

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 17, 2020
Brighton Town Hall
2300 Elmwood Avenue

Due to the public gathering restrictions and executive orders in place because of COVID-19, this Planning Board meeting will be conducted remotely. Members of the public will be able to view the meeting via Zoom or online at The Town of Brighton's YouTube channel at <https://www.youtube.com/user/TownofBrighton>.

Written comments will be received by Ramsey Boehner, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to ramsey.boehner@townofbrighton.org, until June 17, 2020 at 12:00 PM.

Applications subject to public hearings are available for review on the town's website.

The public may also join the Zoom meeting and share comments with the Board. For Zoom meeting information, please reference the town's website at <https://www.townofbrighton.org> prior to the meeting.

AGENDA

7:00 P.M. Public Hearing Via Virtual Platform

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 January 15, 2020 meeting minutes.
Approval of the February 19, 2020 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 11, 2020 will now be heard.

1P-02-20 Application of Nicholas Leonardo, owner, for Site Plan Modification (9P-01-19) to revise the location where a new house with attached garage will be constructed on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3. All as described on application and plans on file. **TABLED AT THE JANUARY 15, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-02-20 Application of the Country Club of Rochester, owner, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze an existing maintenance building and replace it with an 8,550 +/- sf maintenance building (project has been modified to eliminate the construction of an additional 44 +/- parking spaces) on property located at 2935 East Avenue. All as described on application and plans on file. **TABLED AT THE FEBRUARY 19, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-01-20 Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza). All as described on application and plans on file.

3P-02-20 Application of the Winton Place, LLC, owner, and OFC Creations Theatre Center, lessee, for Conditional Use Permit Approval to allow for a live theater performance venue for classes, receptions, rehearsals and shows on property located at 3450 Winton Place (Winton Place Plaza). All as described on application and plans on file.

3P-03-20 Application of Dave Hauer / F & H Development, owner for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 720 +/- sf addition to an accessory building allowing for the storage of construction equipment and vehicles and to also allow for the outdoor storage of construction equipment and vehicles on property located at 1338 Brighton Henrietta Town Line Road. All as described on application and plans on file.

4P-01-20 Application of Courtney Hopkin, owner, for Preliminary/Final Site Plan Approval to construct a 2,512 +/- sf single family home with a 781 +/- sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file.

4P-02-20 Application of Joseph O'Donnell / Greater Living Architecture, P.C., agent and Sarah D. Realty, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 310 +/- sf building addition on property located at 885 Winton Road South. All as described on application and plans on file.

6P-01-20 Application Sphirah Cahill / SWBR, agent, and The Summit at Brighton, owner, for Site Plan Modification to construct an out door patio/dining area on property located at 2000 Summit Circle Drive. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated February 28, 2020, stating that the Historic Preservation Commission will not schedule a public hearing to consider the CCR maintenance building, 2935 East Avenue, for landmark status.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1580	Otis Elevator Co. 2 Townline Circle	Bldg Face Sign	2/25/20
ARB - Approved as presented.			
1581	OFC Creations Theater Center 3450 Winton Place	Bldg Face Sign	2/25/20
ARB - Approved with conditions: 1. The sign shall not exceed 85.5 square feet based on building frontage and code requirements or a variance shall be obtained.			
1582	Pet Supplies Plus 2947 Monroe Avenue	Bldg Face	

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 1P-02-20

APPLICATION SUMMARY: Application of Nicholas Leonardo, owner, for Site Plan Modification (9P-01-19) to revise the location where a new house with attached garage will be constructed on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3.

COMMENTS:

- * The proposed modification involves the relocation of the home to the northeast of its approved location and the removal of 10 additional trees.
- * A front setback variance has been approved by the Zoning Board of Appeals.
- * The subject property is presently zoned RLB
- * The proposed livable floor area of the house is 3,142 +/- square feet. The maximum livable floor area allowed by code is 4,496 square feet.
- * The total project area is 1.04 acres.
- * The architectural design and building materials of the proposed buildings have been reviewed and approved by the Town of Brighton Architectural Review Board.
- * The proposed driveway will partially use the town's right-of-way at Clover St. and Greenway Rd. A permit from the Brighton Highway Department will be required to be obtained for the proposed driveway within the right of way.
- * The plans indicate that 3 trees are proposed to be removed from the right-of-way. The removal of trees in the right of way shall require approvals from the Town Board as outlined in Chapter 175 of the Brighton Town Code.
- * The Site and Utility Plan shows the trees to be removed as a result of the project and 9 new trees to be planted along the southern property line of the project.
- * The site contains 3 lots that will be subdivided into a single lot.

CONSERVATION BOARD:

- No comment.

TOWN ENGINEER:

See attached memo from Evert Garcia for engineer comments.

QUESTIONS:

- * Has the Zoning Board of Appeals approved the application for a front yard setback variance application for the project?
- * How many additional trees are proposed to be removed from the project site and Town right-of-way? How are you proposing to mitigate the trees that you are removing?
- * Has the project been reviewed by the Conservation Board?
- * Have the architectural design and building materials of the proposed house been reviewed and approved by the Town of Brighton Architectural Review Board?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

PARKLAND:

If the Planning Board finds that suitable park or park lands of adequate size cannot be properly located on the proposed subdivision, I would suggest requiring payment of a sum of money as adopted by the Town Board in lieu of the setting aside of recreation land.

APPLICATION:

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

1. The entire house shall comply with the most current Building & Fire Codes of New York State.
2. 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.
3. Meet all requirements of the Town of Brighton's Department of Public Works.
4. All Town codes shall be met that relate directly or indirectly to the applicant's request.

5. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
6. 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.
7. 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.
8. Maintenance of landscape plantings shall be guaranteed for three (3) years.
9. 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.
10. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
11. 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.
12. The zoning notes on the site plan shall include both required and proposed information for each zoning category. The information contained on the submitted Single Family Zoning Information form shall be shown on all plans.
13. 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.
14. Erosion control measures shall be in place prior to site disturbance.
15. 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.
16. 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.
17. Prior to the issuance of any permits, the Single-Family Zoning Information form shall be submitted to and approved by the Building and Planning Department. The form shall be completed by the applicant's architect. All information shall be shown on both the site plan and architectural drawings.

18. The location of any proposed generators shall be shown on the site plan. All requirements of the Comprehensive Development Regulations shall be met per section 207-14.4 of the town code or a variance shall be obtained from the Zoning Board of Appeals.
19. Prior to the issuance of any permits the architectural design and building materials of the proposed house shall be reviewed and approved by the Town of Brighton Architectural Review Board.
20. A permit from the Brighton Highway Department will be required to be obtained for the proposed driveway within the right of way.
21. The removal of trees in the right of way shall require approvals from the Town Board as outlined in Chapter 175 of the Brighton Town Code.
22. All comments and concerns of Evert Garcia as contained in the attached memo shall be addressed.
23. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 1P-02-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 1P-01-20

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Site Plan Modification (9P-01-19) to revise the location where a new house with attached garage will be constructed on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3.

Location: Clover St. at intersection with Greenaway Rd., known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3.

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
2. No threatened or endangered species of plants or animals will be affected by this project.
3. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
4. The storm water drainage system is designed and will be constructed in accordance with all applicable Town requirements and designed in a manner so as to mitigate storm water pollutant loads.
5. The requirements of the State Environmental Quality Review Law have been complied with.

6. The duration of all impacts will be short term in nature.
7. There will be no resources of value irreversibly lost.
8. The planting of trees are proposed to be planted to mitigate the trees to be removed.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 10, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 1P-02-20*

Nicholas Leonardo, Owner, Site Plan Modification (9P-01-19) to revise the location where a new house with attached garage

will be constructed.

Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3.

We have completed our review of the above referenced project and offer the following comments for the Planning Boards consideration. Many of the comments included below were included as part of our review of the Site Plan Modification Application 9P-01-19 and are applicable to this application as well. Written responses to the comments below must be provided by the applicant:

General:

1. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: driveway within the Town ROW, sanitary sewer, water service, and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
2. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction 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. All easements must be filed at the MCO prior to obtaining Town signatures.
3. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
4. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work. A note indicating this requirement shall be included on the plans.
5. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
6. Requirements for Development Standards and Permit for Woodlot Protection Districts must be adhered to.
7. The basement excavation for the proposed home will generate a large volume of spoil material. Will this material be distributed across the project or removed from the site? The location of any topsoil stockpile should be depicted on the plans along with the appropriate erosion control measures.

Sustainability:

1. Pervious pavements should be considered where applicable such as sidewalks, trails and driveways.

Engineer's Report:

1. Hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the domestic demands associated with this project must be provided. The hydrant flow data block included on the Utility Plan is missing information.



2. Supporting calculations which demonstrate the capacity of the proposed 4" sewer lateral shall be provided.
3. The Engineer's Report and Hydrocad model indicate that runoff from Drainage Area 2 drains towards the railroad company right of way. This does not appear to coincide with the drainage area maps provided in the Engineer's Report. The drainage area maps indicate that runoff from Drainage Area 2 drains towards Cardiff Park. Please review and revise the drainage area maps and Hydrocad model as necessary.
4. The Engineer's report indicates that a test hole was dug on the property to determine the bedrock elevation. The location of the test hole should be depicted on the plans.
5. The 25 year and 50 year storm events should also be considered in the stormwater runoff analysis.
6. The existing conditions drainage area map does not appear to be consistent with the characteristics of the site prior to the proposed development. Why are the new house and impervious surfaces being considered when delineating sub catchments for the existing conditions? Please review and revise as necessary.
7. The Tc value and length of the flow path appear to be the same for Drainage Area 1 under both existing conditions and proposed conditions. Please provide clarification on how these values were determined.
8. Why was a custom NRCC rainfall distribution selected in the Hydrocad model as opposed to a typical Type II-24 hr distribution?

Plans

1. *Existing Conditions and Erosion Control Plan, Sheet 1 of 5*
 - a. Orange construction fencing shall be used to delineate the limits of disturbance on this site and shall be called out on the plans accordingly. A detail for the orange construction fencing should be provided on the plans.
 - b. A concrete washout area should be provided and depicted on the plans.
 - c. Soil stockpile, staging and parking areas must be shown on the plans.
 - d. Inlet protection must be placed around existing drainage inlets which will be impacted by the proposed development.
 - e. The removal of trees in the right of way shall require approvals as outlined in Chapter 175 of the Brighton Town Code. The applicant's Engineer should coordinate this process with Town Staff.
 - f. A Highway permit will be required for the proposed driveway within the right of way. Special conditions may be deemed necessary upon review of the Highway Superintendent.
2. *Site and Utility, Sheet 2 of 5*
 - a. A sewer lateral connection detail should be provided on the plans.
 - b. Sanitary sewer lateral cleanouts must be installed every 75 feet.
 - c. 4' of cover shall be maintained over the entire length of the sanitary lateral. A note indicating this requirement shall be provided on the plans. As proposed, it does not appear that the sewer lateral will have sufficient cover. Please review and revise as necessary.
 - d. The location of the roof downspouts should be depicted on the plans.
 - e. The 2% slope called out for the sanitary lateral does not appear to coincide with the inverts provided on the plans. Please review and revise as necessary.
 - f. The Brighton Town Code indicates that all water services shall be either copper or ductile iron pipe. Polyethylene water services are not allowed.
 - g. The applicant should consider siting the proposed gas and water service in a manner which will minimize disturbance to the existing bushes located in the southeast corner of the site.
 - h. The existing drainage inlet located at the entrance of the proposed driveway must be inspected to determine its condition. If found that the existing drainage inlet is deficient, the drainage inlet must be brought up to current Town standards.
3. *Grading Plan, Sheet 3*
 - a. Proposed grading for the driveway which is to serve this property shall be provided on the plans.

