

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF JUNE 20, 2018

TENTATIVE AGENDA

7:30 P.M.

CHAIRPERSON: Call the meeting to order.  
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the April 18, 2018 meeting minutes.  
Approval of the May 16, 2018 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 14, 2018 will now be heard.

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Motion to go into Executive Session.

6P-01-18 Application of Daniele Family Companies, applicant, for Site Plan Modification to construct shared parking and access, known as the Access Management Plan, on and across 2835 Monroe Avenue, 2815 Monroe Avenue, 2799 Monroe Avenue, 2787 Monroe Avenue, 2775 Monroe Avenue, 2735 Monroe Avenue, 2729 Monroe Avenue, and 2717 Monroe Avenue. All as described on application and plans on file.

6P-02-18 Application of 150 Metro Park, LLC, owner, for Site Plan Modification to construct 16 additional parking spaces, add addition access points, relocate loading bays and reconfigure the parking field over 2 phases on property located At 150 Metro Park. All as described on application and plans on file.

6P-03-18 Application of Metro Legacy Homes, owner, and Tom and Sue Kelley, contract vendee, for Preliminary/Final Site Plan Approval to construct a 2,761 +/- sf one story single family house with a 670 +/- sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file.

6P-04-18 Application of Ironworks at High Falls, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 178 +/- sf building addition on property located at 2300 East Avenue. All as described on application and plans on file.

6P-05-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Final Site Plan Approval and Demolition Review and Approval, to raze a single family house and construct a 6,686 +/- sf single family house with a 1,556 +/- sf attached garage on property located at 3525 Elmwood Avenue. All as described on application and plans on file. **ADJOURNED AT APPLICANTS REQUEST**

NEW BUSINESS:

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 1095 East Henrietta Road. All as described on application and plans on file. **TABLED AT THE FEBRUARY 21, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE JULY 18, 2018 MEETING AT APPLICANTS REQUEST**

3P-NB1-18 Application of Tolivir Inc., owner, and Brian Mattiacio, contract vendee, for Preliminary Site Plan Approval to construct a 2,200 +/- sf dental office on property located at 2087 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MARCH 21, 2018 - PUBLIC HEARING REMAINS OPEN - ADJOURNED AT APPLICANTS REQUEST**

4P-NB1-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Preliminary Site Plan Approval and Demolition Review and Approval, to raze a single family house and construct a 6,686 +/- sf single family house with a 1,556 +/- sf attached garage on property located at 3525 Elmwood Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED AT APPLICANTS REQUEST**

6P-NB1-18 Application of Daniel Family Companies, applicant, for Preliminary Site Plan Approval to construct a five (5) building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Food Store and a 2,000 sf drive-thru coffee shop on properties located at 2740 Monroe Avenue, 2750 Monroe Avenue, 2800 Monroe Avenue, a portion of 175 Allens Creek Road and a portion of 2259 Clover Street. All as described on application and plans on file.

6P-NB2-18 Application of First Baptist Church, owner, for Preliminary Subdivision Approval to create two lots from one on property located at 175 Allens Creek Road. All as described on application and plans on file.

**CHAIRPERSON:** Announce that public hearings are closed.

**OLD BUSINESS:**

5P-06-18 Application of Daniel Family Companies, owner, for Demolition Review and Approval to raze a vacant 10,800 +/- sf restaurant building and a vacant 44,600 +/- sf bowling alley on property located at 2740 Monroe Avenue and 2750 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MAY 16, 2018 MEETING - PUBLIC HEARING CLOSED**

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**PRESENTATIONS:**

NONE

**COMMUNICATIONS:** **RECEIVED AND FILED**

Letter from Matt Tomlinson, Marathon Engineering, dated May 24, 2018, requesting adjournment of application 2P-NB-18 to the July 18, 2018 meeting.

Letter from Howie Jacobson, dated May 27, 2018, regarding the Whole Foods Plaza proposal.

Letter, with attachments, from Linc Swedrock, P.E., BME Associates, regarding the possible relocation of the AMP cross access easement to the front of property located at 2775 Monroe Avenue.

Letter from Edmund Martin, P.E., LandTech, dated June 1, 2018 requesting adjournment of applications 4P-NB1-18 and 6P-05-18.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW		
			PB DECISION		
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>					
1519	Bolsa Nails 1900 South Clinton Avenue	Bldg Face Sign	5/8/18		
			<b>ADMINISTRATIVE REVIEW</b>		
ARB - Approved with conditions:					
1. All requirements of the approved sign plan for Tops Plaza shall be met.					
1520	The Arc Monroe New York 2060 Brighton Henrietta T L Road	Bldg Face Sign	5/22/18		
ARB - Approved with conditions:					
1. All required variances shall be obtained.					
1521	The Arc Monroe New York 2657 West Henrietta Road	Free Standing Sign	5/22/18		
ARB - Approved with conditions:					
1. There should be a visual delineation to distinguish the campus identity and address from the logo, such as a change in background of an appropriate proportion.					
2. Demonstrate that the luminosity of the sign is consistent with industry norms and other signs within the immediate area.					
3. Consider more prominent posts.					
4. All required variances shall be obtained.					