

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF AUGUST 21, 2019
Brighton Town Hall
2300 Elmwood Avenue

AGENDA

6:30 P.M. Meeting
7:30 P.M. Public Hearing

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 June 19, 2019 meeting minutes.
Approval of the July 17, 2019 meeting minutes. **To be done at the September 18, 2019 meeting.**

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of August 15, 2019 will now be heard.

6P-07-19 Application of Niagara Mohawk Power Corporation (National Grid), owner of property known as Tax ID #148.18-2-2, and Rochester Gas and Electric, owner of property known as Tax ID #148.14-4-42, for Conditional Use Permit Approval and Site Plan Modification to expand and improve an electrical substation on properties located at 1430 and 1436 Brighton Henrietta Town Line Road. All as described on application and plans on file. **TABLED AT THE JUNE 19, 2019 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 18, 2019 MEETING AT APPLICANTS REQUEST**

8P-01-19 Application of Daniele SPC, LLC, owner for extension of site plan approval (9P-06-18) for the construction of a five building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Foods store and a 2,000 sf drive-thru coffee shop on properties known as 2740 Monroe Avenue, 2750 Monroe Avenue and 2800 Monroe Avenue (Tax ID #s 137.19-2-70.321 and 150.07-2-8.111). All as described on application and plans on file.

8P-02-19 Application of Daniele SPC, LLC, owner, for extension of the performance date as specified in condition #5 of approved application 5P-06-18 allowing for the demolition of a restaurant and bowling alley on properties known as 2740 Monroe Avenue and 2750 Monroe Avenue. All as described on application and plans on file. **WITHDRAWN BY APPLICANT**

8P-04-19 Application of Daniele SPC, LLC, applicant, for extension of site plan modification (6P-01-18) 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 and 2717 Monroe Avenue. All as described on application and plans on file

NEW BUSINESS:

6P-NB1-19 Application of Loren Flaum, owner, for Preliminary Site Plan Approval, Preliminary EPOD (steepslope) Permit Approval and Demolition Review and Approval to raze a single family house and construct a new 10,393 +/- sf single family house with a 1,171 +/- sf attached garage and a 574 +/- sf detached garage on property located at 141 Old Mill Road. All as described on application and plans on file. **TABLED AT THE JUNE 19, 2019 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 18, 2019 MEETING AT APPLICANTS REQUEST**

8P-NB1-19 Application of Frank Imburgia/FSI Construction, owner, for Preliminary Site Plan Approval, EPOD (watercourse) Permit Approval and Demolition Review and Approval to raze a single family home and construct a 10,000+/- sf medical office building with related site improvements on property located at 3300 Brighton Henrietta Town Line Road. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Secretary - Historic Preservation Commission, dated August 12, 2019, stating that the Commission will not schedule a public hearing to consider property at 3300 Brighton Henrietta Town Line Road for landmark status.

Letter from Mindy Zoghlin, Zoghlin Group, dated August 16, 2019, with comments regarding application 8P-02-19.

Letter from Laurie Styka Bloom, Nixon Peabody, dated August 16, 2019, with comments regarding application 8P-02-19.

Letter from Benjamin Weisel, National Grid, dated August 19, 2019, requesting postponement of application 6P-07-19 to the September 18, 2019 meeting.

Letter from Mindy Zoghlin, Zoghlin Group, dated August 19, 2019, with comments regarding application 8P-02-19.

Letter from Laurie Styka Bloom, Nixon Peabody, dated August 20, 2019, with comments regarding application 8P-02-19.

Letter from Evan Gefell, Costich Engineering, dated August 20, 2019, requesting postponement of application 6P-NB1-19 to the September 18, 2019 meeting.

Letter from Jerry Goldman, Woods Oviatt Gilman, LLP, dated August 20, 2019, regarding application 8P-02-19.

Letter, with attachment, from Randal Peacock, dated August 21, 2019, with comments and concerns regarding application 8P-04-19.

