

## B R I G H T O N

# PLANNING BOARD

July 15th, 2020

## Brighton Town Hall

2300 Elmwood Avenue

Brighton, New York 14618

10 PRESENT:

WILLIAM PRICE, CHAIRPERSON  
PAMELA DELANEY  
JOHN J. OSOWSKI  
LAURA CIVILETTI  
DAVID FADER  
JASON BABCOCK-STEINER  
JAMES WENTWORTH

DAVID DOLLINGER, ESQ.  
Town Attorney

RAMSEY A. BOEHNER  
Town Planner

REPORTED BY: ALEXANDRA K. WIATER, Court Reporter  
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21 Woodcrest Drive  
Batavia, New York 14020

1 CHAIRPERSON PRICE: Good evening, everyone.  
2 I'd like to welcome you all to the July 15th meeting  
3 of the Town of Brighton Planning Board. I'd like to  
4 begin tonight with some introductions of The Board. I  
5 am Bill Price, I am the chairman. We have David Fader  
6 with us, Laura Civiletti, Don Osowski, Jason  
7 Babcock-Steiner, James Wentworth, and Pam Delaney.  
8 These are the members of the Town Planning Board.

11 CHAIRPERSON PRICE: Okay. We'll -- we'll  
12 still have to call the roll.

13 MR. BOEHNER: Okay.

14 CHAIRPERSON PRICE: I wanted to introduce  
15 everybody on The Board. Ramsey Boehner is the town  
16 planner and secretary for the Planning Board. David  
17 Dollinger is the deputy town attorney and attorney to  
18 the Planning Board. And giving us technical  
19 assistance tonight -- assistance tonight is Brett  
20 Garlock. He will be managing folks who speak, as well  
21 as presenting the drawings or plans for each of the  
22 applications.

25 MR. BOEHNER: Member Osowski?

1 MEMBER OSOWSKI: Here.

2 MR. BOEHNER: Babcock-Steiner?

3 Babcock-Steiner?

4 MEMBER BABCOCK-STEINER: Here. I couldn't  
5 find unmute.

6 MR. BOEHNER: Okay. Delaney?

7 MEMBER DELANEY: Here.

8 MR. BOEHNER: Civiletti?

9 MEMBER CIVILETTI: Here.

10 MR. BOEHNER: Fader?

11 MEMBER FADER: Here.

12 MR. BOEHNER: Price?

13 CHAIRPERSON PRICE: Here.

14 MR. BOEHNER: Absent is Wentworth.

15 CHAIRPERSON PRICE: Okay. Thank you. Board  
16 Members, we do have meeting minutes from our January  
17 15th meeting as well as our February 19th meeting.  
18 It's been a while now, but we have a motion, we'll do  
19 these one at a time. Do we have a motion to approve  
20 the January 15th meeting minutes?

21 MEMBER OSOWSKI: This is John, I move that  
22 we approve the January 15th, 2020 meeting minutes.

23 MEMBER CIVILETTI: I'll second.

24 CHAIRPERSON PRICE: Moved and seconded. Is  
25 there any discussion?

1 MEMBER BABCOCK-STEINER: I need to abstain.

2 I wasn't present.

3 CHAIRPERSON PRICE: Okay. Ramsey, do you  
4 mind doing roll?

5 MR. BOEHNER: I will. Member Price?

6 CHAIRPERSON PRICE: Aye.

7 MR. BOEHNER: Fader?

8 MEMBER FADER: Aye.

9 MR. BOEHNER: Civiletti?

10 MEMBER CIVILETTI: Aye.

11 MR. BOEHNER: Delaney?

12 MEMBER DELANEY: Aye.

13 MR. BOEHNER: Babcock-Steiner?

14 MEMBER BABCOCK-STEINER: Abstain.

15 MR. BOEHNER: Abstained. I'm sorry.

16 Osowski?

17 MEMBER OSOWSKI: Aye.

18 MR. BOEHNER: Approved.

19 CHAIRPERSON PRICE: Thank you. Okay. Then  
20 we -- we also have the February 19th meeting minutes.  
21 Do we have a -- a motion to approve those minutes?

22 MEMBER CIVILETTI: I'll move approval.

23 CHAIRPERSON PRICE: Is that Laura?

24 MR. BOEHNER: That's Civiletti?

25 MEMBER CIVILETTI: Yup.

1 MR. BOEHNER: And do we have a second?  
2 MEMBER CIVILETTI: Yes.  
3 MEMBER OSOWSKI: This is John, I second it.  
4 MR. BOEHNER: Osowski Seconds.  
5 CHAIRPERSON PRICE: Is there any discussion?  
6 Mr. Secretary, will you please do a roll vote?  
7 MR. BOEHNER: Member Price?  
8 CHAIRPERSON PRICE: Aye.  
9 MR. BOEHNER: Fader?  
10 MEMBER FADER: Aye.  
11 MR. BOEHNER: Civiletti?  
12 MEMBER CIVILETTI: Aye.  
13 MR. BOEHNER: Delaney?  
14 MEMBER DELANEY: Aye.  
15 MR. BOEHNER: Babcock-Steiner?  
16 MEMBER BABCOCK-STEINER: Aye.  
17 MR. BOEHNER: Osowski?  
18 MEMBER OSOWSKI: Aye.  
19 MR. BOEHNER: Motion passes. Minutes are  
20 approved.  
21 CHAIRPERSON PRICE: Thank you. Okay.  
22 Tonight we have two Public Hearings, also a Concept  
23 Plan Review, and several Sign Applications.  
24 Mr. Secretary, were the two Public Hearings  
25 properly advertised?

1 MR. BOEHNER: Yes. They were properly  
2 advertised in the Brighton-Pittsford Post of July 9th,  
3 2020. I do like to make a correction to the agenda.  
4 The agenda should read: The meeting of July 15th,  
5 2020, and not the meeting of June 17th, 2020. It was  
6 a typo. But it was correctly advertised in the  
7 Brighton-Pittsford Post of July 9th, 2020.

8 CHAIRPERSON PRICE: Thank you. Okay. We  
9 were -- we are going to hear those applications now.  
10 I just wanted to, from a procedure standpoint, for  
11 everybody that's joining us, if you are a part of the  
12 application, please raise your hand and Brett will  
13 allow you in. What we will do first is allow the  
14 applicant to make a presentation. Once they've made  
15 their presentation, the Board Members will then ask  
16 their questions of the applicant. And since this is a  
17 Public Hearing, we will allow members of the audience  
18 to raise your hand, and you will be allowed in to ask  
19 your questions or make your comments. We ask that you  
20 kindly state your name and your address. You can be  
21 allowed in by looking at the -- the -- most of the  
22 browsers and platforms that you may be watching on  
23 have a -- a function across the bottom of the screen  
24 that allows you to raise your hand. So we have at  
25 least Brett and Ramsey who are available looking out

1           there for folks who wish to speak on behalf of a  
2           certain application. We will give plenty of time  
3           because we know not everybody can find some of those  
4           buttons right away. So --

5           MR. BOEHNER: Bill, I do have James  
6           Wentworth.

7           CHAIRPERSON PRICE: All right.

8           MR. BOEHNER: I'd like the record to show  
9           that James Wentworth has joined the meeting. And  
10          Brett, if you could make him a co-host.

11          MR. GARLOCK: Yup.

12          CHAIRPERSON PRICE: Okay. Welcome, James.

13          MR. BOEHNER: James, are you there?

14          MEMBER WENTWORTH: Yes.

15          MR. BOEHNER: James Wentworth -- let the  
16          record -- is in attendance now.

17          CHAIRPERSON PRICE: Okay. Thank you. We're  
18          going to proceed with our first application of the  
19          evening which is 3P-01-20. Application of Winton  
20          Place, LLC, owner, and Brian Root, of Leap N' Laugh,  
21          who is a lessee, for a conditional use permit to allow  
22          for a children's indoor entertainment and recreation  
23          facility at 3450 Winton Place, which is Winton Place  
24          Plaza. Is there anyone representing the applicant?

