

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MAY 18, 2022
Brighton Town Hall
2300 Elmwood Avenue

PLEASE TAKE NOTICE that a public hearing will be held by the PLANNING BOARD of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held remotely via a video conferencing platform on Wednesday May 18, 2022 at 7:00 P.M. (E.D.S.T.). Pursuant to the adoption of Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 which permitted remote public meetings and the issuance of the Governor's Executive Order 11 and the suspension of in-person meeting requirements under the Open Meetings Law and the extensions thereof, this 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 and participate in the meeting via Zoom. Please go to the Town website (<https://www.townofbrighton.org>) for a link to the Zoom meeting. Should the suspension of in-person meeting requirements expire before the time and date of the above referenced meeting, said meeting will be conducted in-person at the Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton and will commence at 7:00 pm.

Written comments may be submitted to Jeff Frisch, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to jeff.frisch@townofbrighton.org.

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable. for the purpose of considering, modifying, approving or disapproving the following listed applications.

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 February 16, 2022 meeting minutes.
Approval of the March 16, 2022 meeting minutes.
Approval of the April 20, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of May 12, 2022 will now be held.

4P-01-22 Application of 1057 E. Henrietta Road LLC, owner, and Pure Precision Moving, lessee, for a Conditional Use Permit Approval to allow a moving company with on-site furniture storage to be on property located at 1057 East Henrietta Road. All as described on application and plans on file.

5P-02-22 Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental School District, owner, for Conditional Use Permit Approval to allow for The Montessori School of Rochester to be located at 220 Idlewood Road. All as described on application and plans submitted.

5P-03-22 Application of Winton Acquisitions, LLC, owner, and Marlee Finestone, SWBR Architecture, agent, for Site Plan Modification to improve access and circulation within the plaza, landscaping improvements and replace parking lot lighting fixtures on property located at 3450 Winton Place (Winton Place Plaza). 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. **ADJOURNED BY APPLICANT**

5P-NB1-22 Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental School District, owner, for Preliminary Site Plan Approval, Preliminary EPOD (watercourse) Permit Approval and Preliminary Conditional Use Permit Approval to construct a 23,000 +/- sf building addition (with an additional 8,700 sf future phase), to re-purpose the former Brookside School for the use by the Talmudical Institute of Upstate New York Residential High School and make other site improvements on property located at 1666 South Winton Road. All as described on application and plans on file.

5P-NB2-22 Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968 +/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

5P-NB3-22 Review and advisory report regarding Jewish Senior Life's Incentive Zoning proposal to construct two four story buildings, each containing 35 Independent Living dwelling units and other site improvements on property located at 2000 Summit Circle Drive.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter, with attachments, from a group of residents within Evans Farm, dated May 10, 2022 and May 12, 2022, with comments, concerns and proposed conditions for applications 5P-02-22 and 5P-NB1-
pg 2

22.

Letter from Vicki Reina, dated May 10, 2022, with comments and concerns regarding application 5P-02-22.

Letter from Margaret Lawlor, 45 Hunters Lane, dated May 10, 2022, with comments and concerns regarding applications 5P-02-22 nad 5P-NB1-22.

Letter from Peg Warrick, 215 Idlewood Road, dated May 13, 2022, with comments and concerns regarding application 5P-02-22.

Letter from Cynthia and Cameron MacDonald, Dated May 11, 2022 with comments and concerns regarding application 5P-NB1-22.

Letter from Leire Bascaran, dated May 13, 2022, in support of application 5P-02-22.

Letter from Jerry Goldman, Woods Oviatt Gilman, dated May 15, 2022, requesting adjournment of application 10P-NB1-21.

Letter from Seth Holmes, 182 Idlewood Road, dated May 15, 2022, with comments and concerns regarding applications 5P-02-22 and 5P-NB1-22.

Letter from Doctors Judy Massure and Gautam Mitra, 126 Idlewood Road, Dated May 15, 2022, with comments and concerns regarding application 5P-02-22.

