

Proceedings held before the Planning Board
Brighton at 2300 Elmwood Avenue, Rochester, New York on October 17,
2018 commencing at approximately 7:30 p.m.

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

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 October 17, 2018
meeting of the Town of Brighton's Planning Board to order. We do have
the minutes for the August 15, 2018 meeting. And we will do the
September 17 2018 at the November 21, 2018 meeting. Can I have a
motion to approve the minutes with any corrections

MS. CIVILETTI: I move to
approve the August 15 2018 minutes with any corrections.

MR. WENTWORTH: Second.

MR. FADER ABSTAINED SINCE HE WAS NOT PRESENT AT
THAT MEETING

UPON ROLL CALL VOTE

MOTION CARRIED

MR. CHAIRMAN: We will approve
the September 17, 2018 meeting at the November meeting.

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

MR. BOEHNER: Yes, they were properly advertised in the Brighton Pittsford Post of October 11,, 2018.

9P-04-18 Application of 157 Sawgrass Drive, LLC, owner, for Final Subdivision/Resubdivision Approval, Final Site Plan Approval and Final Conditional Use Permit Approval to combine two lots into one and construct a three story 85,450 +/- sf building consisting of 37,000 +/- sf of pediatric skilled nursing and 48,450 +/- sf of medical office space on property located at 157 Sawgrass Drive (Tax ID 149.0 6-1-2.522 and 149.06-1-2.411. All as described on application and plans on file.
TABLED AT THE SEPTEMBER 17, 2018 MEETING –PUBLIC HEARING REMAINS OPEN – ADJOURNED TO THE NOVEMBER 21,2018 MEETING AT APPLICANTS REQUEST.

10P-01-18 Application of St. John's Community owner for Preliminary/final Site Plan Approval to construct a 325 +/- sf building addition and a 2,200 +/- sf outdoor patio area on property located at 1 Johnsarbor Drive (Tax ID 136.15-1-1.1). All as described on application and plans on file.

MR. CHAIRMAN I NEED TO RECUSE MYSELF AND LAURA WILL TAKE OVER

MR. PALUMBO: Hi, folks I am Tom Palumbo from Stan tech the civil engineers for the project representing St. John's Senior Community on this addition. So the project is a 1 Johnsarbor Drive and this is the overall of the Meadows project and it looks out on Elmwood Avenue. This project is this small area over here to the west side. This is the main entrance for Briarwood . Briarwood is an independent apartments in the project. It is a little bit different from Chestnut and closer to the amenities. They can access here here from Elmwood Avenue a large apartment on the frontage and access the complex over here. This is the Hawthorne – last year we did an addition actually to a multi purpose room for the folks to an off ramp on this side and this is a 325 foot addition to the dining room . They modified it a little bit and the dining room is on the inside and it also includes a terrace. The terrace is probably the more glamorous part of the project. This is all

originally concrete where the building addition is and the terrace provides outdoor space for the residents. It has table service and is meant for folks to enjoy the outdoor space and have coffee and other activities. This shows how the tables are set up. Some other aspects there is a seat wall that is around it both on the inside and outside of the wall. The wall has these screen panels or glass panels and there is three of them. So what this configuration is there are columns or poles along this wall and there are string lights that run over the top of the terrace area. So basically every other opening in between panels is trying to buffer the space on the interior.

MR. BOEHNER: I think you might need a variance for that.

MR. PALUMBO: I would like to see what is allowed.

MR. BOEHNER: Six and a half feet from grade up.

MS. CIVILETTI: What is this intended to be?

MR. PALOMBO: A lattice for plantings. It is 9 feet right now if six and a half is allowed then we can go that way.

MR. BOEHNER: It is your choice. You can always apply for a variance.

MR. PALOMBO: Okay.

MR. BOEHNER: And if you don't get the variance then it doesn't work. I don't think it is something that can hold you up at this proceeding.

MR. PALOMBO: It was our discussion with the Conservation Board was that a generator is not allowed in a residential district.

MR. BOEHNER: Well it is not allowed in the side yard. It has to meet the decimal requirements and if it doesn't you can apply for a variance. But you at least need a variance for it to be in the side yard and we don't have any information on the generator.

MR. PALOMBO: It's a natural gas generator, I don't know the decimals.