25          CHAIRPERSON PRICE: Ram -- Ramsey, do you

1 see any --

2 MR. BOEHNER: No, I do not. I was just  
3 looking. I don't see any hands raised or any familiar  
4 names.

5 CHAIRPERSON PRICE: I see. I'm going to  
6 give it about ten more seconds here and we will -- we  
7 will move on.

8 MR. BOEHNER: And we can call that at the  
9 end of the night one more time, Bill.

10 CHAIRPERSON PRICE: Okay. All right. I  
11 assume you still don't see anyone?

12 MR. BOEHNER: Nope.

13 CHAIRPERSON PRICE: All right. We will move  
14 on. Next application is 7P-NB1-20. This is the  
15 application of Teamsters Local #118, as the owner,  
16 DiPasquale Construction, as the agent, for preliminary  
17 site plan approval to construct a 2,617 square foot  
18 building addition and expand the parking lot on the  
19 property at 130 Metro Park. Do we have an applicant  
20 representative?

21 MR. BOEHNER: I know there's a few people.  
22 There's a Joe Jacobs. Joe, are you there?

23 MR. JACOBS: I am here.

24 MR. BOEHNER: And then there's Mike Moyer.  
25 Let me get Mike in if Mike wants to participate.

1           Start his video. Mike, are you there? Joe, did you  
2           know if Mike wanted to participate?

3           MR. JACOBS: I have a text here saying he --  
4           that I can present. I'll --

5           MR. BOEHNER: Okay.

6           MR. JACOBS: I'll do the -- most of  
7           presenting.

8           MR. BOEHNER: Is there anyone else that you  
9           wanted to join you?

10           MR. JACOBS: I think we're all set.

11           MR. BOEHNER: Okay. Brett has the plan  
12           displayed for you, Joe, so we'll turn it over to you.

13           MR. JACOBS: Okay. Good afternoon -- good  
14           evening, everybody. My name is Joe Jacobs. I'm  
15           representing EDR here in Rochester, New York. We're  
16           in Village Gate. The -- as Ramsey has mentioned -- or  
17           as Mr. Price mentioned, the owner of the parcel and  
18           the project is the Teamsters Local #118, a local  
19           union. The applicant being DiPasquale Construction.  
20           And the proposed action is the construction of  
21           approximately 2,600 square foot building addition at  
22           the rear of the existing building located at 130 Metro  
23           Park. It's on the north side of Metro Park. And  
24           along with that, it did -- that building addition  
25           we're providing additional paving, a little additional

1           hardscape for parking. The building addition will be  
2           used for intermittent monthly meetings, weekly monthly  
3           meetings, and will be also used for interior --  
4           there's a -- there's a small kitchenette and some  
5           bathrooms associated with the interior space.

6           Where we're at right now with the -- the  
7           site plan application is, we are scheduled to be at  
8           the Architectural Review Board this month. We were at  
9           the Conservation Board two weeks ago. So we've  
10          received comments from the -- from the Conservation  
11          Board as well. As part of the site plan application,  
12          we will -- we're currently looking -- we're going to  
13          be seeking two variances from the Zoning Board. One  
14          for parking and/or drive aisle setback to the -- to --  
15          to the property line. And also impervious coverage.  
16          Currently, the impervious coverage is 72 percent. And  
17          required by Code is 65 percent.

18           And aside from those overview -- project  
19          overview items, some site elements that we're  
20          proposing are -- if you go to the viewport number two  
21          here on the bottom, the proposed building addition has  
22          a -- a blank face -- a blank masonry face on the plan  
23          bottom, but it's actually the east side of the  
24          building. So, we're filling that area which would be  
25          visible from incoming traffic on Metro Park, with some

1           greenery to provide some buffering and break up on  
2           the -- the facade of the building, that addition. And  
3           to the rear of the building -- or to the rear of the  
4           site, there is also, you'll notice a, a stormwater  
5           management facility. This is to conform with the  
6           engineering requirements as discussed previously with  
7           the Town of Brighton Engineer's Office. We  
8           essentially have to provide some level of stormwater  
9           quantity mitigation, and this -- this will provide  
10          that. But, also, we're using it as an opportunity to,  
11          you know, put back some of the tree removals and --  
12          and wooded areas that we're going to be clearing.  
13          Then, you know, as it will be a sump, it'll be a lower  
14          area where water collects. We have some River Birches  
15          and Black Tupelo, which are tolerant of periodic  
16          inundation.

17           And lastly, the -- there's an existing shed  
18          on the site, on the project site, we are relocating it  
19          to that bottom right corner plan, bottom right, which  
20          is the northeast corner. It will be partially  
21          obscured by an existing wooded area from the -- from  
22          that incoming -- from the inbound traffic on Metro  
23          Park. And in -- in a nutshell that's about it.

24           CHAIRPERSON PRICE: Thank you, Joe. Joe,  
25          is -- can you just tell us a little bit about the --

1                   the -- the traffic circulation? The way that it -- do  
2                   they -- do they enter on one side and circulate to the  
3                   back and then exit the other side? Is that --

4                   MR. JACOBS: Correct. It's -- it's one way  
5                   in, one way out. So, the easternmost entrance, or the  
6                   plan bottom entrance, is the ingoing -- or incoming  
7                   traffic. And the outgoing will be to the west --

8                   CHAIRPERSON PRICE: West.

9                   MR. JACOBS: Plan -- yeah. To the -- on the  
10                  west side of the building or the plan hill up.

11                  CHAIRPERSON PRICE: Okay. And tell us about  
12                  any -- and -- so, the events in here, these -- this  
13                  isn't a training facility, or is it? Is it --

14                  MR. JACOBS: There will be training events  
15                  happening. However, the, you know -- the most  
16                  regularly occurring thing will be a -- a monthly  
17                  meeting for -- for the membership, essentially.

18                  CHAIRPERSON PRICE: Okay. And the -- is --  
19                  just how is garbage handled? And maybe anything about  
20                  site lighting that you might -- might have proposed.

21                  MR. JACOBS: So, as far as exterior-mounted  
22                  site lighting, there is none proposed. There will be,  
23                  per Code, obviously building-mounted lighting  
24                  associated with the entrances. There will be -- there  
25                  are photometrics proposed as part of the Architectural

1           Review Board submission and -- as well, and I believe  
2           as part of the site plan application we gave a -- a  
3           cut sheet. As we -- as we move forward in the  
4           progress -- in the site plan process, we can kind of  
5           overlay and show you the foot candles. So, there's  
6           not going to be much spillage, if any, you know, out  
7           past, you know, the -- the first row of parking  
8           spaces, probably, and that walkway.

9 CHAIRPERSON PRICE: All right. Other  
10 questions from The Board?

11 MR. BOEHNER: Joe, what are you doing for  
12 trash?

13 MR. JACOBS: We are -- there is, I believe,  
14 an existing dumpster located on the -- on -- on the  
15 premises. That's something that we -- we still have  
16 yet to determine and workout. We figured that, you  
17 know, we'll get the -- we'll -- we'll advance this  
18 plan to -- to the preliminary stage and, you know,  
19 ideally, we'll want to put it close to the actual  
20 shed, wherever the shed ends up, you know, using the  
21 shed as a -- as a buffer. And -- and --

22 MR. BOEHNER: Because the -- we're going to  
23 want to see the trash dumpster in an enclosure.

24 MR. JACOBS: Okay. Yeah.

25 MR. BOEHNER: So, think about the enclosure

1 and how the truck will pick up the trash.

2 MR. JACOBS: Yeah. Yeah. That will be part  
3 of our -- our, you know, auto turn analysis.

4 MR. BOEHNER: Yeah, I was going to ask you,  
5 you do need to do an auto turn to make sure five  
6 trucks can get through the site.

