

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF NOVEMBER 17, 2021
Brighton Town Hall
2300 Elmwood Avenue

Due to the public gathering restrictions because of COVID-19 and the adoption of Chapter 417 of the laws of 2021, this Planning Board meeting will be conducted remotely beginning at 7:00 pm or as soon thereafter as possible. Members of the public will be able to view the meeting via Zoom.

Written comments may be submitted to 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.

Applications subject to public hearings are available for review on the town's website no later than twenty-four hours prior to the meeting.

The public may 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.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members

CHAIRPERSON: Approval of the September 14, 2021 meeting minutes.
Approval of the October 20, 2021 meeting minutes. **To be done at the 12/15/2021 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of November 10, 2021 will now be held.

11P-01-21 Application of 2900 Monroe Avenue, LLC, owner, and Chris Fogarty, Baldwin Real Estate Corporation, agent, for Site Plan Modification to construct a new dumpster enclosure on property located at 2900 Monroe Avenue. All as described on application and plans on file.

NEW BUSINESS:

10P-NB1-21 Application of 1950-1966 Monroe Avenue, LLC (Quicklee's), owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one and construct a 2,500 +/- sf convenience store, three new gas pump islands and a new gas pump canopy on properties located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file. **POSTPONED AT APPLICANTS REQUEST**

10P-NB2-21 Application of James Tabbi, owner, for Preliminary Site Plan Approval and Preliminary EPOD (steep slope and woodlot) Permit Approval to construct a 2,022 +/- sf single family home with a first floor garage and storage area on property located at 830 Highland Avenue (Tax ID #136.07-1-28.2). All as described on application and plans on file. **POSTPONED TO THE DECEMBER 15, 2021 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

8P-NB1-21 Application of The University of Rochester, owner, for Concept Review (revised (Revised Concept) plans) to construct a 3 story, 55,000 +/- sf building addition (LLE Building) and a (Additional Info) 102 space parking lot on property located at 250 East River Road. All as described on application and plans submitted. All as described on application and plans submitted.

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey A. Boehner, Secretary - Historic Preservation Commission, dated October 29, 2021, stating that the Historic Preservation Commission decided not to schedule a public hearing to consider 1950 Monroe Avenue for landmark status.

Letter from Ramsey A. Boehner, Secretary - Historic Preservation Commission, dated October 29, 2021, stating that the Historic Preservation Commission decided not to schedule a public hearing to consider 1966 Monroe Avenue for landmark status.

Letter from John Sciarabba, LandTech, dated November 11, 2021, requesting postponement of application 10P-NB1-21.

Letter from Lindsay Agor, dated November 11, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Kelly Powell, 14 Birmingham Drive, dated November 11, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Lauren Deutsch, 50 Tarrytown Road, dated November 11, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Nathan Schroeder, 190 Idlewood Road, dated November 11, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Holly Nickeson, 12, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Ann and Arthur Kolko, 41 Edgemoor Road, dated November 13, 2021, supporting a store forward design fo the Mobile at 12 Corners, 1950-1966 Monroe Avenue.

Letter from Evan Gefell, Costich Engineering, dated November 16, 2021, requesting postponement of application 10P-NB2-21, 830 Highland Avenue, to the December 15, 2021 meeting.

PETITIONS:

NONE

SIGNS:

NONE



Historic Preservation Commission

Secretary – Ramsey Boehner

October 29, 2021


Brighton Planning Board
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Historic Preservation Commission Advisory Report -
Demolition of 1950 Monroe Avenue

Dear Board Members:

At the October 28, 2021 Historic Preservation Commission meeting, the Commission reviewed the demolition application for 1950 Monroe Avenue and decided not to schedule a public hearing to consider the property for landmark status.

Respectfully,



Ramsey A. Boehner
Historic Preservation Commission Secretary

RAB:gp

cc: John Sciarabba, Landtech Surveying & Planning
1950-1960 Monroe Avenue, LLC



Historic Preservation
Commission
Secretary – Ramsey Boehner

October 29, 2021


Brighton Planning Board
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Historic Preservation Commission Advisory Report -
Demolition of 1966 Monroe Avenue

Dear Board Members:

At the October 28, 2021 Historic Preservation Commission meeting, the Commission reviewed the demolition application for 1966 Monroe Avenue and decided not to schedule a public hearing to consider the property for landmark status.