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 2P-02-20

APPLICATION SUMMARY: Application of the Country Club of Rochester, owner, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze an existing maintenance building and replace it with an 8,550 +/- sf maintenance building and to construct an additional 44 +/- parking spaces on property located at 2935 East Avenue. All as described on application and plans on file.

COMMENTS:

- The subject property is presently zoned RLA.
- The applicant has decided to completely remove the proposed parking area from the application.
- The Zoning Board of Appeals granted a variance to allow a 42' building setback. The gross square footage of the proposed building is 8,550 square feet. The building will be a single story and have equipment storage, office space, bathrooms, and shop.
- Existing building will be demolished; the new building will be built approximately in the same spot.
- The Historic Preservation Commission reviewed the demolition application at its February meeting and determined that a public hearing to consider designation will not be scheduled.
- Existing asphalt area around the new building will be restored.
- A bulk mulch and storage area is proposed.
- Architectural Review Board approved the application at its February 25th meeting (2AR-2-20).

TOWN ENGINEER: See memo by Evert Garcia dated June 12, 2020.

CONSERVATION BOARD:

- The Board strongly suggests that the proposed hemlock plantings be substituted with white spruces or white pines due to the woolly adelgid insect and its impact on hemlocks.

QUESTIONS:

- Can you confirm that the applicant has decided to completely remove the proposed parking area from the application?
- Has the Zoning Board of Appeals granted the necessary variance to allow a 42' building setback?
- Has the Historic Preservation Commission reviewed the demolition application?
- Have the architectural design and building materials of the proposed building been reviewed and approved by the Town of Brighton Architectural Review Board?
- Can you confirm that site lighting is no longer proposed for this project?
- Do you propose to install a fire sprinkler system?
- Has a pre-demolition asbestos survey been prepared?

APPLICATION:

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

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The entire building 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. Prior to the issuance of any building permits the architectural design and building materials of the proposed building shall be reviewed and approved by the Town of Brighton Architectural Review Board.
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. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.

8. 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.
9. Erosion control measures shall be in place prior to site disturbance.
10. 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.
11. Maintenance of landscape plantings shall be guaranteed for three (3) years.
12. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
13. Maintenance and repair of equipment shall only be permitted in designated indoors areas.
14. An oil collection tank shall be installed as required by the Town.
15. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
16. All proposed landscaping shall be installed prior to the issuance of a certification of occupancy.
17. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed.
18. A pre-demolition asbestos survey shall be submitted for the building proposed to be demolished.
19. A letter or memo in response to all Planning Board and Evert Garcia comments and conditions shall be submitted.
20. The project will comply with the requirements of NYSDOL Code Rule 56 regarding asbestos control and Chapter 91 of the Code of the Town of Brighton, Lead-Based Paint Removal. In addition to any other requirements of Code Rule 56, the applicant shall verify that the project will comply with Section 56-3.4(a)(2) regarding on-site maintenance of a project record, and Section 56-3.6(a) regarding 10 Day Notice requirements for residential and business occupants. The property owner shall ensure that the licensing requirements of

Section 56-3 and asbestos survey and removal requirements of Section 56-5 are met.

21. The fuel tanks shall be reviewed and approved by the Fire Marshal.
22. The proposed building shall be sprinklered in accordance with Town requirements or all necessary variances shall be obtained.
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 plans shall be revised to address the Conservation Board comment that the proposed hemlock plantings be substituted with white spruces or white pines due to the woolly adelgid insect and its impact on hemlocks.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 2P-02-20

Date: 6/17/20

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 2P-02-20

SEQR Status: Unlisted

Conditioned Negative Declaration: /No

Description of Action: Application of the Country Club of Rochester, owner, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze an existing maintenance building and replace it with an 8,550 +/- sf maintenance building on property located at 2935 East Avenue. All as described on application and plans on file.

Location: Tax ID #138.09-1-1, located north of Elmwood Ave (2935 East Avenue)

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

- ~ Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
- ~ No threatened or endangered species of plants or animals will be affected by this project.
- ~ The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.

- ~ The storm water drainage system is designed and will be constructed in accordance with all applicable Town requirements.
- ~ The requirements of the State Environmental Quality Review Law have been complied with.
- ~ The duration of all impacts will be short term in nature.
- ~ There will be no resources of value irreversibly lost.
- ~ The Planning Board finds traffic will result in an acceptable level of service.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 12, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 2P-02-20*

Country Club of Rochester, Owner

*Preliminary/Final Site Plan Approval to raze an existing building and replace it with an 8,550 +/- sf maintenance building.
2935 East Avenue*

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

General:

1. We await to review the Fire Apparatus Access and Fire Hydrant Worksheet for this development. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.

Engineer's Report:

1. If the applicant cannot secure relief from the fire suppression system requirements and changes to the existing water distribution system are needed, then hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the anticipated water demands associated with the proposed project will have to be provided to this department for review.
2. The applicant has indicated that the post-development runoff rates will remain similar to pre-development conditions. Please submit supporting documentation which demonstrates that the increase in runoff for the post-development conditions are negligible.

SWPPP:

1. The sequence construction for the development of the site should be revised to accurately reflect the reduced scope in work for the project.