7 MR. JACOBS: Uh-huh.

8 MR. BOEHNER: Any generators proposed?

9 MR. JACOBS: There are no exterior mounted  
10 generators; no.

11 MR. BOEHNER: And where would the heating  
12 and HVAC be located?

13 MR. JACOBS: Rooftop.

14 MR. BOEHNER: Rooftop?

15 MR. JACOBS: Yup. There's one transformer,  
16 if you'll notice on plan up, roughly the center of the  
17 site, right on the eastern property line, but plan up  
18 property line. It's a -- a white square in the  
19 middle, kind of in the middle of the site at the --  
20 yeah, right there.

21 MR. BOEHNER: Okay.

22 MR. JACOBS: That's really the only  
23 exterior, you know, kind of pad-mounted --

24 MR. BOEHNER: And that's required by RG&E?

25 MR. JACOBS: Yeah, that -- that's existing.

1                   MR. BOEHNER: Okay. That's existing? Okay.

2                   MR. JACOBS: Uh-huh.

3                   MR. BOEHNER: I have no other questions,  
4 Bill.

5                   CHAIRPERSON PRICE: Okay. Other Board  
6 Members?

7                   MEMBER WENTWORTH: Joe --

8                   MEMBER CIVILETTI: We're all set.

9                   MEMBER WENTWORTH: -- I'm wondering the  
10 hatched marks on the -- in the parking lot, that's  
11 just paint?

12                  MR. JACOBS: Correct.

13                  MEMBER WENTWORTH: Okay.

14                  MEMBER OSOWSKI: This is John. I have a  
15 question: Is the water supply to this building  
16 adequate for fire protection sprinklers?

17                  MR. JACOBS: That is something that we're  
18 currently reviewing. The building is not sprinklered  
19 currently so we're looking at what improvements, if  
20 any, are needed for -- for the -- that actual --  
21 for -- for the domestic and fire use -- for -- well,  
22 listen, there's an adequate capacity for domestic use.  
23 Again, there's only a bathroom and a kitchenette that  
24 will be used some -- somewhat infrequently. However,  
25 if there is a need for a water service upsize and/or a

1           fire -- or a fire -- exterior fire service, the plan  
2           will be updated for sure, you know, the site plans  
3           will be updated for that.

4           MEMBER OSOWSKI: Thank you very much.

5           CHAIRPERSON PRICE: Other Board Members?

6           MEMBER WENTWORTH: Did we cover light  
7           temperature?

8           MR. BOEHNER: No, we have not.

9           CHAIRPERSON PRICE: We did not. I think we  
10          just would like to let you know, Joe, that we'd like  
11          to keep that at or below 3,000K.

12          MR. JACOBS: Okay. Yup.

13          CHAIRPERSON PRICE: And not sure what you  
14          base the -- you know, the candle measurements on, but  
15          that is something that when you're -- when you're  
16          working through the building mounted lighting to keep  
17          in mind.

18          MR. JACOBS: We'll -- we'll make sure we're  
19          at 2,999K.

20          CHAIRPERSON PRICE: Okay. Okay. All right.  
21          Thank you.

22          MR. JACOBS: Yup.

23          CHAIRPERSON PRICE: All right. This is a  
24          Public Hearing. Ramsey and Brett, keep an eye out.  
25          Is there anyone that cares to address this

1 application? We can --

2 MR. BOEHNER: I'm not seeing any hands.

3 Just give it a couple of more seconds, Bill.

4 MR. GARLOCK: Yeah.

5 CHAIRPERSON PRICE: Just can't find the  
6 button, just frantically wave and they'll hopefully  
7 see you.

8 MR. BOEHNER: Hold on. Let me do that. Let  
9 me open it up.

10 CHAIRPERSON PRICE: If there's anybody --

11 MR. BOEHNER: Anyone?

12 MR. GARLOCK: I'm not seeing anyone.

13 MR. BOEHNER: I'm not seeing anyone.

14 CHAIRPERSON PRICE: All right. Okay. So,  
15 that's the -- our last -- our last Public Hearing for  
16 the night. Joe, I can pretty much guarantee you'll be  
17 tabled tonight pending the ARB and variances. So,  
18 you'll probably get the -- the -- some initial  
19 comments from us from this. Thank you for your  
20 presentation and working with us on our virtual  
21 meeting.

22 As for everybody else, that is the last  
23 Public Hearing for the night. We have another  
24 application for Concept Review, which we will listen  
25 to now. Everybody is welcomed to stay and listen to

1           this, but we will not be having any public comment  
2           during this meeting. Public comment in the form of  
3           letter or email to our secretary, Ramsey Boehner, will  
4           be gladly received.

5           So at this point, I'd like to -- does this  
6           actually have a number, Ramsey?

7           MR. BOEHNER: Yes, it does. It is  
8           Application 7P-NB2-20. Application of Baptist Bible  
9           Temple, owner, and Clover Park Properties, LLC,  
10           contract Vendee, for Concept Review to construct a  
11           two-story 100,000 square foot building addition and  
12           repurpose existing church structure for professional  
13           office use on a property located at 1075 Clover  
14           Street.

15           Give us a few times to let some people in.  
16           Jerry Goldman is one of them.

17           MR. GOLDMAN: Good evening, everyone.

18           CHAIRPERSON PRICE: Hey, Jerry.

19           MR. BOEHNER: Who else do you want to join  
20           you?

21           MR. GOLDMAN: Joining us in the presentation  
22           is going to be John August, one of the principles of  
23           Clover Park Properties. In addition, Matt Tomlinson  
24           from Marathon Engineering will be speaking. And if we  
25           desire, Jamie Wick from Hanlon Architects can

1                   participate as well.

2                   I could probably identify all the  
3                   participants. If you look at your screen, in terms of  
4                   participants, are all part of our group in one way or  
5                   another. I'll introduce them by name, but I don't  
6                   expect that you have to unmute them.

7                   MR. BOEHNER: No, I have --

8                   MR. GOLDMAN: David Dworkin -- I'm sorry.

9                   MR. BOEHNER: Do you want -- do you want --  
10                  I'm sorry, Jerry. Let me just get the people that you  
11                  want to present. We've got John, we have you, we have  
12                  Matt. Is there Dave Hanlon?

13                  MR. GOLDMAN: Jamie from his office is -- is  
14                  here. I didn't see Dave on the list.

15                  MR. BOEHNER: I see Dave.

16                  MR. GOLDMAN: Okay.

17                  MR. BOEHNER: Let me find Jamie. Jamie -- I  
18                  think that must --

19                  MR. GOLDMAN: Maybe we was here until Dave  
20                  showed up. I don't know.

21                  MEMBER WENTWORTH: He's here.

22                  MR. GOLDMAN: Okay.

23                  MR. BOEHNER: Jamie, are you here?

24                  MR. HANLON: If not, Ramsey, I can speak to  
25                  the project.

1                   MR. BOEHNER: Yeah, just give me a -- is he  
2 just -- comes up --

3                   MEMBER WENTWORTH: He's unmuted.

4                   MR. WICK: Found me.

5                   MR. BOEHNER: Okay. You're in? Thank you.  
6 So, we have Jamie, John August, Matt, and Jerry.  
7 Anyone else?

8                   MR. GOLDMAN: Speaking, likely not. But  
9 I'll introduce --

10                  MR. BOEHNER: Okay.

11                  MR. GOLDMAN: -- some of the other people  
12 who are on the list in case we look at the list of  
13 participants. Other principles of Clover Park  
14 Properties are here this evening is David Dworkin, and  
15 Jeff Sager, as well as Ari August, who is -- who is  
16 in, Todd Meyers who is a representative on behalf of  
17 the Baptist Temple, is also online this evening. I  
18 think that pretty much covers our group.