Respectfully,



Ramsey A. Boehner
Historic Preservation Commission Secretary

RAB:gp

cc: John Sciarabba, Landtech Surveying & Planning
1950-1960 Monroe Avenue, LLC

LANDTECH
SURVEYING & PLANNING P.L.L.C.

1105 Ridgeway Avenue
Rochester, NY 14615
Tel: (585) 442-9902
www.landtechny.com

November 11, 2021

Project Number: 20127

Mr. Ramsey Boehner, Town Planner
Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

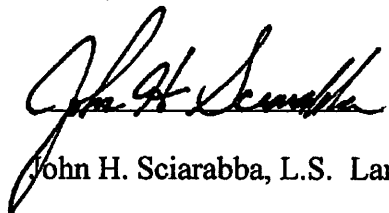
RE: Quicklee's 12 corners
1950 & 1966 Monroe Avenue
Site Plan & Subdivision

Mr. Boehner:

On behalf of 1950-1966 Monroe Avenue LLC the owner of the property and operator of Quicklee's we formal request to pull our application from November 17th Planning Board.

In the meantime if you have any questions or concerns please don't hesitate to contact me.

Sincerely,



John H. Sciarabba, L.S. LandTech

From: **Lindsay Agor** <lindsay.agor@gmail.com>

Date: Thu, Nov 11, 2021, 7:00 PM

Subject:

To: ramsey.boehner@townofbrighton.org <ramsey.boehner@townofbrighton.org>

As a Brighton resident I'd like to express my support for the proposed store forward design for the Mobile at 12 Corners.

This version aligns with everything the Town's comprehensive plan envisions.

- ☒ It helps create a more welcoming, village-like feel.
- ☒ It makes a store more likely to succeed (which helps the Town).
- ☒ The tables and likely planters/flowers help beautify the area and bring community together.

****Huge bonus: The owners will be paying for it!****

I'm expressing support for going with the plan that aligns with the Town's own vision for itself, one that encourages community connection and business in a way that improves the aesthetics of what should be a beautiful area.

Thanks,
Lindsay Agor

--
Lindsay Agor

(585)330-1526

Hubspot and Salesforce Consultant

From: **Kelly Powell** <kellypowell9@gmail.com>

Date: Thu, Nov 11, 2021, 5:21 PM

Subject: Mobil/Quicklee's Project

To: <ramsey.boehner@townofbrighton.org>

Hello-

As a Brighton resident, I'd like to express my support for the store-forward plan for the Mobil/Quicklee's project at 12 Corners.

Having the pumps behind the store and including some seating/tables out front will immensely help to contribute to a more welcoming feel to the space and beautify the area, making it feel more truly like a "town center" as opposed to a parking lot.

Please choose this design, with the pumps in the back, so that the community may enjoy the benefits for years to come.

Thank you for your consideration-
Kelly Powell

14 Birmingham Dr, Rochester, NY 14618

From: **Lauren Deutsch** <laurensdeutschesq@gmail.com>
Date: Thu, Nov 11, 2021, 4:46 PM
Subject: Store-forward layout for 12 Corners Exxon Mobile station
To: <ramsey.boehner@townofbrighton.org>

Dear Mr. Boehner,

I'm writing in support of a store-forward layout for the remodeling of the Exxon Mobile station at 12 corners. I'm aware that they are presenting models for approval, and would like to voice my support for a layout that would have a storefront, with cafe chairs, etc, rather than gas pumps facing the street. Let's make 12 corners as visually friendly as possible, to encourage folks to hang out/spend time there. For Monroe Ave to have the most welcoming possible appearance, it's important that it not look like a parking lot.

Thank you for your attention to this matter.