Letter from Doctors Judy Massure and Gautam Mitra, 126 Idlewood Road, Dated May 15, 2022, with comments and concerns regarding application 5P-NB1-22.

Letter from Sharon Dickman, 2 Birmingham Drive, dated May 15, 2022, with comments and concerns regarding 5P-02-22 and 5P-NB1-22.

Letter from Vincent Hope, 30 Poplar Way, dated May 16, 2022, in regards to application 5P-02-22, suggesting the Idle Road entrance ne eliminated.

Application of Shannon Sadik, dated May 16, 2022, with comments and concerns regarding applications 5P-02-22 and 5P-NB1-22.

Application of Arta Ankrava, 95 Hunters Lane, dated May 16, 2022, in support of application 5P-02-22 and maintaining the Idlewood Road access.

Letter from Audrey and Nathan Schroeder, 190 Idlewood Road, dated May 16, 2022, with commnets and concerns regarding application 5P-02-22.

PETITIONS:

Petition from residents of Evans Farm requesting that if applications 5P-02-22 and 5P-NB1-22 were to be approved that two (2) specific conditions (1. closing of the Idlewood Road entrance, and, 2. public access to the property) be applied.

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<u>1642</u>	Lattimore Physical Therapy 383 White Spruce Blvd.	Bldg Face	4/26/22
ARB - Approved as presented.			
<u>1643</u>	Hua Mei Asian Supermarket 2720 W Henrietta Road	Bldg Face	4/26/22
ARB - Approved as presented.			
<u>1644</u>	Fidelity Investments 2750 Monroe Avenue	Bldg Face (2)	4/26/22
ARB - Approved as presented.			
<u>1645</u>	UR Medicine 2400 S Clinton Avenue	Awning Sign	4/26/22
ARB - Approved as presented.			
<u>1646</u>	Club Pilates 1890 Monroe Avenue	Bldg Face	4/26/22
			ADMIN REVIEW
Approved as presented.			
<u>1647</u>	Thomas Clothier 1865 Monroe Avenue	Bldg Face	4/2/6/22
			ADMIN REVIEW
Approved as presented.			



Jeff Frisch <jeff.frisch@townofbrighton.org>

Fwd: Signature status, town board, pavement

1 message

Seth Holmes <setholmes@gmail.com>

To: dhanlon@hanlonarchitects.com, bbrugg@woodsoviatt.com, mtomlinson@marathoneng.com, office@tiuny.org
Cc: Peg Warrick <warrickpeg@gmail.com>, Nathan & Audrey Schroeder <nathanaudreys@gmail.com>, Tim Beach <tcbeach@gmail.com>, Vicki Wood <phriendly2001@hotmail.com>, Ray Warrick <rwarrick215@gmail.com>, Judy Massare <jmassare@aol.com>, Casey Sacco <casey.sacco@gmail.com>, ken.gordon@townofbrighton.org, jeff.frisch@townofbrighton.org

Tue, May 10, 2022 at 8:27 PM

Rabbi Noble, Ms. Brugg, Mr. Tomlinson, and Mr. Hanlon,

I am writing to you on the behalf of a group of residents in Evans Farm regarding the proposed changes to the [1666 S. Winton Road](#) property that you all presented at the 2/16/2022 planning board meeting and again at the 3/3/2022 neighborhood meeting. We recognize that you will also be presenting a preliminary plan at the 5/18/2022 to the planning board and look forward to hearing about your revisions.