19                  MR. BOEHNER: Jerry, do you have more than  
20 one speaker running?

21                  MR. GOLDMAN: More than one speaker? I --

22                  MR. BOEHNER: Are you in the same room with  
23 someone?

24                  MR. GOLDMAN: Are you -- yeah. John and I  
25 are in the same room. Are you getting an echo? Is

1           that --

2           MR. BOEHNER: Yeah.

3           MR. GOLDMAN: Okay.

4           MR. AUGUST: I muted it.

5           MR. GOLDMAN: He's -- he's muted. Why  
6           don't -- yeah, I try moving somewhere else. Is this  
7           better?

8           MR. BOEHNER: Yeah, it is.

9           MR. GOLDMAN: Okay.

10          MR. BOEHNER: Thank you, Jerry.

11          MR. GOLDMAN: You're welcome. Okay. So,  
12          once we got all the logistics out of the way, good  
13          evening, everyone. My name is Jerry Goldman. I'm the  
14          attorney and agent for Clover Park Properties, LLC,  
15          who is looking to acquire the Baptist Temple property,  
16          which is located on the northwest corner of Highland  
17          Avenue and Clover Street.

18           The property -- the property itself has been  
19          utilized by the church historically but in recent  
20          years, they have had a number of tenants in there as  
21          well as the main church itself. There's a spiritual  
22          wellness center, as well as daycare. There have been  
23          a number of those types of uses. And that only speaks  
24          to the issue that we have generally, and that is that  
25          religious institutions right now are seeing that their

1 facilities are a little bit more they can handle. And  
2 for that reason, Baptist Temple has looked over the  
3 course of the last few years to sell their property.  
4 I believe that Grace Church may have come before the  
5 Board with a proposal for this site, but there hasn't  
6 been a whole lot of serious offers which have come  
7 into play.

8 The -- the Clover Park Properties group are  
9 composed of people who are in the geo -- live in the  
10 geographic area, and are experienced real estate  
11 developers. John August lives directly to the south  
12 of this property, David Dworkin is in the  
13 neighborhood. They've been familiar with this  
14 property, and they are looking at this property with  
15 the prospect of -- of doing some very good and  
16 interesting things. But primarily, converting to  
17 offices.

18 The conversion of offices in this property,  
19 which is located in the RLA District, will require a  
20 use variance from the Zoning Board of Appeals. But  
21 per the normal procedures of the Town of Brighton, we  
22 come before the Planning Board first on concept,  
23 because we are proposing a two-story 5,000 square foot  
24 footprint addition to the building located on the  
25 Highland -- Highland Avenue side. You may notice the

1                   box, which is in the top right corner, if you will, of  
2                   the site. And at the same -- at the same time, we  
3                   want to get the Board's input before we start any  
4                   serious engineering, and then come back with a  
5                   preliminary site plan application.

6                   So, we're here this evening really to get  
7                   the Board's input relative to -- relative to the site  
8                   and the potential redevelopment of this site.

9                   John is going to talk for a few minutes, and  
10                  the -- the owner's perspective, on how he -- on how  
11                  they arrived at this property, and their plans. And  
12                  in terms of the actual site plan itself, Matt  
13                  Tomlinson is going to lead that discussion.

14                  MR. AUGUST: Jerry, I can't get it unmuted.

15                  MR. GOLDMAN: Okay. I think that the Town  
16                  has to unmute you at this point.

17                  MR. AUGUST: Thank you. Good evening. I --  
18                  I'm John August. I've lived at 1151 Clover Street, as  
19                  Jerry Mentioned, just south of the subject property  
20                  for about 22 years. My wife and I plan to stay there  
21                  for probably another 15 to 20 years. As Jerry said,  
22                  the Baptist Temple, like many congregations, has  
23                  experienced some financial strain and they came and  
24                  amended their special use permit a number of years ago  
25                  to allow them to run some concerts. And due to the

1       need to raise some capital, they've been leasing it  
2       out to more and more meeting place -- meeting uses.  
3       And it's -- it's led to a little more late night  
4       traffic, more of a transient group coming in that  
5       isn't tied to the neighborhood. And as neighbors, and  
6       I speak for a few of the others, we're interested in  
7       trying to find a quiet use for the future and  
8       certainly one that has less tran -- transient  
9       population and those that are committed to our  
10      neighborhood.

11           We looked early on at this project with the  
12       Baptist Temple, before it was listed, tried to crunch  
13       some numbers on this, could not make the office  
14       concept work financially. As Jerry said, they did go  
15       under contract with Graceland Church. I was  
16       approached by the Church and met with them twice to  
17       just -- to do some meetings. But more importantly,  
18       they're a large congregation and they were proposing  
19       three services every Sunday and needing to expand the  
20       parking lot, I think as the Planning Board saw, with  
21       their application.

22           They eventually walked away. Felt the  
23       process was going to be too hard or too expensive for  
24       them. Then, I reconnected with the Baptist Temple.  
25       We were able to re-crunch the numbers, and through the

1                   addition that we're proposing, got the numbers to work  
2                   so there was at least a viable return in the future.

3                   We think that the office use is good for the  
4                   neighborhood. It's a quiet, daytime 9 to 5-type use.  
5                   Very little traffic in the evenings and weekends. We  
6                   think we're retaining in this development the parkland  
7                   element. It's been really known for this part of the  
8                   Brighton area, and certainly for our neighborhood and  
9                   sidewalks that surround it. Many people walk and  
10                  utilize the property. Of course, the office use would  
11                  put this property back onto the tax rolls for  
12                  Brighton. And for all those reasons, we think that's  
13                  a good use that will serve the neighborhood well, and  
14                  serve the town well for the next -- excuse me --  
15                  future for 20, 30, 40 years.

16                  I think that's all I really wanted to say.  
17                  I just wanted to introduce myself to the Board. I am  
18                  a neighbor and have had a good relationship with the  
19                  Baptist Temple. We're hoping we continue -- can  
20                  continue to develop the property and have it be an  
21                  asset for the neighborhood.

22                  CHAIRPERSON PRICE: Thank you, John. Jerry,  
23                  any other comments? Do you want to let Matt -- Matt  
24                  speak?

25                  MR. GOLDMAN: Let's let Matt speak now.

1 MR. TOMLINSON: There we go. Great.

2 MR. BOEHNER: Are you unmuted?

3 MR. TOMLINSON: Had to wait for Ramsey to  
4 unmute me again there.

5 MR. BOEHNER: That was Brett.

6 MR. TOMLINSON: Yeah, no problem. Matt  
7 Tomlinson for Marathon Engineering. I just wanted to  
8 walk through the site plan, briefly, from a concept  
9 perspective. We have had a pre-application meeting  
10 with Town staff and -- and got some initial comments  
11 from the Town engineer, as well as Ramsey, on some  
12 things that we'll need to consider as we move this  
13 project forward and that's a big part of the reason  
14 why we're appearing before you folks tonight, is to  
15 get your input as well so that we can keep this  
16 project moving forward in a manner that addresses as  
17 many comments as we can upfront.

18 So, I know John mentioned a park-like  
19 setting. I -- I just wanted to talk through a little  
20 bit, kind of going north to south, the intention for  
21 the exterior of the property fronting to Clover Street  
22 and Highland Avenue is essentially to leave the  
23 property as it exists alone. We are proposing to add  
24 some parking along the front northern portion of the  
25 Clover Street access. All the access points are

1 proposed to remain as existing. We do want to provide  
2 a -- a visitor arrival point, if you will, going  
3 oriented towards the street. But the intention really  
4 is to maximize the amount and functionality of parking  
5 to the rear of the building, leaving all of the  
6 existing trees and the view, for the most part, to --  
7 into the property, and park-like setting that John  
8 mentioned, alone. There's some beautiful oaks out on  
9 this property, and quite a bit of lawn area that  
10 really creates a nice setting for this building.