MR. BOEHNER: You need to check the decimals. We do know it is not permitted in that area so you would need to get a variance and if you are going to go for a variance you will want to do something about the screening before you get there. It is considered a side at the rear behind the building.

MR. PALOMBO: There is no application for the parking lot and we are removing some of the old trees and will be replanting new trees in there place.

MS. CIVILETTI: Could you speak to the proposed lighting a little bit? Proposed lighting and landscape plan generally.

MR. PALOMBO: There are LED bulbs and they are dark sky compliant or a cut off light. We have a landscape architect.

MS.CAHILL: Shirah Cahill.

MR. BOEHNER: Tom has anybody checked the building coverage and green space.

MR. PALOMBO: I just got the total square footage and I will have to check it and come back again. There is 314, 000 square feet out there. We are at 10 percent so it is pretty minor but we will confirm that.

MS. CIVILETTI: Is there proposed lighting other than what is shown on the lattice detail?

MR. PALOMBO: There is two bollard on either side of this entrance sidewalk leading from the drop off

MS. CIVILETTI: Anything else?

MR. OSOWSKI: Is there an irrigation system for the planting beds?

MR. PALUMBO: Not right now.

MS. CIVILETTI: Ramsey are you all set?

MR. BOEHNER: I'm all set.

MS. CIVILETTI: Is there anyone here who would care to address this application? All right thank you.

MR. CHAIRMAN HAS RETURNED

NEW BUSINESS

NONE

MR. CHAIRMAN: The public hearing are closed.

COMMUNICATIONS

Letter from Brian Burri, Bergmann Associates, dated October 16, 2018, requesting postponement of application 09-04-18 to the November 21, 2018 meeting/

PETITIONS

NONE

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

MR. BABCOCK STINER; Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

MR. BABCOCK STINER: 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 height of the seating wall and lattice shall be reduced to 6.5 feet or less ora variance must be obtained from the Zoning Board of Appeals.
2. Complete specifications, including sound level per manufacturer's

specifications, shall be submitted for the proposed generator. The generator shall meet all requirements of the Comprehensive Development Regulations or a variance shall be obtained from the Zoning Board of Appeals. The landscape plan shall be revised to provide screening for the generator. The revised landscape plan shall be reviewed and approved by the building and Planning Department.

3. All required variances shall be obtained.
4. Architectural Review Board approval shall be obtained.
5. Lighting cut sheets and specifications shall be submitted.
6. The following comments of the Conservation Board shall be addressed.
 - a location map should be submitted to better illustrate which building and where the addition and patio are proposed.
 - Clarification interpretation is needed in regards to the lattice wall(s). Will wall height variances be required.
 - The generator shall meet all town code requirements or obtain necessary variances. The generator should be adequately screened with vegetation.
 - The Board is comfortable with the proposed landscaping plan and mitigation for the trees to be removed.
7. Maintenance of landscape plantings shall be guaranteed years.

8 All Monroe County and NYSDEC comments shall be addressed.

9. The entire building shall comply with the most current Building and Fire Codes of New York State.
10. 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.

11. Meet all requirements of the Town of Brighton's Department of Public Works.
12. All town does shall be met that related directly or indirectly to the applicant's request.
13. The project and its construction entrance shall meet the New York State Standards and Specification for Erosion and Sediment control.
14. 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.
15. All comments and concerns of the Town Engineer as contained in the attached memo shall be addressed.
16. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
17. A letter of credit shall be provided to cover certain aspects of the project, including but not limited to landscaping, stormwater 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.
18. The site plan shall be revised to show compliance with the Building Coverage requirements of the Incentive Zoning approval (max 38% lot overall average max 35%).
19. Erosion control measures shall be in place prior to site disturbance.
20. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

MR. FADER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

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SIGNS

- 1530 USI Insurance services for a Building Face Sign at 777 Canal View Blvd
- 1531 Cortese Cycle Sales for a Building Face Sign at 2781 West Henrietta Road.
- 1532 Optima Benefits and Payroll Sofia Shoe Services Pasquale Salon, for a Building face sign at 1465 Monroe Avenue.

MS. CIVILETTI: I move to approve signs 1530, 1531 and 1532 as presented.

MR. FADER: 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 October 17, 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 day of 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

TAMMI M. MACKERCHAR
Notary Public, State of New York
Qualified in Yates County
No. 01MA6058207
Commission Expires May 7, 2019