After reviewing your 2/16/2022 concept design proposal and listening to your descriptions at the planning board meeting and the neighborhood zoom call meeting, we appreciate how your design considers the property's residential neighbors by siting the building addition to the west of the existing structure and directing TIUNY and Parks and Recreation traffic to Winton Road. We also appreciate that you are not trying to add traffic to the Idlewood Road entrance and that you are offering for neighborhood residents to walk the grounds (provided there are no security issues). However, to these last two points regarding traffic and open space access, we are hoping that a more formal approach can be implemented to improve existing pedestrian safety issues related Montessori traffic and to officially provide open space access to the neighborhood. To that end, we are requesting that two specific conditions be included for any final changes to the [1666 S. Winton Road](#) property. We would like for you and the town planning board to review these requested conditions (outlined below and explained in detail in the attached document) and include them in your final design and permitting for TIUNY and the Montessori School.

The two conditions are outlined below with a summary of the rationale for each condition followed by the Condition language in bold italicized font. Attached to this email is a 21-page PDF that includes the summary and Condition language below, as well as extensive supporting information supporting our two requested conditions. This document is titled "Conditions Requested for [1666 S Winton Road](#) Conditional Use Permit" and dated 4/4/2022. We are submitting these conditions and supporting documentation to the planning board along with signatures from numerous Evans Farm residents in support of these conditions.

Condition 1

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

The Property Owner must permanently close the Idlewood Road vehicle entrance to the [1666 S. Winton Road](#) property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.

Condition 2

Currently, Brighton Central School District owns the [1666 S Winton Road](#) property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the Brookside property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use

via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

The Property Owner must provide the Town and its residents legal access (easement, right of way, land lease, or equivalent) to a portion of the property grounds for open space use and a pedestrian pathway connecting Idlewood Road to S Winton Road and the planned expansion of Buckland Park.

We recognize that the 2/16/2022 proposal that your team presented was a concept site plan and that there will be a Planning Board meeting on 5/18/2022 to discuss your preliminary design and conditional use permit approvals for your school and the Montessori school. Given the preliminary status of your current design efforts, we are hopeful that you and the Planning Board have adequate time to review our requested conditions in relation to developing your final design.

Thank you for your time and consideration for the requested conditions. We would be happy to talk to any of you directly about our request if you have any further questions.

Signed:

Tim Beach - 200 Idlewood Road; tcbeach@gmail.com

Seth Holmes - 182 Idlewood Road; setholmes@gmail.com

Judy Massare - 126 Idlewood Road; jmassare@aol.com

Vicki Reina - 62 Poplar Way; phriendly2001@hotmail.com

Casey Sacco - 20 Dartford Road; casey.sacco@gmail.com

Audrey Schroeder - 190 Idlewood Road; nathanaudreys@gmail.com

Peg Warrick - 215 Idlewood Road; warrickpeg@gmail.com

Ray Warrick - 215 Idlewood Road; rwarrick215@gmail.com

CC: Ken Gordon and Jeff Frisch, Town of Brighton



Conditions Requested for 1666 S Winton Rd Conditional Use Permit.pdf

2612K

May 12, 2022

RE: Conditional Use Permits **5P-02-22** and **5P-NB1-22**

To Mr. Frisch and the members of the Planning Board,

We are a group of Brighton residents from Evans Farm following up on our email from 4/15/2022 regarding the proposed changes at the former Brookside School. We see that both the Talmudical Institute of Upstate New York (TIUNY) and the Montessori School of Rochester will have conditional use permit applications reviewed at the upcoming 5/18/2022 planning board meeting. Given that the Montessori School, at 220 Idlewood Road, is physically part of the overall 1666 South Winton property, we are writing to clarify that our comments relate to both the TIUNY (5P-NB1-22) and Montessori School (5P-02-22) applications currently under review by the Planning Board.

We request that two specific conditions be included in any Conditional Use Permit approval for changes to 1666 S. Winton Road property, including the Montessori School's 220 Idlewood address.

This letter includes:

1. A summary and condition language below,
2. A 21-page document containing extensive supporting information titled "Conditions Requested for 1666 S Winton Road Conditional Use Permit" dated 4/4/2022, and
3. A 57-page list of signatures from other Evans Farm and town of Brighton residents in support of these conditions; each signature sheet also includes the summary and condition language.