11 As you go to the rear of the site, one of  
12 the things that was requested, that we will provide as  
13 we move forward, is kind of an overlay of the existing  
14 versus the proposed to give you folks on the Board a  
15 little better understanding of where the existing  
16 asphalt is and how much impervious we're  
17 increasing/decreasing in the various areas. But  
18 essentially, for the most part, the amount of  
19 impervious is relatively the same as what is existing  
20 today. We are proposing to increase the number of  
21 parking in order to demonstrate compliance with the  
22 Zoning Code at four spaces per thousand, roughly.

23 One of the steps that we're also going  
24 through right now is just verifying the interior  
25 square footages of the building. It's on the tax

1           rolls at approximately 28,000 square feet. There's  
2           some balconies and some other space that we're working  
3           through how those will be incorporated and utilized,  
4           and/or removed or added too. So, we will nail that  
5           down by the time we come back in for you, folks, we  
6           have an accurate number of spaces required.

7           The intention would be to bank a number of  
8           spaces. This is not intended to be a high-density  
9           office use, but more of a corporate office center.  
10          There will be room for visitors, but not -- not  
11          cubicles stacked on top of each other. The building  
12          really doesn't layout real well for that type of a use  
13          or a user. So, we do anticipate that this will be a  
14          much lower vehicle oriented office building than --  
15          than some others you may be familiar with.

16          From a site plan standpoint, some of the  
17          things that we're going to be looking at and  
18          presenting to you folks, is a traffic analysis, trip  
19          gen analysis, as well as some -- a good look at the  
20          intersection at Clover and Highland to determine if  
21          there's any impact there. We'll include some  
22          correspondence to the county DOT at that time. We  
23          will be looking into some landscaping. Currently, we  
24          are proposing to remove approximately eight trees  
25          primarily within the parking field at the rear of the

1 building again. Again, the intention is to leave  
2 everything out towards the streets and fronts of the  
3 building exactly the way that is it today. There are  
4 several pine trees, some smaller decorative trees that  
5 we'll need to remove for the parking layout and  
6 functionality. But we are proposing to, at least,  
7 plant the same amount, if not a little bit more, than  
8 what we remove within some of the islands we're  
9 creating within the parking lot.

10 We will be taking a good look at stormwater.  
11 Again, that -- that ties back to the slight increase  
12 in impervious that we're anticipating. One of the  
13 reasons, let alone the look and some of the screening  
14 of the parking, that we've selected that front portion  
15 for the addition out towards Highland Avenue is, we  
16 feel that that gives us an opportunity to maximize the  
17 treatment of roof runoff and some of that entrance  
18 drive runoff by creating some green infrastructure  
19 practices to accommodate those out towards Highland  
20 Avenue.

21 Right now, the site generally slopes down to  
22 the southeast corner. And in large rain events,  
23 there's a large puddle that forms -- a large puddle  
24 that forms down near John August's and the south  
entrance driveway. And so we think that we can help

1           alleviate some of that situation, number one, and  
2           number two, provide some stormwater quality out here  
3           where it doesn't exist today.

4           One of the other things that we know we will  
5           need to take a look at is the lighting. There is  
6           proposed to be some lighting on the building to make  
7           it a little bit more attractive. And Dave's going to  
8           speak a little bit to some of the windows and other  
9           elements that are going to be incorporated into the  
10           facade.

11           As John mentioned, this is not intended to  
12           be in, you know, evening office hours, weekends, that  
13           kind of thing. So, lighting, we feel, can be reduced  
14           or placed on timers for times when the office park  
15           will be empty. We'll, of course, have enough lighting  
16           for egress, building code, security, that kind of  
17           thing. But the intention is not to have this thing  
18           lit up all -- all hours of the night.

19           As far as utilities go, there is a -- a  
20           sanitary service to the building. We understand that  
21           we'll need to do some investigation on that and  
22           potentially make any improvements that are necessary,  
23           to make sure that the building is adequately serviced.  
24           The Town engineer did ask us to take a look into a  
25           potential capacity issue on Highland Ave. So, one of

1           the things that we'll provide is a comparison to the  
2           peak use for the existing usage of the building and  
3           we'll -- we'll work through that with them. And we do  
4           anticipate having to sprinkle the building addition.  
5           And then we'll work with the fire marshal as far as  
6           sprinkling the remainder of the existing building,  
7           which is not currently sprinklered. There is a water  
8           main and hydrant immediately on our side, the west  
9           side of Clover Street, so there's available service  
10           right approximate to the project.

11           We do anticipate that there may be a couple  
12           of variances driven by the comparison of this use to  
13           the residential code. That's something that we'll  
14           work with Mr. DiStefano and Ramsey on. Relative to  
15           that, one of the things that comes to mind that was  
16           raised in our pre-application meeting was the  
17           potential for rear yard lot coverage being greater  
18           than 30 percent. I do think that on this 4. Acre --  
19           4.8 acre site, especially with approximately two acres  
20           within the front yard, where we're really not  
21           proposing any improvements, there is a significant  
22           amount of green space. And that's definitely our  
23           intention to maintain that. So, if that drives a  
24           necessary variance for lot coverage in the rear yard,  
25           I think that's balanced very well by -- by the intent

1                   of leaving the trees in the -- in the open space in  
2                   the front yards.

3                   So, with that, I'll turn it over to David to  
4                   speak to the building. And then we can answer  
5                   questions as -- as the Board may have.

6                   MR. HANLON: Thanks, Matt. I'm going to  
7                   jump in for a minute.

8                   MR. GOLDMAN: And, John, you're going to  
9                   have to move again unless we --

10                  MR. HANLON: I'm going to shut this one down  
11                  or what?

12                  MR. GOLDMAN: Okay. We've gotten rid of our  
13                  feedback here. And we appreciate your -- your  
14                  attention. Our plan now is to turn it over to Dave  
15                  Hanlon in a minute to talk about architecture. But I  
16                  just want to take a minute and -- and talk a little  
17                  bit about the plan and the concept and the idea of  
18                  leaving the corner open is something that I think is  
19                  something that's very desirable for the neighborhood  
20                  and should be for the Town. This is a wonderful  
21                  gateway. And our proposed green space on our concept  
22                  plan is in excess of 50 percent, which is well -- well  
23                  more than the 35 percent minimum, which is required  
24                  under code.

25                  I think Dave's discussion is going to focus

1           on the addition, which is being proposed, how it  
2           integrates with this property. One of the nice things  
3           about it is that it does screen some of the parking  
4           areas as well from -- from public view on Highland  
5           Avenue.

6                   So with that, I'd like to turn it over to  
7           Dave Hanlon, and I'll come back at the end and talk a  
8           little bit about process.

9                   MR. HANLON: Thanks, Jerry. I believe the  
10           first image you'll see -- there's two images we have.  
11           One is a shot of --

12                   MR. GOLDMAN: You've got to unmute, Dave.

13                   MR. HANLON: Can people hear me?

14                   MR. BOEHNER: I can hear you, Dave.

15                   CHAIRPERSON PRICE: Yup.

16                   MEMBER WENTWORTH: Yes.

17                   MR. HANLON: Okay. So this image is of  
18           the -- the Clover side of the building, and it -- the  
19           point of this image is just to show -- it's just a  
20           very rough sketch to show that we're adding some  
21           windows on that side. As it's converted to office  
22           use, we need a little bit more natural daylight into  
23           those spaces. That's the sanctuary area -- the  
24           existing sanctuary area on the left. And, so, we're  
25           introducing some windows compatible with -- with the

1           glazing pattern that's there now. We're going to  
2           keep, you know, a lot of the fenestration that's there  
3           now. So, the character of the building, you know, is  
4           remaining largely untouched as it faces Highland and  
5           Clover. And then these windows that we're adding are  
6           just for functionality as we're filling the space with  
7           office occupancy to get more natural daylight into  
8           them.