Best,

Lauren Deutsch, Esq. (she/ella/היא)

50 Tarrytown Rd
Rochester NY 14618
P (646) 509 3066
F (585) 473 4327

From: **Nathan Schroeder** <npschroeder@gmail.com>

Date: Thu, Nov 11, 2021 at 2:21 PM

Subject: Mobil/Quicklee's project in 12-Corners

To: <ramsey.boehner@townofbrighton.org>

Ramsey,

I'd like to comment on the proposed redevelopment of the gas station and convenience store. I'd prefer the redesigned business have the pumps in the back of the property(furthest away from 12-corners). This would bring the store to front (i.e., 12-corners), with potentially a pedestrian area and tables closest to 12-corners.

--

Thanks and best,
Nathan Schroeder
190 Idlewood Rd.

From: **Holly Nickeson** <hollynickeson@gmail.com>

Date: Fri, Nov 12, 2021 at 2:19 PM

Subject: Mobil/Quicklee's project

To: <ramsey.boehner@townofbrighton.org>

Hello! I wanted to take a moment to express my support for the gas station moving their pumps to the back. I am not currently a Brighton resident, but am actively searching for a home in the district, nannied in Brighton for several years, and work nearby/come to 12 Corners weekly for lunch. Additionally, I am in real estate and recognize the need to embrace the "town center" feel in order to maintain Brighton's desirability to young families. It seems like a win-win since the owners of the business would be paying for it, and with the school right there, a place for kids to hang out in public and create more pedestrian-friendliness would be great! The biggest reason I want to move to Brighton is because it is such a wonderful place for kids to be able to walk to school/places to hang out unaccompanied (safely building independence) and I see so much of that when I am out and about. This would continue to offer great opportunities for that 1950s-era community feel when children could safely explore their town because neighbors were always watching out for the community - but kids must be visible for proper public supervision to happen. Thanks for your time!

Holly Nickeson

Assistant to Nathan Wenzel

Licensed Real Estate Salesperson

Howard Hanna Real Estate Services

57 Monroe Avenue

Pittsford, NY 14534

Office: (585) 381-4400

Cell: (585) 729-7310

From: **Ann & Arthur Kolko** <akolko271@gmail.com>

Date: Sat, Nov 13, 2021 at 9:40 AM

Subject: Twelve Corners Mobile Station

To: <ramsey.boehner@townofbrighton.org>

Hi Ramsey,

We understand that the Mobil station at 12 Corners will be razed and rebuilt, and that the location of the gas pumps and a potential Quicklee's convenience store on the site has not been decided yet.

We'd like to go down on the record as urging the town Planning Board to put the pumps behind the store instead of out in front. Here's a wonderful opportunity to make that corner more visually appealing.

Thanks for your consideration,
Ann and Arthur Kolko
41 Edgemoor Road



11/16/2021

Ramsey Boehner
Town of Brighton
2300 Elmwood Ave.
Rochester, NY, 14618

Re: 830 Highland Ave.
10P-NB1-21- letter of adjournment

Dear Mr. Boehner:

We are requesting to adjourn application 10P-NB2-21 from the 11/17/2021 Planning Board meeting until the December 15, 2021, Planning Board Meeting.

Please feel free to contact me with any questions or comments you may have.

Very truly yours,

COSTICH ENGINEERING, D.P.C.

Evan Gefell, RLA

CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

Costich Engineering, DPC • 217 Lake Avenue • Rochester, New York 14608
Office (585) 458-3020 • Fax (585) 458-2731 • www.costich.com

PLANNING BOARD REPORT

HEARING DATE: November 16, 2021

APPLICATION NO: 11P-01-21

APPLICATION SUMMARY: Application of 2900 Monroe Avenue, LLC, owner, and Chris Fogarty, Baldwin Real Estate Corporation, agent, for Site Plan Modification to construct a new dumpster enclosure on property located at 2900 Monroe Avenue.

COMMENTS:

- The subject property is presently zoned BF-2.
- Proposed dumpster enclosure is 282 square feet.
- The proposed dumpster enclosure is rotated 15° for accessibility.
- Two parking spaces will be occupied by the proposed dumpster enclosure.
- It appears adequate asphalt parking area exists to accommodate the required parking for the applicant's request when considering the currently vacant store.

CONSERVATION BOARD: - No Comments

TOWN ENGINEER: See memo from Town Engineer, Evert Garcia, dated November 16, 2021.