Please note that the condition summaries, condition language, and "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document were generated based on the 2/16/2022 concept proposal (2P-NB2-22) and prior to the new conditional use permit applications by TIUNY and the Montessori school for the 5/18/22 meeting. However, our requested conditions and supporting information are still relevant and remain unchanged, as we do not feel that the updated design and permit applications (5P-NB1-22 and P5-02-22) adequately address our concerns listed in our 4/15/2022 email. Additionally, we have collected a total of 278 signatures in support of these conditions, which are now included with this letter.

Condition 1

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

The Property Owner must permanently close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.

Condition 2

Currently, Brighton Central School District owns the 1666 S Winton Road property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the Brookside property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

The Property Owner must provide the Town and its residents legal access (easement, right of way, land lease, or equivalent) to a portion of the property grounds for open space use and a pedestrian pathway connecting Idlewood Road to S Winton Road and the planned expansion of Buckland Park.

Thank you for your time and consideration for this request. We hope the board will consider these requested conditions, the supporting material, and the resident support for these conditions carefully while reviewing the Montessori and TIUNY conditional use permit applications for the 5/18/2022 planning board meeting.

Signed:

Tim Beach - 200 Idlewood Road; tcbeach@gmail.com

Seth Holmes - 182 Idlewood Road; setholmes@gmail.com

Judy Massare - 126 Idlewood Road; jmassare@aol.com

Vicki Reina - 62 Poplar Way; phriendly2001@hotmail.com

Kathleen (Casey) Sacco - 20 Dartford Road; casey.sacco@gmail.com

Audrey Schroeder - 190 Idlewood Road; nathanaudreys@gmail.com

Peg Warrick - 215 Idlewood Road; warrickpeg@gmail.com

Ray Warrick - 215 Idlewood Road; rwarrick215@gmail.com

ATTACHED:

Conditions Requested for 1666 S Winton Road Conditional Use Permit (21 pages)

Brighton resident support signature sheets (57 pages), 278 signatures.

Conditions Requested for 1666 S Winton Road Conditional Use Permit

April 4, 2022

Authors (in alphabetical order):

Tim Beach - 200 Idlewood Road; tcbeach@gmail.com
Seth Holmes - 182 Idlewood Road; setholmes@gmail.com
Judy Massare - 126 Idlewood Road; jmassare@aol.com
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Casey Sacco - 20 Dartford Road; casey.sacco@gmail.com
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Peg Warrick - 215 Idlewood Road; warrickpeg@gmail.com
Ray Warrick - 215 Idlewood Road; rwarrick215@gmail.com



We write to you and the Brighton Planning Board on behalf of numerous Brighton residents to request that the two conditions outlined in this document be included in any Conditional Use Permit approval requested by the Talmudical Institute of Upstate New York (TIUNY) for changes to the RLB-zoned 1666 S. Winton Road property.

This document provides the language for both 'Condition' requests as well as supporting information supporting the requested condition. Each condition document outlined on the following pages includes:

1. A brief summary documenting the reason for the Condition request,
2. The specific Condition request language in **Bold**,
3. Supporting information describing, in detail, the reason for the request. This supporting information includes figures, tables, and written descriptions that expand on the brief summary included at the beginning of each condition section.

Attached to this document are signature pages indicating these same conditions and their summary descriptions, as well as the names, addresses, and signatures of numerous neighborhood and town residents who support the inclusion of these conditions in any conditional use permit approval for the 1666 S Winton property.

Please note, in the conditions, TIUNY is at times identified as 'The Property Owner'. Additionally, in the supporting information, the 1666 S. Winton Road property is also referred to as the Brookside School or Brookside property.

Condition 1:

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

The Property Owner must permanently close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.