Plans

1. *Site Plan, Drawing No. 1*
 - a. Construction details for the proposed storage enclosure should be provided on the plans.
 - b. Construction details for the proposed brick paver patio should be provided on the plans.
 - c. The Fire Marshal is awaiting to review a proposal from the Owner's representatives on how the fuel tanks will be relocated. This matter must be finalized prior to final approval of the plans.
2. *Utility Plan, Drawing No. 3*
 - a. The following note should be added to the utility plans: As part of the redevelopment process, all existing sanitary and storm sewer utilities that are proposed to be used for serving this site shall be televised and tested in accordance with the Town of Brighton requirements to determine their condition and adequacy for doing so. If the utilities require any

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<http://www.townofbrighton.org>

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improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant.

- b. Supporting documentation for the sizing of the proposed oil/grit separator shall be submitted to this department for our records.
- c. The Town of Brighton sanitary sewer lateral detail should be incorporated into the plans.
- d. Construction detail for the proposed angle pipe grate and stone lined apron for the proposed storm sewer should be provided on the plans.
- e. If the applicant cannot secure relief from the fire suppression system requirements and changes to the existing water distribution system are needed, then information on the proposed water service size and material shall be provided on the plans along with the appropriate details.
- f. The applicant is proposing to connect new drainage inlets located in the rear of the facility to the existing underground dry-well system by way of a 10" HDPE storm sewer. Has stormwater runoff from this area always been directed to the underground dry-well system? The existing conditions map does not show any storm sewer connection to the 10 CPP from this area. Has the existing under dry-well system been evaluated to receive the increase in stormwater runoff?
- g. The location of roof drainage downspouts for the proposed maintenance building should be depicted on the utility plans.

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 3P-1-20

APPLICATION SUMMARY: Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza).

COMMENTS:

- The property is zoned BF-2 General Commercial
- A site plan and floor plan have been submitted, along with a description of the business, to be called "Leap N' Laugh"
- The business features large inflatable play units, a multi-level climbing structure, an interactive motion sensed projector floor, 10-15 Arcade games, a lounge area for adults and a small concession/snack area.
- Town code allows a maximum 10 Arcade games.
- It appears that there is sufficient parking available for the proposed use.

QUESTIONS:

- Please describe the business
- What types of food will be served? How will food be served? Will disposable packaging be used?
- What preparation will take place on the premises? How will food wastes be disposed of?
- What changes are proposed to the exterior of the building?
- Will any activities take place outside?
- What types of entertainment will take place?
- Will the business have any devices such as video games, pinball machines, or similar coin-operated machines? Will you have any jukeboxes?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

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

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The use shall comply with the New York State Uniform Fire Prevention and Building Code, and all required permits shall be obtained for the change of use.
3. All requirements of the Town of Brighton's Department of Public Works shall be met.
4. All Town codes shall be met that relate directly or indirectly to the applicant's request.
5. The business shall comply with the requirements of Chapter 36 of the Town Code, regarding limitations on amusement devices. The number of amusement devices shall not exceed 10.
6. The business shall comply with the applicable requirements concerning service of food and disposal of waste that are contained in §207-14.1 (Waste container and grease/oil container standards) and §207-14.2 (Supplemental restaurant regulations).
7. Any proposed signage shall obtain all required approvals.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 3P-01-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 3P-02-20

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza).

Location: 3450 Winton Place

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. The requirements of the State Environmental Quality Review Law have been complied with.
2. There will be no resources of value irreversibly lost.
3. The duration of all impacts will be short term in nature.
4. Proper procedures will be implemented to protect Allens Creek.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 3P-02-20

APPLICATION SUMMARY: Application of the Winton Place, LLC, owner, and OFC Creations Theatre Center, lessee, for Conditional Use Permit Approval to allow for a live theater performance venue for classes, receptions, rehearsals and shows on property located at 3450 Winton Place (Winton Place Plaza).

COMMENTS:

- * The subject property is presently zoned BF-2 General Commercial.
- * OFC Creations Theater Center proposes to redevelop the former Downstairs Cabaret Theater. This space would be used by OFC Creations Theatre for live theater performance venue for classes, receptions, rehearsals, camps, shows, receptions and community events.

QUESTIONS:

- * How will the space be used by OFC Creations?
- * What will the hours of operation be?
- * When will performances take place?
- * How many seats will you be installing?
- * When will the camps be held?
- * How many campers do you estimate will participate in your programs during the summer?
- * Will you be preparing meals on site? Will alcoholic beverages be served?
- * How will the concessions/lounge area operate?
- * What type of provisions are you providing for trash?
- * Will any improvements be made to the front of the building or property?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

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

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The entire store shall comply with the New York State Uniform Fire Prevention and Building Code and shall comply with all occupancy limits as set by the Brighton Fire Marshal.
3. All Town codes shall be met that relates directly or indirectly to the applicant's request.
4. The other tenents in the plaza shall not experience any noise impacts.
5. If the food service expands beyond what was presented by the applicant, additional Town approvals may be required.
6. The concessions/lounge area shall not expand beyond what was presented in the application and plans submitted without further Town approvals.
7. A grease trap shall be provided as required by the New York State Building Code and the Brighton Sewer Department.
10. Meet all requirements of the Town of Brighton's Department of Public Works.
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 (6.5) feet.
12. All outstanding comments and requirements Town Building Inspector and Fire Marshal shall be addressed.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 3P-02-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Application of the Winton Place, LLC, owner, and OFC Creations Theatre Center, lessee

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Conditional Use Permit Approval to allow for a live theater performance venue for classes, receptions, rehearsals and shows on property located at 3450 Winton Place (Winton Place Plaza).