QUESTIONS:

- Is there adequate parking after the removal of 2 parking spaces on the site?
- Will anything besides trash be stored in the enclosure?
- Will there be medical waste from Vitalize in the dumpster enclosure?
- Will there be a person door on the enclosure?
- How will the structural integrity of the gate be maintained with the large swing?
- Will you ensure the gates remain closed when not in use?

- Will there be a lock on the gate?
- Will the dumpster enclosure encroach into drive aisle?

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. Meet all requirements of the Town of Brighton's Department of Public Works.
3. All Town codes shall be met that relate directly or indirectly to the applicant's request.
4. 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.
5. Details for the enclosure gate shall be provided to the Town, and the gate shall be constructed to maintain structural and aesthetic longevity over time.
6. Design and materials of proposed enclosure shall be reviewed and approved by Building and Planning Department.
7. All comments, concerns and requirements of the Town Engineer as contained in the attached memo dated November 16, 2021 From Evert Garcia, Town Engineer, to Ramsey Boehner, shall be addressed.
8. Prior to the currently vacant tenant space being occupied, a parking study shall be done showing there is adequate parking with two spots being eliminated by the dumpster enclosure.
9. Enclosure doors shall be closed when not in use.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 11P-01-21

Date: 11/12/21

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: 2900 Monroe Ave Dumpster

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of 2900 Monroe Avenue, LLC, owner, and Chris Fogarty, Baldwin Real Estate Corporation, agent, for Site Plan Modification to construct a new dumpster enclosure on property located at 2900 Monroe Avenue.

Location: 2900 Monroe Ave

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. The duration of all impacts will be short term in nature.
3. There will be no resources of value irreversibly lost.
4. 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



Public Works Department

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

Evert Garcia, P.E.
Town Engineer

MEMO

Date: November 16, 2021

From: Evert Garcia

To: Ramsey Boehner

Copy: File

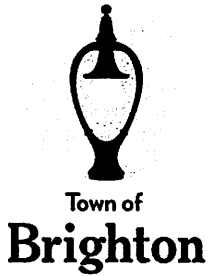
Re: *Application No. 11P-01-21*
Application of 2900 Monroe Avenue, LLC, Owner, and Chris Fogarty, Baldwin Real Estate Corporation, Agent, for
Site Plan Modification to construct a new dumpster enclosure
2900 Monroe Avenue

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

General:

1. The proposed dumpster enclosure is 9' feet longer than the existing enclosure. Will the placement of the new dumpster enclosure result in the loss of parking spaces?
2. Why is the enclosure sized being increased?
3. The enclosure layout depicted on the provided exhibit appears to indicate that the enclosure will encroach into the drive aisle. What is the resulting width of the drive aisle at this location? The Brighton Town Code indicates that parking spaces shall be served by an aisle not less than 24 feet for two-way travel. Please review and revise as necessary.
4. Does the proposed enclosure have a locking mechanism for the gates?
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.





Public Works Department

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

Evert Garcia, P.E.

Town Engineer

MEMO

Date: November 16, 2021

From: Evert Garcia

To: Ramsey Bochner

Copy: File

Re: *Application No. 8P-NB1-21*
Application of the University of Rochester, Owner, for Concept Review to construct a 3 story,
55,000 +/- sf building addition (LLE Building) and a 102-space parking lot
250 East River Road

We have completed our review of the above referenced project and offer the following comments for the Planning Board's consideration. Many of the comments noted below were included as part of the previous review of this application. Written responses to the following comments must be provided:

General:

1. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. Are any additional easements required for the proposed water service improvements? Please review.
2. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: restoration, utility improvements, stormwater water management facilities, landscaping 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.
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.
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. The "Town Notes" on the site plan sheet should be consolidated.
6. The Site Plan should include; locations and dimensions of principal and accessory structures, parking areas, signs, general topography contours of the site, existing utilities, existing and proposed trees and other vegetation and other existing or planned features; a narrative describing anticipated changes to existing topography and natural features, including but not limited to trees,

landscaping, utilities, proposed storm sewer infrastructure, and proposed stormwater management facility.