Letter from Anthony Daniele, Daniele SPC, LLC, withdrawing application 8P-02-19.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1561	Strauss Eye 360 White Spruce Blvd.	Bldg Face Sign	7/24/19
ARB - Approved as presented.			
1562	L&M Wealth Management 1840 Winton Road South	Bldg Face Sign	7/24/19
ARB - Approved as presented.			
OLD BUSINESS			
1552	Hotel on Monroe 2323 Monroe Avenue	Bldg Face Signs	4/23/19, 5/28/19, 6/25/19
			TABLED AT THE 6/19/19 MEETING
ARB - Approved with conditions: 1. Light sources shall not be visible. 2. All required variances shall be obtained.			

PLANNING BOARD REPORT

HEARING DATE: August 21, 2019

APPLICATION NO: 8P-01-19

APPLICATION SUMMARY: Application of Daniele SPC, LLC, owner for extension of site plan approval (9P-06-18) for the construction of a five building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Foods store and a 2,000 sf drive-thru coffee shop on properties known as 2740 Monroe Avenue, 2750 Monroe Avenue and 2800 Monroe Avenue (Tax ID #s 137.19-2-70.321 and 150.07-2-8.111).

COMMENTS:

- Site Plan Approval was originally granted on September 17, 2018.
- The Planning Board has the right to extend any period of approval to not more than two (2) years from the date of original approval, which in this case is September 17, 2018. Therefore, the Planning Board can only grant an extension to September 16, 2020.

QUESTIONS:

- When do you plan on starting construction?

SEQRA:

The application for extension of site plan approval is consistent with the Findings Statement adopted by the Planning Board on August 15, 2018.

APPLICATION:

If the Board entertains approval, I would suggest including, among any others suggested by the Board, the following conditions:

1. Site Plan Approval shall expire on September 16, 2020. No further extensions can be granted.
2. All conditions of approved of Planning Board applications 9P-06-18 and 6P-NB1-18 shall remain in effect and must be satisfied.
3. All buildings shall comply with the most current Building & Fire Codes of New York State.
4. 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.

5. Meet all requirements of the Town of Brighton's Department of Public Works.
6. All Town codes shall be met that relate directly or indirectly to the applicant's request.
7. All outstanding comments and concerns of the Town Engineer shall be addressed.

PLANNING BOARD REPORT

HEARING DATE: August 21, 2019

APPLICATION NO: 8P-04-19

APPLICATION SUMMARY: Application of Daniele SPC, LLC, applicant, for extension of site plan modification (6P-01-18) 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 and 2717 Monroe Avenue.

COMMENTS:

- Site Plan Approval was originally granted on September 17, 2018.
- The Planning Board has the right to extend any period of approval to not more than two (2) years from the date of original approval, which in this case is September 17, 2018. Therefore, the Planning Board can only grant an extension to September 16, 2020.

QUESTIONS:

- When do you plan on starting construction?

SEQRA:

The application for extension of site plan approval is consistent with the Findings Statement adopted by the Planning Board on August 15, 2018.

APPLICATION:

If the Board entertains approval, I would suggest including, among any others suggested by the Board, the following conditions:

1. Site Plan Approval shall expire on September 16, 2020. No further extensions can be granted.
2. All conditions of approved of Planning Board application 6P-01-18 shall remain in effect and must be satisfied.
3. All buildings shall comply with the most current Building & Fire Codes of New York State.
4. 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.

5. Meet all requirements of the Town of Brighton's Department of Public Works.
6. All Town codes shall be met that relate directly or indirectly to the applicant's request.
7. All outstanding comments and concerns of the Town Engineer shall be addressed.