Location: 3450 Winton Place

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. No threatened or endangered species of plants or animals will be affected by this project.
2. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
3. The requirements of the State Environmental Quality Review Law have been complied with.
4. There will be no resources of value irreversibly lost.

5. No threatened or endangered species of plants or animals will be affected by this project.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 3P-03-20

APPLICATION SUMMARY: Application of Dave Hauer / F & H Development, owner for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 720 +/- sf addition to an accessory building allowing for the storage of construction equipment and vehicles and to also allow for the outdoor storage of construction equipment and vehicles on property located at 1338 Brighton Henrietta Town Line Road.

COMMENTS:

- The subject property is presently zoned I-G Industrial.
- The applicant currently operates out of the subject property under a Revocable and Temporary Permit granted by the Zoning Board of Appeals.
- The applicant has applied to the Zoning Board of Appeals for 2 variances to allow outside storage in a side yard and to allow a building setback of 48 feet versus 50 feet.
- Electric service will be provided from the existing building.
- There will be no sanitary service to the building.
- The project requires 4 parking spaces. Adequate parking exists for the applicant's request.
- NYSDEC wetlands exist on the site and were delineated on 3/18/2016. The project improvements will be located within a few feet of the required 100 foot wetland buffer.

CONSERVATION BOARD:

- A minimum of two deciduous shade trees should be planted towards the front of the property to offset the loss of existing deciduous trees.

TOWN ENGINEER: See memo from Evert Garcia to Ramsey Boehner.

QUESTIONS:

- Have you applied to Zoning Board of Appeals for the variances for outdoor storage in the side yard and building setback?
- What will the hours of operation be?

- Will the storage area be lighted? Will the light fixture be LED, dark sky compliant and no more than 3000K?
- What type of provisions are you providing for trash?
- Will any improvements be made to the front of the building or property?
- What type of materials will be stored outside and how will the outside storage be screened by a solid fence?
- Does this project impact any wetlands?
- During what hours will the subject property experience truck traffic?
- Will trucks be parked on site? If so, where on the site and during what hours?
- Do you propose to install a fire sprinkler system?
- Will maintenance of equipment be done on site?
- How will the wetlands be protected during construction?
- Do you propose to install a solid screen fence along the rear property line?
- There be sanitary or water service to the building? Will the facility have visitors?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

1. If the Board entertains approval, I would suggest including, among any others suggested by the Board, the following conditions:
2. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
3. All necessary variances shall be obtained from the Zoning Board of Appeals.
4. Meet all requirements of the Town of Brighton's Department of Public Works.
5. All Town codes shall be met that relate 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 (3) 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 proposed site lighting shall be LED, dark sky compliant and no more than 3000K.
12. The parking spaces shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
13. All outside storage shall be located to the rear of the building and enclosed by a six (6) solid foot fence. Materials shall not exceed the height of the fence and all equipment must be kept in the lowest possible position and location.
14. Maintenance and repair of equipment shall be prohibited.
15. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal 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 needs to be sprinklered.
19. Erosion control measures shall be in place prior to site disturbance.

20. All comments and concerns of the Town Engineer as contained in the attached memo dated from Evert Garcia to Ramsey Boehner, shall be addressed.
21. Prior to the issuance of any permits the applicant shall obtain and submit a 239-F Permit from Monroe County DOT.
22. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
23. 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.
24. The plans shall be revised to address the comment of the Conservation Board that a minimum of two deciduous shade trees should be planted towards the front of the property to offset the loss of existing deciduous trees.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 3P-03-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Application of Dave Hauer / F & H Development, owner

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 720 +/- sf addition to an accessory building allowing for the storage of construction equipment and vehicles and to also allow for the outdoor storage of construction equipment and vehicles on property.

Location: 1338 Brighton Henrietta Town Line Road.

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
2. No threatened or endangered species of plants or animals will be affected by this project.
3. The duration of all impacts will be short term in nature.
4. There will be no resources of value irreversibly lost.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 16, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 3P-03-20*

Dave Hauer/F&H Development, Owner

Preliminary/Final Site Plan Approval and Conditional Use Permit to construct 720 +/- sf addition to an accessory building allowing for the storage of construction equipment and vehicles and to also allow for the outdoor storage of construction equipment and vehicles.

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

General:

1. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
2. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
3. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
4. Where will materials be stored on the project site? These areas should be shown on the plans with appropriate erosion control measures, as necessary.
5. Orange construction fencing should be used to delineate the limits of disturbance on the site where applicable.
6. Supporting documentation should be provided to Town Fire Marshal which demonstrate that the proposed building improvements are not subject to the Town's sprinkler ordinance.
7. The applicant should engage the NYD DEC to determine if a wetland disturbance permit from the NYS DEC is required for this project.
8. The proposed building and site plan must comply with the New York State Fire Code and the Town of Brighton Fire Prevention and Building Construction code. The Town of Brighton Fire Marshal must review the fire apparatus access and fire hydrant locations. The Fire Apparatus Access and Fire Hydrant Worksheet must be completed and submitted to the Town of Brighton for review. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.

Engineer's Report:

1. The Engineering Memorandum indicates that there will be "minimal to no impact to stormwater from the proposed project." Please submit supporting technical documentation which demonstrates that the increase in runoff for the post-development conditions are negligible.
2. The Engineering Memorandum indicates that the proposed improvements result in a 2% increase in impervious surface to the site, however, the Project Statistics on Sheet C1.0 indicate that the proposed development will result in a 19% increase in impervious cover. Please review this discrepancy.