9                   And then the next image is of the side that  
10          faces Highland. And this shows the addition on the  
11          right, the existing building on the left, and in  
12          between the two peaked roofs there, you'll see that's  
13          the middle. That's where the existing mechanical  
14          areas are. And there's some concrete panels in  
15          between the two.

16                   So, what we're going here is just trying to  
17          blend the new addition with the existing building,  
18          having some pitched rooflines so that you get kind of  
19          a continuity of the roofs as you move across the site.  
20          And then using the materials of the existing building  
21          in a complementary way, I'm not sure we'll exactly  
22          match the brick, but it'll be -- brick will be the  
23          primary exterior material. And then we'll have some,  
24          you know, glazing elements that work with the existing  
25          glazing patterns of the existing building.

1                   And we'll break up the facade a bit too, you  
2 know, pulling in and out along that side so that it's,  
3 you know, less box-like and has more of a scale look  
4 of the existing building. And as Jerry mentioned, you  
5 know, you're not seeing the office entry facing  
6 Highland. It's on the other side interior to the  
7 parking lot. So, a lot of the -- you know, the  
8 activity of people coming and going inside in and out  
9 of the building will be shielded from the street. You  
10 know, like we've been saying, contributing to the  
11 park-like atmosphere. So the glazing you see is  
12 really for the functionality of the interior office  
13 occupancy.

14                   So, that's it. Trying to do, you know,  
15 something that's respectful of the existing building  
16 using the same kind of materials, similar roof shapes,  
17 and in and out of the planes of the building to -- to  
18 break up the scale and make it compatible with what's  
19 there today.

20                   CHAIRPERSON PRICE: Thank you, David.  
21 Jerry, were you going to wrap up on process?

22                   MR. GOLDMAN: Yes, I am. We are -- we are  
23 engaging with the neighbor -- as soon as we're  
24 completed with the meeting this evening, John has  
25 already started to reach out with neighbors and we'll

1           be scheduling meetings to talk to them about the  
2           proposal. John, as he indicated, is familiar with --  
3           with a lot of neighbors already.

4           Our -- our steps going forward will have us  
5           making the application for preliminary site plan  
6           approval. Also, we'll be going to the Zoning Board  
7           for variances. And as Matt indicated, we need to  
8           figure out as it -- as it relates to variances,  
9           exactly which ones we need, as a result of us being in  
10           Residential A Zoning, which is a little different than  
11           it would be traditional for -- for office.

12           Obviously, the use variance and the area  
13           variances will be critical in terms of dealing with  
14           the development of the project. We will be engaging  
15           back with the Planning Board, as well as with the  
16           Architectural Review Board on design, and signage.  
17           Which probably, also would need some variances as a  
18           result of our being located in a Residential District.  
19           So, what we're looking for tonight is as much input as  
20           we can get on the initial concept level from the  
21           Planning Board so that we can move forward with more  
22           detailed site plans, and engage -- and engage with the  
23           neighborhood. With that, we'll -- you can mute me  
24           again and we'll be here taking notes.

25           CHAIRPERSON PRICE: All right. Thank you.

1           As John and Matt, and Dave know, we -- we like to go  
2           around and give each Board Member a -- a chance to  
3           either ask questions or state their thoughts,  
4           observations, of the -- of the proposed application.  
5           So, I think we will -- we will do that. But let me  
6           just start with Ramsey. Ramsey, do you have any  
7           questions that you have of -- of any of the  
8           applicants' consultant team?

9                   MR. BOEHNER: As I had said earlier, we did  
10                  do a Zoom meeting with them yesterday. We went  
11                  through a bunch of staff comments, and Town  
12                  engineering comments. We went through the  
13                  Conservation Board comments, which the Planning Board  
14                  has, some of it has to do with just trying to get the  
15                  numbers right to figure out if we have adequate  
16                  parking. One of the things is making sure that they  
17                  have met with the neighbors. They -- the Conservation  
18                  Board was a little bit concerned about the buffering  
19                  of the parking lot, especially to the houses on  
20                  Council Rock. It's something that we feel needs to be  
21                  addressed. What's there may be adequate. We need  
22                  more information on that.

23                   There was some discussion about the  
24                  necessity of the parking spots that they're proposing  
25                  up front off of Clover. And we were just also asking

1 for them to give us a little bit more comparison to  
2 what's there now, to what's being proposed, and having  
3 some comparing statistics showing how it relates to  
4 the Residential District. And a little bit maybe to  
5 the Office District, where you normally would find a  
6 use like this.

7 The other thing is that the project is for  
8 professional offices. It does not allow medical. And  
9 that is something that they're going to have to deal  
10 with because that's a different traffic pattern and a  
11 lot more parking.

12 So, we wanted to stress that, as the future  
13 goes, we would hate to see this go to medical and then  
14 that whole campus, like, upfront is gone, and becomes  
15 a field of -- of -- of parking.

16 We wanted to see more landscaping throughout  
17 the parking lot. Any disturbance to the front yard  
18 area should be minimized. The -- the Conservation  
19 Board did not have any major concerns regarding the  
20 repurposing of these -- existing church building for  
21 professional offices. And that they felt that the  
22 two-story addition does not appear too big. And that  
23 it maintains a 105-foot setback from Highland Ave.

24 CHAIRPERSON PRICE: All right. All right.  
25 Very good. I am going to just kind of call on each of

1                   the Board Members individually to make some comments.  
2                   And I would like David Fader -- can -- do you have  
3                   some comments or questions?

4                   MEMBER FADER: I don't have a real problem  
5                   with it, but I did kind of like the idea by the  
6                   Conservation Board that since we're doing this and  
7                   they are thinking of adding more pavement, that it be  
8                   in perv -- pervious pavement or parking. I think that  
9                   would help. But until I hear a major concern from the  
10                  neighbors, I'm okay with it.

11                  CHAIRPERSON PRICE: Thank you. Laura?

12                  MEMBER CIVILETTI: I think I'm okay with the  
13                  proposal, generally. I would like to see a -- I think  
14                  what Matt had mentioned, understanding what the limits  
15                  of the existing pavement is versus what's proposed.  
16                  If there's any significant tree removals, having that  
17                  delineated. I think that's really all I had.

18                  CHAIRPERSON PRICE: Thank you. John  
19                  Osowski?

20                  MEMBER OSOWSKI: Yeah. Just a couple  
21                  comments. One, I'm -- I'm curious to know how close  
22                  this existing location is to a -- to a bus line. I'm  
23                  just not sure if a bus runs down Highland Avenue, for  
24                  easy discharge to it, or if -- if someone would need  
25                  to take a bus from East Avenue. It's -- it's not a

1                   very long walk from East Avenue over to this location.  
2                   So, I'm just curious to know if they could investigate  
3                   that and let us know because that -- that could help  
4                   on the parking situation if people took the bus to  
5                   this location.

6                   And I do like that the -- the addition is  
7                   sympathetic to the existing architecture. So, it  
8                   seems to -- to blend in well with the -- with the site  
9                   and with the existing building. Thank you.

10                  CHAIRPERSON PRICE: Thank you, John. Jason?

11                  MEMBER BABCOCK-STEINER: Yeah, I -- I  
12                  generally agree with what everybody said, I think. I  
13                  don't have a problem with it. You know, I think  
14                  Ramsey brought up some good points that they're  
15                  discussing. You know, I guess just making sure that  
16                  it is adequately straight from the neighbors. I, too,  
17                  like that the design is, you know, kind of in context  
18                  with what's there. So, I'm all set.

19                  CHAIRPERSON PRICE: Thank you. James?

20                  MEMBER WENTWORTH: I'm generally in favor of  
21                  this. I think it's a reasonable use and a respectful  
22                  use of the site. I've got a number of little  
23                  questions that has -- has been mentioned. Not seeing  
24                  existing, in comparison with what's proposed, it's  
25                  hard to get a sense of the changes to the site.