Supporting Information for Condition 1

Neighborhood History and Existing Conditions

The Evans Farm neighborhood is composed of a series of narrow streets without sidewalks, shoulders, markings, or street lights. The roads in Evans Farm are local roads and do not connect to any uses other than single-family residential property, with the exception of the entrance to the former Brookside School (1666 S. Winton Rd property) via Idlewood Road. The Evans Farm neighborhood does not serve as a connection between multiple neighborhoods or commercial districts, and therefore has no collector roads or through streets. Evans Farm is bordered by collector roads to the north (Westfall Rd) and east (Edgewood Rd). At the center of the Evans Farm neighborhood is the Idlewood Rd / Glenhill Dr 'loop'. This loop serves as the recreational, social, and physical 'center' of the neighborhood; it is where many dogs are walked, people jog, kids learn to ride bikes, and neighbors socialize - on the road given the lack of sidewalks, shoulders, etc. Neighbors from across Westfall and Edgewood also come to the loop to jog, walk, bike, and socialize. Motor vehicles are often secondary to the pedestrian nature of this roadway.

A typical view of Idlewood Road is shown in Figure 1.1 and the neighborhood street layout is illustrated in Figure 1.2.



Figure 1.1. Idlewood Road looking south



Figure 1.2 Evans Farm Neighborhood (image source: Monroe County GIS)

Idlewood Road is a 19 feet wide asphalt road with 30" wide concrete gutters on part of the road, no sidewalks, no markings, no shoulder, and no streetlights. The majority of the roads in the Evans Farm neighborhood have this same configuration. These types of roads closely match a 'Yield Roadway' typology per the US DOT Federal Highway Administration's (FHA) 2016 "Small Town and Rural Multimodal Networks" publication¹. The FHA document indicates that yield roadways are 20ft or less wide, have no sidewalk or shoulder, and no markings. The report indicates that yield roadways are "designed to serve pedestrians, bicyclists, and motor vehicle traffic in the same slow speed travel area" with "very low volumes and low speed." It also described Yield Roadways as local residential roads that are not for through motor vehicle traffic. The FHA report also describes yield roadways to exist "within built-up areas, particularly near residential land uses where most traffic is familiar with prevailing road conditions." See Figure 1.3 for a diagram of a yield roadway from the FHA Report. Furthermore, the New York State Department of Transportation classifies all of the roads in Evans Farm as Local Roadways². The Federal Highway Authority indicates that 'Local Roads' should be "designed to discourage through traffic"³

¹ Federal Highway Administration, Office of Planning, Environment, and Realty, 2016, *Small Town and Rural Multimodal Networks*, Report number: FHWA-HEP-17-024, pgs 2.3-2.8, retrieved from:

https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/small_towns/fhwahep17024_lg.pdf

² New York State Department of Transportation Functional Class Viewer, retrieved from:

<https://gis.dot.ny.gov/html5viewer/?viewer=FC>

³ Federal Highway Administration, 2013, *Highway Functional Classification Concepts, Criteria, and Procedures*. Report number: FHWA-PL-13-026.