3. The outdoor storage yard will be constructed out of crushed stone. Was the proposed crushed stone storage yard considered as pervious in the drainage evaluations? The NYS DEC considers stone/gravel surfaces as impervious for the purpose of stormwater runoff evaluations.
4. If the applicant cannot secure relief from the fire suppression system requirements and changes to the existing water distribution system are needed, then hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the anticipated water demands associated with the proposed project will have to be provided.
5. A sequence for construction of the proposed improvements, including erosion control installation, stripping and clearing, rough grading, construction of building, and final grading and landscaping shall be provided. The sequence of construction should be outlined on the plans.

Plans

1. *Existing Conditions and Demolition Plan, VI.0*
 - a. The demolition plan indicates that stone will be removed from the neighboring property to the east as part of this project. Does the applicant have permission from the Owner of the neighboring property to perform this work? Please submit supporting documentation in this regard.
 - b. The location of the datum used to develop the existing contours for this site should be called out on the plans.
 - c. Proposed grading associated with the development should be depicted on the plans.
2. The following notes must be included on the plans:
 - a. All construction shall conform to Town of Brighton Standards unless specifically noted on the plans and shall be subject to the inspection and approval of the Town of Brighton.
 - b. Erosion control measures shall be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
 - c. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.
 - d. Sanitary and/or storm sewer cleanouts on site or within the right of way, shall be protected by orange construction fencing.
 - e. If any environmental conditions or issues, not previously identified, are encountered during demolition, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the demolition process.
 - f. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law.
 - g. All inlets to the storm system shall be protected on all sides to control siltation. The utility contractor shall be responsible to maintain the protection until ground cover is established.

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 4P-01-20

APPLICATION SUMMARY: Application of Courtney Hopkin, owner, for Preliminary/Final Site Plan Approval to construct a 2,512 +/- sf single family home with a 781 +/- sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file.

COMMENTS:

- The subject property is presently zoned RLB.

- Zoning Compliance:

	Required	Proposed
Lot Area	13,500 sf	18,245.9 sf
• Lot Width	90'	120.27'
• Front Setback	40'	41'+
• Side Setback	18'	19'
• Rear Setback	40'	46'
• Bldg. Coverage	25%	20.5%
• Liveable Floor Area	2,948 sf	2740 sf
• Height	30'	Not provided
• Att. Garage Area	900 sf	781 sf

- The gross square footage of the proposed building is 3,302 square feet.
- The total project area is .42 acres.
- Calculation for gross footage/acre is 7,861/acre.
- Calculation for open space is 79.5%.
- The total square footage of the subject building is 2521 square feet with a 781 square foot attached garage.
- The project meets the Zoning Ordinance requirements for all setbacks.
- The architectural design and building materials of the proposed buildings have not been reviewed and approved by the Town of Brighton Architectural Review Board.

CONSERVATION BOARD:

- No comment.

TOWN ENGINEER: See memo from Evert Garcia to Ramsey Boehner

QUESTIONS:

- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Architectural Review Board?
- What is the proposed height of the proposed home?
- Do you have a problem with maintenance of landscape plantings to be guaranteed for 3 years?
- Will any existing trees be retained?
- The proposed waterline runs through a proposed tree protection area. Could this be relocated?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

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

1. The entire building shall comply with the most current Building & Fire Codes of New York State.
2. 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.
3. When determined necessary by the Town of Brighton, sidewalks shall be constructed on the site meeting specific Town standards at the expense of the property owner.

4. Prior to the issuance of any permits the architectural design and building materials of the proposed building(s) shall be reviewed and approved by the Town of Brighton Architectural Review Board.
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. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
8. 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.
9. 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.
10. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
11. Maintenance of landscape plantings shall be guaranteed for three (3) years.
12. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
13. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed.
14. Fire hydrants shall be fully operational prior to and during construction of the building.
15. All County Development Review Comments shall be addressed prior to final approval.
16. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
17. All easements must be shown on the site plan with ownership, purpose, and liber/page of filing with the Monroe County Clerk's Office. A copy of the filed easement

shall be submitted to the Building and Planning Department for its records.

18. 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.

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. Erosion control measures shall be in place prior to site disturbance.

21. Prior to the issuance of any permits, the Single-Family Zoning Information form shall be submitted to and approved by the Building and Planning Department. The form shall be completed by the applicant's architect. All information shall be shown on both the site plan and architectural drawings.

22. The location of any proposed generators and air conditioner units 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.

23. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 4P-01-20

Date: 06/17/2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Application of Courtney Hopkin, owner

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of Courtney Hopkin, owner, for Preliminary/Final Site Plan Approval to construct a 2,512 +/- sf single family home with a 781 +/- sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file.

Location: 11 Babcock Dr.

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
2. No threatened or endangered species of plants or animals will be affected by this project.
3. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
4. The duration of all impacts will be short term in nature.

5. The storm water drainage system is designed and will be constructed in accordance with all applicable Town requirements and designed in a manner so as to mitigate storm water pollutant loads.
6. The requirements of the State Environmental Quality Review Law have been complied with.
7. There will be no resources of value irreversibly lost.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 16, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 4P-01-20*

*Application of Courtney Hopkin, owner, for Preliminary/Final Site Plan Approval to construct a 2,512 +/- sf single family home with a 781 +/- sf attached garage.
11 Babcock Drive*

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

General:

1. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: sanitary sewer, water service, stormwater water management facilities, and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
2. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
3. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction 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. All easements must be filed at the MCCO prior to obtaining Town signatures.
4. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
5. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
6. The basement excavation for the proposed home will generate a large volume of spoil material. Will this material be distributed across the project or removed from the site? The location of any topsoil stockpile should be depicted on the plans along with the appropriate erosion control measures.

Sustainability:

1. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.
2. Pervious pavements should be considered where applicable such as sidewalks, trails and driveways.