1                   I agree with Ramsey's concern about  
2 buffering between park to the west and to Council Rock  
3 properties. I am not sure if that parking area is  
4 existing up to that point, but that's providing very  
5 little buffering -- or space for buffering, the way  
6 it's laid out. I'm also concerned about that parking  
7 area to the south, with the banked parking spaces. It  
8 is a cul de sac and there are use issues with that.  
9 But I'm also concerned about snow removal, and how you  
10 would intend to stage that. I would see it plowing  
11 east, and then it's overflowing into the entry drive.  
12 So, that's a concern.

13                  I'm also a little unsure of how the building  
14 use lays out in terms of the relationship to the  
15 parking. I -- I understand that the curved parking  
16 fronting Clover is visitor. So, I'm guessing that's a  
17 main entrance. But I'm unsure of whether there are  
18 entrances into the two-story building from the  
19 parking. All that's related to my usual concerns  
20 about ADA parking and distribution.

21                  I'm also concerned about the number of spots  
22 and the relationship to what's needed, what's there,  
23 what you're adding, and what's needed. I like John's  
24 point about bus use because that could help mitigate  
25 need. I believe that's all.

1 CHAIRPERSON PRICE: Okay. Thanks, James.

2 Pam?

3 MEMBER DELANEY: Generally, I -- I like this  
4 design. I think -- I think I mentioned last time this  
5 property came up that this was my grandparents'  
6 church. So, I've been going to this church since I  
7 was born. I always thought it was a really cool  
8 building. And as their congregation began to decline,  
9 I was hoping that somebody would come and do something  
10 with this property because I think it's really  
11 interesting. I think this is a great design. I -- I  
12 don't love the parking on the front loop and the  
13 visibility from Highland, but I don't -- I don't hate  
14 it. I just really like the green space out front so I  
15 don't know if there's any alternatives for that. But  
16 I think the addition looks great I love how it fits in  
17 with the current building. And overall, I think this  
18 is a nice design. I think it's a good reuse of a --  
19 of a cool Brighton building.

20 CHAIRPERSON PRICE: Thanks, Pam. That  
21 leaves me. I guess just a couple of thoughts for --  
22 for Matt, I -- I believe that parking closer to the  
23 west property line is existing. I -- I think that it  
24 is -- I know that it's there, and I'm not sure  
25 who's -- who owns that fence that's along that -- that

1 line. That may need a little bit of work. Not --  
2 again, not sure who owns it or controls that fence.

3 The mature trees on site are all quite nice  
4 and make it quite elegant site. I think if you got an  
5 arborist out there during the process, just to do a --  
6 a kind of a walkabout and talk to the condition of the  
7 trees, it would be good to know. And not only just  
8 the ones that are coming down but the ones that are  
9 going to remain, what kind of life span they've --  
10 they've got left.

11 I think that the access points are fine. I,  
12 personally, don't have a big problem with the front  
13 drop off and parking. Maybe we can reduce the number  
14 of spaces that are out there. But I -- I -- I don't  
15 mind there -- there being an identifiable front  
16 entrance or main entrance for visitors, then and not  
17 having them wander around the site, looking where  
18 to -- where to go in.

19 I would encourage you to look at making  
20 stronger -- I think they're there but at least  
21 graphically stronger pedestrian connections out to  
22 Highland and to Clover. I'd like to encourage as much  
23 alternative use for buses, for transit, pedestrian,  
24 you know, for walking, which John will do, but also  
25 for biking to the property. A little less dependence

1           on -- on single -- single vehicles.

2           One quest -- the building looks great. One  
3           question for David Hanlon is: Does this building  
4           actually have architectural significance, historic  
5           significance at all?

6           MR. HANLON: You know, I don't -- it's not  
7           listed, I don't believe it's listed, and it -- you  
8           know, has a distinct style and character. So, I think  
9           you could say, you know, it's relatively  
10           significant -- significant. Especially, as being on  
11           that corner for 50 years or so -- or 60. So, I think  
12           that's why we want to respect it, and just make it  
13           complementary to what's there.

14           CHAIRPERSON PRICE: No, it's a -- it's a --  
15           it is very much a compliment. And even the -- even  
16           the improvements that you're making to the existing  
17           building appear very compatible and consistent with  
18           the building.

19           Matt, just kind of keep in mind, you know,  
20           all of our other concerns and stormwater management,  
21           and site lighting and making sure the dumpster can be  
22           accessed and all that kind of stuff.

23           So, those are our -- those are our comments  
24           and I hope they're helpful. They all appear to be  
25           very positive and we'd encourage you to proceed to the

1                   next step in this application process.

2                   We -- we are not taking any public comment,  
3                   but if there's any members who have been of the pub --  
4                   of the public who have been listening to this and do  
5                   have comments, please -- please contact Ramsey Boehner  
6                   at the Town of Brighton with your written comments on  
7                   this.

8                   There will be several other public meetings  
9                   for this project as they submit for preliminary and  
10                  final applications, where we will have the time for  
11                  people to speak on the -- on the project.

12                  Jerry, how are we doing? We good to -- do  
13                  you have any final comments?

14                  MR. GOLDMAN: Yeah, I just -- just to wrap  
15                  up, and I neglected to mention, I'm glad that Ramsey  
16                  did about the staff workshop that we had yesterday I  
17                  walked away and typed my notes and wound up with 18  
18                  items. So, it looks like a typical review from the  
19                  Town in its thorough way of dealing with things and  
20                  we're prepared to address all of them going forward.  
21                  And a lot of them were stated by the Board Members as  
22                  well.

23                  We do appreciate your attention, your  
24                  thought on this, your comments. Especially the  
25                  favorable ones, it's always nice. And -- and we plan

1 to be back probably within -- within a couple of  
2 months to -- to move this process forward.

3 CHAIRPERSON PRICE: Very good. Thank you.  
4 Good luck to the team.

5 MR. GOLDMAN: Thank you.

6 MR. HANLON: Thank you very much for your  
7 time.

8 MR. BOEHNER: And thank you for your guys'  
9 effort.

10 CHAIRPERSON PRICE: All right. Why -- at  
11 this point, we're going to go back and discuss the two  
12 applications. And then go into the sign applications.  
13 Everybody is welcome to stay and listen to us  
14 deliberate. But you are also welcome to -- to leave  
15 the meeting, if you wish, and contact Ramsey tomorrow  
16 morning for any details of our resolutions.

17 So, that brings us back to our first  
18 application, which was 3P-01-20, the application of  
19 Winton Place, LLC. We did not have a -- anybody  
20 representing the application. At this point, Ramsey,  
21 what is our -- what are our options? Ramsey, you're  
22 muted. You're muted, Ramsey.

23 MR. BOEHNER: Thank you. Sorry. I  
24 apologize. I was trying to keep it -- I was looking  
25 at the participants' list to see if there was anyone

1                   that has joined us. No one has joined us, Bill.

2                   When we do go into decisions, it would be my  
3                   recommendation that the application be denied without  
4                   prejudice. They can come back, make another  
5                   application. We've been trying to get a hold of them  
6                   for months. I'm not sure what happened.

7                   CHAIRPERSON PRICE: Okay. All right. I --  
8                   I believe we're -- we're at a point to make a motion  
9                   on this application. Does anyone care to -- to make  
10                   the motion to deny without prejudice?

11                   MEMBER FADER: Do we need to close the  
12                   Public Hearing or will that do it?

13                   CHAIRPERSON PRICE: I -- I think that does  
14                   all of it, but I'm not sure.

15                   MEMBER FADER: Okay. Then, I'll make the  
16                   motion to deny without prejudice.

17                   CHAIRPERSON PRICE: I'll second it. Is  
18                   there any -- any further conversation? Questions?

19                   Ramsey, will you please do a roll vote?

20                   MR. BOEHNER: And this is also to close the  
21                   Public Hearing, if I could add that in.