PLANNING BOARD REPORT

HEARING DATE: August 21, 2019

APPLICATION NO: 8P-NB1-19

APPLICATION SUMMARY:

Application of Frank Imburgia/FSI Construction, owner, for Preliminary Site Plan Approval, EPOD (watercourse) Permit Approval and Demolition Review and Approval to raze a single-family home and construct a 10,000+/- sf medical office building with related site improvements on property located at 3300 Brighton Henrietta Town Line Road. All as described on application and plans on file.

COMMENTS:

- A 4-foot chain link fence is proposed to enclose the stormwater management area. Per the code a fence in the front yard can't exceed 3'6" and a variance will be required.
- §203-129.B(2) of the Comprehensive Development Regulations requires that a 100 ft. vegetative buffer be maintained from the banks of the watercourse (Allens Creek). The building and parking lot are within an environmental EPOD.
- The proposed parking area is in the front yard and will require a variance per section 205-18 of the code. Application 9A-04-19 has been submitted to the Zoning Board.
- The building does not meet the zoning requirements for front setback. Setback required is 75', building is 42.6' from the front lot line. A zoning variance will need to be obtained.
- The subject property is presently zoned as Technology and Office Park (TOP) District.
- The gross square footage of the proposed building is 10,000 square feet.
- The total project area is 2.2 acres.
- Calculations for gross footage/acre is 4,546 sf/acre.
- Calculations for green space are 43%. Impervious coverage is 56%.
- There is only one access route to the site.
- There is an existing single-family home on the property that will be demolished prior to the new construction and current entrance to property shall be closed and curb replaced.
- Demolition application was reviewed for HPC and it was decided that a public hearing to consider landmark status was not needed.
- Construction of a sidewalk is proposed along BHTL Road.

- Portions of the project are within the 100-year floodplain.
- The proposed first floor building elevation is at 499' and the floodplain elevation is 495.8'.
- The proposed project fills 342.42 cy of flood plain, and mitigates it by creating 358.24 cy of storage.
- The proposed use requires 67 parking spaces. Adequate parking is proposed for the applicant's requirements.
- The project has been submitted for Architectural Review Board approval under application number 8AR-7-19.
- The proposed generator is in the side yard.
- Canal View Boulevard is a private road. Documentation needs to be presented showing this property has permission to access Canal View Boulevard.
- A traffic study was completed and submitted. It concluded "...the project does not negatively impact the adjacent street network or intersections during high traffic times."
- The survey is from 2018. It notes 'Approximate Limits of Floodway' and there are discrepancies between floodplain elevations in different parts of the submission. These discrepancies need to be verified and/or corrected.

CONSERVATION BOARD:

- * Any disturbance within the floodway should be discouraged. Proposed trees plantings and mulch beds should be relocated out of the floodway.
- * Add additional street trees to the west of the stormwater management area along Brighton Henrietta Town line Road.
- * Consider adding plants and/or ornamental trees to the parking lot islands.
- * Use of native plants is highly encouraged, consider replacing Bloodgood London Plane trees with Sycamore trees.
- * Planting of street trees along Brighton Henrietta Town Line Road is encouraged.
- * Snow storage along the norther portion of the parking lot is discouraged. Potential salt runoff will have negative impacts on Allens Creek.
- * Deciduous shade trees should be planted at 3 -3 ½ inches in caliper.

ENGINEERS COMMENTS:

- * See memo from Evert Garcia dated August 20, 2019.

QUESTIONS:

- Has a traffic report been prepared for the project?
- Has MCDOT reviewed the report?
- Are proposed lighting fixtures consistent with Dark Sky Guidelines? How tall will the lighting fixtures be? What is the proposed color temperature of the lights?
- Has an asbestos assessment been performed on the building to be demolished?
- Have you contacted NYSDEC regarding the necessary approvals needed for the proposed improvements?
- Is the proposed building in the floodplain?
- How are you mitigating the impacts to the floodplain?
- Do you have an access easement to Canal View Road?
- What has changed on the Site Plan since the last Planning Board Meeting?
- What are the variances you will need from the zoning board?
- Why are you enclosing the Storm Water Management Area with a fence?
- Do you propose to install fire and smoke detection systems and a fire sprinkler system?
- Have you verified that all radii are large enough for 40' long fire ladder truck?
- Where will the HVAC units be located?
- Where will equipment and materials be stored during construction, and where will they enter the site?
- Has this project been reviewed by the Conservation Board?