Engineer's Report:

1. What is the proposed area of disturbance for this project?
2. Current MCWA flow test data should be provided to confirm available water pressure available for this development.
3. A summary table comparing stormwater runoff rates for the site under existing and proposed conditions for all storm events must be provided.

2300 Elmwood Avenue • Rochester, New York 14618 • 585-784-5250 • Fax: 585-784-5373

<http://www.townofbrighton.org>





4. The stormwater runoff rates for post-development conditions should be consistent with the stormwater runoff rates anticipated under the previously approved site plan for this lot. The applicant's Engineer should contact Town staff for copies of historical documentation for the development of this lot and to further discuss this matter.
5. The stormwater detention facility located at 7 Babcock Drive was designed with anticipation of a new residence being constructed at 11 Babcock Drive. Supporting technical documentation must be provided which indicates that the stormwater detention facility located at 7 Babcock Drive has sufficient capacity to accommodate the stormwater runoff from the proposed development.
6. Percolation testing should be performed to substantiate assumed infiltration rates for the proposed infiltrator systems. The results of the percolation tests should be forwarded to this office for review.
7. Supporting calculations which demonstrate the capacity of the proposed 4" sewer lateral shall be provided.

Plans

1. *Site Utility Plan, Sheet 1 of 3*
 - a. Rim elevations for the proposed field inlets should be provided on the plans.
 - b. Where does stormwater overflow to once the infiltration systems fill up during a storm event?
 - c. Inverts for the proposed sanitary lateral should be included on the plans.
 - d. 4' of cover shall be maintained over the entire length of the sanitary lateral. A note indicating this requirement shall be provided on the plans.
 - e. All existing utility laterals that are proposed to be used for serving this site shall be televised to determine their condition and adequacy for doing so. If the laterals require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant.
2. *Demolition and Restoration Plan, Sheet 3 of 3*
 - a. Orange construction fencing shall be used to delineate the limits of disturbance on this site and shall be depicted on the plans accordingly.

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 4P-02-20

APPLICATION SUMMARY: Application of Joseph O'Donnell / Greater Living Architecture, P.C., agent and Sarah D. Realty, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 310+/- sf building addition on property located at 885 Winton Road South.

COMMENTS:

- The subject property is presently zoned BE-2 Office/Transitional.
- The applicant proposes to build a 29"-0' x 1'-8" (310 sf) addition to the north west side of the building.
- The existing building is 5,159 sf.
- The addition will house a new office and a larger conference room.
- There will be no increase in impervious site coverage due to the addition being constructed on what is now asphalt.
- Parking and density variances must be obtained from the Zoning Board of Appeals.
- The architectural design and building materials of the proposed buildings have been reviewed and approved by the Town of Brighton Architectural Review Board.
- The proposed vestibule does not extend closer to the lot line than does the existing addition on the rear of the building.

CONSERVATION BOARD: No comment

TOWN ENGINEER: See memo from Evert Garcia to Ramsey Boehner

QUESTIONS:

- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Architectural Review Board?

- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- Will there be any increase in impervious site coverage due to the addition being constructed?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

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

- 1) An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
- 2) The entire 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) All necessary variances shall be obtained from the Zoning Board of Appeals.
- 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) If any site lighting is proposed as part of this project, a lighting plan which shows the type, location and lighting contours shall be submitted and approved by the Building and Planning Department. The proposed lights shall be designed to reduce impacts to the surrounding properties
- 8) All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
- 9) All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed.
- 10) All County Development Review Comments shall be addressed.
- 11) All other reviewing agencies must issue their approval prior to the Department of Public

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Works issuing its final approval.

- 12) The applicant's architect shall evaluate the project relative to the Town of Brighton sprinkler ordinance to determine if the building needs to be sprinklered. This evaluation shall be submitted with the final application.
- 13) Erosion control measures shall be in place prior to site disturbance.
- 14) 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.
- 15) All comments and concerns of Evert Garcia as contained in the attached memo dated to Ramsey Boehner, shall be addressed.
- 16) Prior to the issuance of any permits the applicant shall obtain and submit a 239-F Permit from Monroe County DOT.
- 17) A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 4P-02-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Application of Joseph O'Donnell / Greater Living Architecture, P.C., agent and Sarah D. Realty, LLC, owner

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Preliminary/Final Site Plan Approval to construct a 310+/- sf building addition.

Location: 885 Winton Road South.

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. No threatened or endangered species of plants or animals will be affected by this project.
2. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
3. The storm water drainage system is designed and will be constructed in accordance with all applicable Town requirements and designed in a manner so as to mitigate storm water pollutant loads.
4. The duration of all impacts will be short term in nature.
5. There will be no resources of value irreversibly lost.

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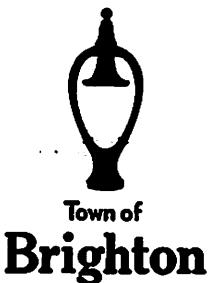
For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229

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Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 15, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 4P-02-20*

*Application of Joseph O'Donnell / Greater Living Architecture, P.C., agent and Sarah D. Realty, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 310+/- sf building addition.
885 Winton Road South*

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

General:

1. The plans should depict the location of existing and proposed utilities within the limits of the project area.
2. The west elevation drawing indicates that roof scuppers and downspouts will connect into the existing storm drain. Where will this connection be made?
3. What is the FFE of the proposed addition?
4. A construction detail for the driveway restoration should be provided.
5. Any grading being proposed as part of the improvements should be depicted on the plans. Additionally, existing topography within the limits of the project area should be shown on the plans.
6. Orthoimagery suggests that the area of the proposed addition is currently delineated as a parking stall. Does the loss of this parking stall need to be mitigated elsewhere on the site?

