROUGHOUT THE MINUTES CHANGE THE SPELLING OF PAUL
GALUCCI TO PAUL COLUCCI AND DEMARCO TO DIMARCO**

SIGNS

1505 Wegman's Family Science & Technology Center/ School Seal for a building face sign at 1800 S. Clinton Avenue.

1505 Sakura Home / Red Sun for building face signs at 2775 Monroe Avenue

1505 One Custom Clothier for a building face sign at 2401 Monroe Avenue.

1505 Maximum Tan for a building face sign at 2799 Monroe Avenue

MR. OSOWSKI: I move signs 1506, 1507, and 1509 be approved as presented and 1508 be denied.

MR. BABCOCK-STINER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

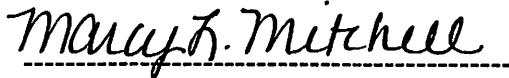
C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the February 21, 2018 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 19 day of March 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

MARCY L. MITCHELL
Notary Public, State of New York
Qualified in Wayne County
No. 01MI6281958
Commission Expires May 13, 2021

MARCY L MICHENER
Missouri Pipefitter's State of New York
Qualification in Waukesha County
No. 01W0682958
Commission Expiration May 19, 2007