APPLICATION:

If the Board entertains tabling the application, I would suggest including, among others suggested by the Board, the following items shall be addressed:

1. Prior to application for Final Site Plan approval, a completed storm water quantity and quality mitigation and phasing plan, including engineering reports, shall be submitted to the Town Engineer for review. The mitigation plan shall include both on-site and off-site improvements.
2. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
3. The entire building shall comply with the most current Building & Fire Codes of New York State.
4. All necessary variances shall be obtained from the Zoning Board of Appeals.
5. The proposed sidewalk must meet all town requirements.
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 the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
7. Meet all requirements of the Town of Brighton's Department of Public Works.
8. All Town codes shall be met that relate directly or indirectly to the applicant's request.
9. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
10. 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. 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.
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. Erosion control measures shall be in place prior to site disturbance.

14. Maintenance of landscape plantings shall be guaranteed for three (3) years.
15. Deciduous shade trees shall be planted at 3 - 3 ½ inches in diameter. Pine trees shall be planted at 7 - 8 ft. in height.
16. A detailed lighting plan which shows the type, location and lighting contours shall be submitted. Specifications for the proposed light shall be submitted and light shall not exceed 3000k.
17. The dumpster shall be enclosed with building materials that are compatible with the existing building. The enclosure shall equal the height of the dumpster.
18. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
19. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
20. Fire hydrants shall be fully operational prior to and during construction of the building.
21. All County Development Review Comments shall be addressed.
22. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
23. The location of any proposed generators shall be shown on the site plan. Documentation shall be submitted that shows that all requirements for generators in the Comprehensive Development Regulations will be met or Planning Board approval for the generator will be obtained. The generator shall not exceed 72 decibels.
24. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to demolition, 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.
25. The proposed building shall be sprinklered in accordance with Town requirements.
26. Only business identification signage as allowed per the Comprehensive Development Regulations is permitted. This signage must be reviewed and receive all necessary town approvals prior to installation.
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 the HVAC shall be shown on the site plan.
29. Prior to the issuance of any permits the applicant shall obtain and submit a 239-F Permit from Monroe County DOT.
30. A letter or memo in response to all Planning Board and Town Engineer comments shall be submitted.
31. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
32. Construction activities shall be limited to 7 AM to 6 PM Monday to Friday, and 9 AM to 6 PM on Saturday.
33. A pre-demolition survey shall be submitted.
34. Prior to above ground construction, an instrument survey showing setback and first floor elevation shall be submitted to and reviewed by the Building and Planning Department.
35. All comments and concerns of Evert Garcia's contained in the attached memo dated August 20,2019 from Evert Garcia to Ramsey Boehner, shall be addressed.



Public Works Department

Commissioner of Public Works – Mike Guyon, P.E.

Evert Garcia, P.E.

Assistant Engineer

MEMO

Date: August 20, 2019

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 8P-NB1-19
Frank Imburgia/FSI Construction, Owner
Preliminary Site Plan Approval and EPOD (watercourse) Permit Approval and Demolition Review and Approval to construct a
10,000 +/- sf Medical Office Building with Related Site Improvements
3300 Brighton Henrietta Town Line Road*

We have completed our review of the above referenced project and offer the following comments for the Planning Boards consideration

General:

1. The Town is requesting that a sanitary sewer easement be provided along the entire frontage of the property for future expansion of the sanitary sewer system. In addition, an easement must be provided for the proposed sidewalk along the frontage of the property. Please provide a schedule of all easements (existing/proposed, public/private) associated with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements. Upon satisfactory completion of these documents, the easements shall be filed at the Monroe County Clerk's Office with the Town being provided copies of each Town easement with the liber and page of filing. Upon filing all easements will have to be noted upon the resub map (with ownership, purpose and liber/page) prior to the site or subdivision plans being signed by the DPW. Looking for sewer easement
2. The owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the Town, or its contractor or agent, to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Code of the Town of Brighton, if necessary, implement emergency repairs to protect the health, safety and welfare of the public.
3. We await to review the Engineer's Estimate for construction to establish the value of the letter of credit. The letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: restoration, sanitary sewer, storm sewer, water main, stormwater water management facilities, landscaping and sediment and erosion control.
4. A flood plain development permit is required for this project.
5. We await to review the MCDOT's response with regards to the requirement of a Highway reservation strip.
6. The applicant must provide documentation indicating that they have rights of access to Canal View Boulevard prior to final approval of the plans.
7. The floodplain limits should not be depicted as encroaching into the floodway on the plans. Please review and revise.
8. Standards for the Watercourse and Floodplain Protection District indicates that a natural vegetative buffer of 100 feet from each bank shall be retained adjacent to the watercourses to absorb floodwaters, to trap sediments, to protect adjacent fish and wildlife habitats and to protect scenic qualities. The proposed development does not appear to meet this requirement. A variance from this standard might be required.





- Electronic copies of the Fire Apparatus Access and Fire Hydrant Worksheet and turning radius analysis should be submitted directly to the Town of Brighton Fire Marshal for review and comment.

Sustainability:

- We await to review the proposed waste reduction plan which should be developed with an intent to divert a minimum of 50% of construction debris from the waste stream.
- Native plantings should be considered for the proposed bioretention facility.

Environmental Assessment Form:

- The revised short EAF should be submitted as part of the application package.

Traffic Impact Study:

- The provided Synchro capacity analysis indicates that the average queue length for the southbound, left turn lane, on Canal View Boulevard during PM peak hours is 141 ft and 156 ft for existing and proposed conditions respectively. This would seem to indicate that queued vehicles during peak hours would block the access drive to the proposed development. Can this situation be mitigated?
- The Traffic Impact Study indicates that Canal View Boulevard has a through lane in the south bound direction. Existing striping on Canal View Boulevard does not appear reflect this scenario. Please provide clarification on this matter.

Engineer's Report:

- The sanitary sewer sizing calculations should be revised to reflect the correct slope of the lateral being proposed on the site plans.
- The Engineer's report indicates that BFE is 495. SWPPP indicates that BFE is 495.80. Please review and revise this discrepancy.
- The Water CAD report references a Fire at the Inn on the Lake project. References to other projects should be removed from the Engineer's Report. Please review and revise as necessary.

SWPPP:

- The no impact SHPO letter referenced on page 3 does not appear to be included in Appendix H.
- The proposed drainage area description in Section 3.0, Developed Conditions, do not appear to coincide with the Drainage Area Maps. Please review and revise as necessary.
- The Truck Washdown area referenced in the SWPPP should be depicted on the plans.
- The light stone fill check dams referenced in the SWPPP should be depicted on the plans.
- The 25 year and 50 year storm event should also be evaluated in the Hydraflow analysis.
- Orifice C in the Hydraflow analysis should be revised to be consistent with the 494.50 invert elevation proposed on the plans.
- The deep pool pond report indicates that the total storage provided underneath the 493.00 invert equates to 3,180 cf. However, the Runoff Reduction volume worksheet indicates that 4,001 cf of WQv is being provided by the wet pond. The 4,001 cf volume being referenced appears to be the CPv volume provided between invert 493 and 494.60. Please review and revise accordingly.
- The Hydraflow watershed model does not appear to consider the proposed bioretention facility in the stormwater routing. How are inflows from the bioretention facility to the wet pond being evaluated?
- References to other projects should be removed from the SWPPP.