PLANNING BOARD REPORT

HEARING DATE: June 17, 2020

APPLICATION NO: 6P-01-20

APPLICATION SUMMARY: Application Shirah Cahill / SWBR, agent, and The Summit at Brighton, owner, for Site Plan Modification to construct an outdoor patio/dining area on property located at 2000 Summit Circle Drive.

COMMENTS:

- The project consists of an exterior lifestyle and dining expansion on the north side of the Summit on the Jewish Senior Life.
- The proposed improvements will provide residents the opportunity for outdoor dining and create program space for activities that promote health and wellbeing.
- The proposed 400 sf pergola will need variance from the Zoning Board of Appeals.
- The architectural design and building materials of the proposed project have not been reviewed and approved by the Town of Brighton Architectural Review Board.
- A total of 422 sf of impervious surface will be added to the project site.

CONSERVATION BOARD: No comment

TOWN ENGINEER: See the attached memo from Evert Garcia to Ramsey Boehner

QUESTIONS:

- What are the improvements proposed as part of this project?
- What type of activities will take place outside?
- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Architectural Review Board?
- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- What type of provisions are you providing handling trash and litter?
- Does this project impact any wetlands?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

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

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The entire project 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. All necessary variances shall be obtained from Zoning Board of Appeals.
5. Prior to the issuance of any permits the architectural design and building materials of the proposed project shall be reviewed and approved by the Town of Brighton Architectural Review Board.
6. Meet all requirements of the Town of Brighton's Department of Public Works.
7. All Town codes shall be met that relate directly or indirectly to the applicant's request.
8. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
9. 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.
10. 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.

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11. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
12. Maintenance of landscape plantings shall be guaranteed for three (3) years.
13. 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.
14. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
15. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed prior to final approval.
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. Erosion control measures shall be in place prior to site disturbance.
19. All comments and concerns of Evert Garcia as contained in the attached memo to Ramsey Boehner, shall be addressed.
20. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 6P-01-20

Date: June 17, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Application Shirah Cahill / SWBR, agent, and The Summit at Brighton, owner

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Site Plan Modification to construct an outdoor patio/dining area

Location: on property located at 2000 Summit Circle Drive

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
2. No threatened or endangered species of plants or animals will be affected by this project.
3. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
4. The duration of all impacts will be short term in nature.
5. The project is supported by the immediate community.
6. There will be no resources of value irreversibly lost.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: June 16, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 6P-01-20*

*Shira Cahill, SWBR, Agent and /The Summit at Brighton, Owner
Site Plan Modification to construct an outdoor patio/dining area.
2000 Summit Circle Drive*

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

General:

1. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
2. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
3. What is the anticipated area of disturbance for the proposed improvements? Chapter 215 of the Brighton Town Code states that modification of any area greater than 20,000 square feet requires the development of a Stormwater Pollution Prevention Plan (SWPPP) by the applicant in accordance with the specifications outlined by the Town, reviewed by the appropriate board and approved by the Town Engineer.
4. Orange construction fencing should be used to delineate the limits of disturbance on the site where applicable and noted on the plans accordingly.
5. this project.
6. The proposed improvements must comply with the New York State Fire Code and the Town of Brighton Fire Prevention and Building Construction code. The plans should be submitted to the Town Fire Marshal for review and comment.

Sustainability:

1. Has the applicant considered the use of pervious surfaces where applicable such as the proposed sidewalks and outdoor hardscape areas?

Engineer's Report:

1. Conflicting references are made regarding the amount of impervious surface being proposed for this development. The plans indicate that impervious surfaces are being reduced from existing condition whereas the Project Report indicates that improvements will increase the existing impervious surfaces by 1,622 sq.ft. (75% increase). Please review and clarify this discrepancy. Supporting technical documentation which demonstrates that the increase in runoff for the post-development conditions are negligible should be provided.
2. Has the applicant evaluated whether the rise in the water level of the stormwater pond during larger storm events will adversely impact the proposed improvements?

Plans

1. *Demolition Plan, L-100*

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<http://www.townofbrighton.org>

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- a. A concrete washout area should be provided and depicted on the plans.
- b. Soil stockpile and material staging areas should be depicted on the plans.

2. *Site Plan, L-101*
 - a. Detail cut sheets for the proposed light fixtures should be provided.
3. *Grading Plan, L-301*
 - a. The tree protection fencing should also be depicted on this sheet.
 - b. The top of grate elevation for the relocated drainage inlets should be called out on the plans.
 - c. Proposed grading associated with the development should be depicted on the plans.
 - d. It appears that the landscape boulders being proposed in the southeast corner of the stormwater pond will conflict with an existing drainage end section. Please review and revise, as necessary.
 - e. What is the invert elevation of the drainage end section located in the southeast corner of the stormwater pond?
 - f. Erosion fabric material such as jute mesh must be used to stabilize all slopes that are greater than or equal to 3H to 1V. If required, the extent of the placement of this erosion material must be shown on the plans.
4. *Details, L-500*
 - a. A detail for the proposed perimeter fencing for the stormwater pond should be included with the plans.
5. The following notes must be included on the plans:
 - a. All construction shall conform to Town of Brighton Standards unless specifically noted on the plans and shall be subject to the inspection and approval of the Town of Brighton.
 - b. Erosion control measures shall be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
 - c. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.
 - d. Sanitary and/or storm sewer cleanouts on site or within the right of way, shall be protected by orange construction fencing.
 - e. If any environmental conditions or issues, not previously identified, are encountered during demolition, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the demolition process.
 - f. All inlets to the storm system shall be protected on all sides to control siltation. The utility contractor shall be responsible to maintain the protection until ground cover is established.