22                   CHAIRPERSON PRICE: Yes, please.

23                   MR. BOEHNER: Give me one second.

24                   Member Wentworth?

25                   MEMBER WENTWORTH: Aye.



1 to have a complete application.

2 MEMBER CIVILETTI: I'll second.

3 CHAIRPERSON PRICE: That was Laura?

4 MR. BOEHNER: Civiletti?

5 MEMBER CIVILETTI: Yes.

6 CHAIRPERSON PRICE: And application  
7 7P-NB1-20 has been moved to table and seconded. Is  
8 there any further discussion?

9 Okay. Please, roll call.

10 MR. BOEHNER: Wentworth?

11 MEMBER WENTWORTH: Aye.

12 MR. BOEHNER: Price?

13 CHAIRPERSON PRICE: Aye.

14 MR. BOEHNER: Fader?

15 MEMBER FADER: Aye.

16 MR. BOEHNER: Civiletti?

17 MEMBER CIVILETTI: Aye.

18 MR. BOEHNER: Delaney?

19 MEMBER DELANEY: Aye.

20 MR. BOEHNER: Babcock-Steiner?

21 MEMBER BABCOCK-STEINER: Aye.

22 MR. BOEHNER: Osowski?

23 MEMBER OSOWSKI: Aye.

24 MR. BOEHNER: Application is tabled. The  
25 Public Hearing is kept open.

1 CHAIRPERSON PRICE: Thank you. Does the  
2 record -- the record will reflect our comments in  
3 addition to the Town staff meeting on -- on the  
4 John -- John August application.

5 MR. BOEHNER: Yup. The record will show  
6 that you have reviewed it and offered comments.

7 CHAIRPERSON PRICE: Very good. All right.  
8 Do we have signs to review?

12 The sign -- the first sign -- sign is 1583,  
13 Rochester Regional Health is proposed. Brett, if you  
14 could show what's existing.

15 CHAIRPERSON PRICE: Oh, okay.

16 MR. BOEHNER: They've got all necessary  
17 variances. The Architectural Review Board approved it  
18 as presented. So, I would recommend that this Board  
19 approve it as recommended by the ARB.

20 CHAIRPERSON PRICE: Okay. So moved. Is  
21 there a second?

22 MEMBER BABCOCK-STEINER: Aye.

23 MR. BOEHNER: Was that Babcock-Steiner?

24 MEMBER BABCOCK-STEINER: That is correct.

25 CHAIRPERSON PRICE: All right. Moved and

1           seconded as recommended by the ARB.

2           MR. BOEHNER: Wentworth?

3           MEMBER WENTWORTH: Aye.

4           MR. BOEHNER: Price?

5           CHAIRPERSON PRICE: Aye.

6           MR. BOEHNER: Fader? Fader? Did we lose  
7           Fader?

8           MEMBER FADER: Aye.

9           MR. BOEHNER: Civiletti?

10          MEMBER CIVILETTI: Aye.

11          MR. BOEHNER: Delaney?

12          MEMBER DELANEY: Aye.

13          MR. BOEHNER: Babcock-Steiner?

14          MEMBER BABCOCK-STEINER: Aye.

15          MR. BOEHNER: Osowski?

16          MEMBER OSOWSKI: Aye.

17          MR. BOEHNER: Approved as recommended.

18          CHAIRPERSON PRICE: Thank you.

19          MR. BOEHNER: Next sign is 1584. This is  
20          what is proposed. And this is what's existing.

21          Architecture Review Board recommend it be approved as  
22          presented.

23          MEMBER WENTWORTH: Well, it's better than  
24          the existing.

25          CHAIRPERSON PRICE: A little.

1 MEMBER WENTWORTH: I'm trying to be  
2 positive.

3 CHAIRPERSON PRICE: You are. You're doing  
4 very well.

5 Okay. I move approval consistent with the  
6 recommendation of the ARB. Is there a second?

7 MEMBER CIVILETTI: Second.

8 CHAIRPERSON PRICE: Laura seconded it. Any  
9 discussion? Okay, Ramsey.

10 MR. BOEHNER: Member Osowski?

11 MEMBER OSOWSKI: Aye.

12 MR. BOEHNER: Babcock-Steiner?

13 MEMBER BABCOCK-STEINER: Aye.

14 MR. BOEHNER: Delaney?

15 MEMBER DELANEY: Aye.

16 MR. BOEHNER: Civiletti?

17 MEMBER CIVILETTI: Aye.

18 MR. BOEHNER: Fader?

19 MEMBER FADER: Aye.

20 MR. BOEHNER: Price?

21 CHAIRPERSON PRICE: Aye.

22 MR. BOEHNER: Wentworth?

23 MEMBER WENTWORTH: Aye.

24 MR. BOEHNER: Next sign is 1585. This is  
25 Winton Place Plaza.

1 CHAIRPERSON PRICE: There's a --

2 MR. BOEHNER: And these -- these photos are  
3 just showing the other signs in the plaza.

4 CHAIRPERSON PRICE: Okay.

5 MR. BOEHNER: I believe that the  
6 Architecture Review Board also recommended approval as  
7 presented. So, I would recommend that if you're in  
8 agreement, approval as recommended by the ARB.

9 CHAIRPERSON PRICE: So moved. Is there a  
10 second?

11 MEMBER DELANEY: Second.

12 MEMBER CIVILETTI: I'll second.

13 MR. BOEHNER: I got Delaney on that. Did I  
14 hear Delaney?

15 MEMBER DELANEY: Sure. Yeah.

16 CHAIRPERSON PRICE: It works for me.

17 MR. BOEHNER: Delaney.

18 MEMBER CIVILETTI: Tie goes to Delaney.

19 MR. BOEHNER: Are you ready for the roll?

20 CHAIRPERSON PRICE: Ready.

21 MR. BOEHNER: Wentworth?

22 MEMBER WENTWORTH: Aye.

23 MR. BOEHNER: Price?

24 CHAIRPERSON PRICE: Aye.

25 MR. BOEHNER: Fader?

1 MEMBER FADER: Aye.

2 MR. BOEHNER: Civiletti?

3 MEMBER CIVILETTI: Aye.

4 MR. BOEHNER: Delaney?

5 MEMBER DELANEY: Aye.

6 MR. BOEHNER: Babcock-Steiner?

7 MEMBER BABCOCK-STEINER: Aye.

8 MR. BOEHNER: Osowski?

9 MEMBER OSOWSKI: Aye.

10 MR. BOEHNER: I think that's everything.

11 CHAIRPERSON PRICE: Okay. Thank you. I

12 believe that concludes our meeting for July 15th. Any

13 other business at all, Ramsey?

14 MR. BOEHNER: We have none. I'd like to

15 thank everyone. I would like to thank Brett, nice

16 job.

17 CHAIRPERSON PRICE: Well done, Brett.

18 MR. BOEHNER: All right. Thank you.

19 CHAIRPERSON PRICE: Excellent. Thanks.

20 MR. BOEHNER: All right. I'll see you in

21 the morning, everyone. See you next month.

22 CHAIRPERSON PRICE: Have a good evening,

23 folks.

24 MR. BOEHNER: Everyone.

25 MEMBER BABCOCK-STEINER: Stay cool,

1 everyone.

2 MEMBER CIVILETTI: Goodnight.

3 MR. BOEHNER: Thank you so much. You guys  
4 are the best.

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1 REPORTER CERTIFICATE  
23 I, Alexandra K. Wiater, do hereby certify  
4 that I did report in stenotype machine shorthand the  
5 proceedings held in the above-entitled matter;6 Further, that the foregoing transcript is a  
7 true and accurate transcription of my said  
8 stenographic notes taken at the time and place  
9 hereinbefore set forth.

10

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12 Dated this 29th day of July, 2020.

13 At Rochester, New York

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Alexandra K. Wiater

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