Plans

- Existing Conditions and Demo Plan, Sheet C102*
 - The location of the existing septic system and/or tank must be depicted on the plans.
 - What is the existing 4" PVC cleanout located in the rear of the property connected to?
 - All notes on this sheet that do not pertain to this project should be removed.
 - Survey Note number 5 on this sheet indicates that the Floodplain elevation is 495.00, however, Sheet C106 indicates that the Floodplain Elevation is 495.80. In addition, the limits of the floodplain do not appear to be consistent with the limits of the floodplain as depicted on FEMA Map number 36055C0352G. Please clarify this discrepancy and revise the plans as necessary.
- Restoration Plan, Sheet C103*



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- a. Why is restoration being depicted within the floodplain subsequent to the demolition of the house?
- b. Is there a basement in the existing house? How will the basement be filled in subsequent to demolition of the house?
- c. Any grading associated with the restoration process should be depicted on the plans.
- d. The location and abandonment process of the existing septic system should be called out on the plans.
- e. Disturbed areas are to be restored with a minimum of 6" of topsoil.

3. *Site Plan, Sheet C104*

- a. The location of the proposed 5' wide stone dust trail on the northern side of the property should be revised so as not to impact the regulatory floodway.
- b. The Site Data on this sheet indicates that the BFE is 495.00. Please review and revise as necessary.

4. *Utility Plan, Sheet C105*

- a. Allens Creek is classified as a Class B stream by the NYS DEC. The installation of the storm sewer which discharges towards the creek will likely require a Stream Bank Disturbance permit from the NYS DEC/US Army Corp of Engineers. The applicant should engage the aforementioned agencies for guidance on the permitting process.
- b. Inside drop connections to manholes are not allowed in the Town of Brighton. Additionally, the proposed 6" sanitary sewer lateral connection shall be made to the sanitary sewer main and not the existing manhole. Please review and revise as necessary.
- c. The MCWA connection note on this sheet indicates that the roadway shall be repaired in accordance with Town of Brighton commercial pavement section. Brighton Henrietta Town Line Road is a County road and therefore the restoration of the roadway should reflect MCDOT standards.

5. *Grading and Erosion Control Plan, Sheet C106*

- a. Grading should not be proposed within the regulatory floodway. Chapter 211, Flood Damage Prevention, of the Brighton Town code indicates that no new construction, substantial improvements or other development in the floodway (including fill) shall be permitted unless the applicant can provide a technical evaluation by a licensed professional engineer shows that such an encroachment shall not result in any increase in flood levels during occurrence of the base flood
- b. The pond elevation for the 25 year and the 50 year storm events should also be included in the provided pond elevation table.
- c. What is the 8ft riser callout for Weir A on the Basin Overflow Structure detail a reference to?
- d. Is a basement being proposed for the medical office building?
- e. Details for the various spillways should be provided with the plans.
- f. The location of the proposed compensatory cuts and fills should be depicted on the plans.
- g. Spot elevations should be provided throughout the parking lot area.
- h. The proposed underdrain within the bioretention facility should be depicted on the plans.
- i. What does the proposed underdrain within the bioretention facility connect to?
- j. The landscaping stone being proposed within the bioretention facility should be depicted on the plans.
- k. All areas that are to be graded with a slope equal to or greater than 3V:1H should be stabilized with jute mesh. The plans should call out areas to be treated with jute mesh.
- l. The deep pool of the wet pond is about 7' deep. Has subsurface investigation been performed to determine the water table elevation?
- m. Orange construction fencing should be used to delineate the limits of disturbance on this project.

6. *Details*

- a. Cut sheets for the proposed generator should be provided with the application.
- b. Cut sheets for the proposed lights should be provided with the applications.
- c. A detail for the proposed sidewalk should be provided.
- d. Where is the Carport Kit included with the details being sited on the project?



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