7. 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. Has the completed Fire Apparatus Access and Fire Hydrant Worksheet been submitted to the Town Fire Marshal for review?
8. All conditions set forth by the amenity agreement, resolutions, regulations, and environmental finding statements associated with the South Campus IPD district shall be adhered to.
9. Appropriate notes and construction details pertinent to this project should be provided on the plans.
10. The provided "Current and Potential Future Development Plan" should consider the overall South campus master plan approved as part of the IPD. How does the proposed development fit in with the rest of the plan? Please review and revise.

Sustainability:

1. Pervious pavements should be considered where applicable such as sidewalks, parking areas and drive aisles to control the stormwater generated by the proposed parking lot expansion.
2. 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.
3. The engineering report should demonstrate how the proposed development meets the goals and objectives outlined in the University of Rochester Council on Environmental Sustainability.

Roadway and Traffic:

1. The environmental finding statements for the South Campus IPD indicate that a regional Traffic Impact Study (TIS) shall be updated every five years to monitor potential traffic impacts and identify commensurate traffic mitigation starting in 2015. The Town review fees will be paid for by the University. Our traffic engineer is in receipt of the updated TIS and will be providing comments in the future.
2. We await to review a turning radius analysis demonstrating that the proposed layout can accommodate the turning movements of emergency vehicles.
3. The parking analysis must demonstrate why an additional 100 parking stalls are being proposed. The trip generation data provided in Appendix D does not appear to warrant the number of parking stalls being proposed.
4. We are in receipt of comments from MCDOT which were not included as part of Appendix D of the submittal package. All outstanding comments from MCDOT and NYSDOT with regards to the TIS must be addressed.

Engineer's Report:

1. An Engineer's Report must be provided. The Engineers Report should include technical information regarding sanitary sewer demand, change in runoff, and justification of the proposed stormwater quality/quantity mitigation.
2. The proposed project is within the Irondequoit Creek watershed. Will the proposed project exceed the thresholds for requiring a stormwater management report identified in the Irondequoit Creek Watershed Stormwater Management Report Requirements Packet for Developers?
3. What is the proposed area of disturbance for this project? 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. Please develop a SWPPP for this project. The SWPPP must meet the design criteria set forth in the most recent version of the Town of Brighton's Design Standards; NYS Stormwater Management Design Manual; and NY Standards and Specifications for Erosion and Sediment Control; and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the Town Engineer.

4. Stormwater mitigation must be provided to meet the requirements of Chapter 215, Stormwater Management, of the Brighton Town Code. Technical calculations demonstrating compliance with the Code of the Town of Brighton must be provided.
5. The hydraulic models and calculations submitted are inadequate and do not clearly demonstrate how the proposed water distribution network meets the required domestic and fire protection demands associated with this project. Our review of the hydraulic system cannot be completed until this information is adequately provided.
6. A copy of the Geotechnical Report developed Terracom should be submitted for our reference.
7. A sequence for construction of the development site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping shall be provided. The sequence of construction should also be outlined on the plans.

Site Plan, Sheet 2:

1. The proposed building addition appears to be located within the wetland area known as "Wetland L" as part of the South Campus IPD district. The applicant is proposing to mitigate the loss of this wetland by providing enhancement to this area and eliminating the invasive plantings. However, the finding statement indicates that 0.55 +/- acre marsh will not be disturbed by any future development. Although we welcome the proposed enhancements and removal of the invasive species of this wetland, the overall size of the wetland should not be reduced. Please review and revise.
2. The extent of the woodlot EPOD should be called out on the plans.
3. Sidewalk should be extended to Murlin Drive along the north side of the laser lab as shown in the FGEIS. There are sidewalk gaps along the frontage of the LLE to Merlin Drive. Pedestrian access along from Merlin Drive along the southern side of the LLE should also be considered as part of the proposed improvements.
4. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The applicant should review the proposed fire apparatus access road with the Town Fire Marshal.
5. All existing and proposed utilities on the site should be identified on the plans.
6. Light fixtures proposed as part of the improvements should be fully shielded with a correlated color temperature (CCT) of no more than 3000 kelvins. Cut sheets of the proposed light fixtures should be provided.
7. A plan showing proposed lighting photometrics must be provided.