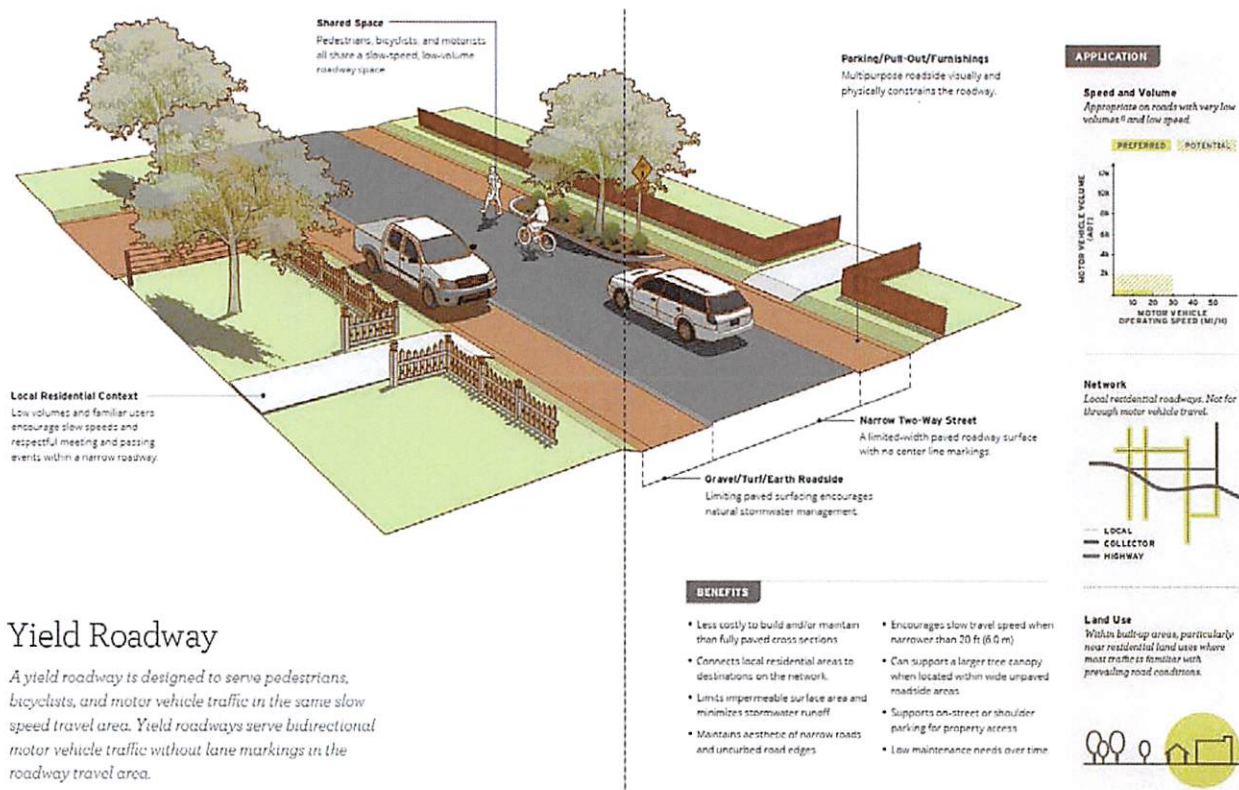


Figure 1.3. Yield Roadway Diagram (image source: FHA, 2016, Small Town and Rural Multimodal Networks, US DOT).

The Idlewood Road vehicular entrance to the 1666 S. Winton Road property was initially built to serve a neighborhood public school in the late 1950s. During that time it is likely that many children would walk to school and the vehicular entrance would see some school buses, staff vehicles, and the occasional parent vehicles entering. Though data is hard to find on the matter, it is our understanding (and memory) that few children were driven to school by their parents at the time the Brookside school was built; therefore there would not have been an influx of low-occupancy vehicles coming to and from the property at the start and end of the school day. See Figure 1.4 for a 1971 aerial photo of Evans Farm and the Brookside Public School.



Figure 1.4. 1971 aerial photo of Evans Farm and Brookside school (image source: Monroe County GIS).

Pedestrian Safety Concerns

Currently, the Idlewood vehicular entrance to 1666 S. Winton Road serves a private, 5-day/wk daycare (the Montessori School of Rochester) and some town tenant spaces. Given these current uses, the entrance is used in a far different manner than its initial design; this entrance now handles many low-occupancy personal vehicles delivering children daily to the Montessori school from locations outside of the Evans Farm neighborhood and potentially from outside of Brighton. The 2/16/2022 TIUNY proposal indicates that the Montessori school daycare will continue to use the Idlewood entrance. Per the NY Office of Children and Family Services, the Montessori School of Rochester has a total capacity of 92 children⁴. Though it is not clear how many children arrive together as siblings or carpooling, there is the potential for 80-90 individual vehicles entering and exiting the Idlewood entrance during every drop off and pick up period each weekday.

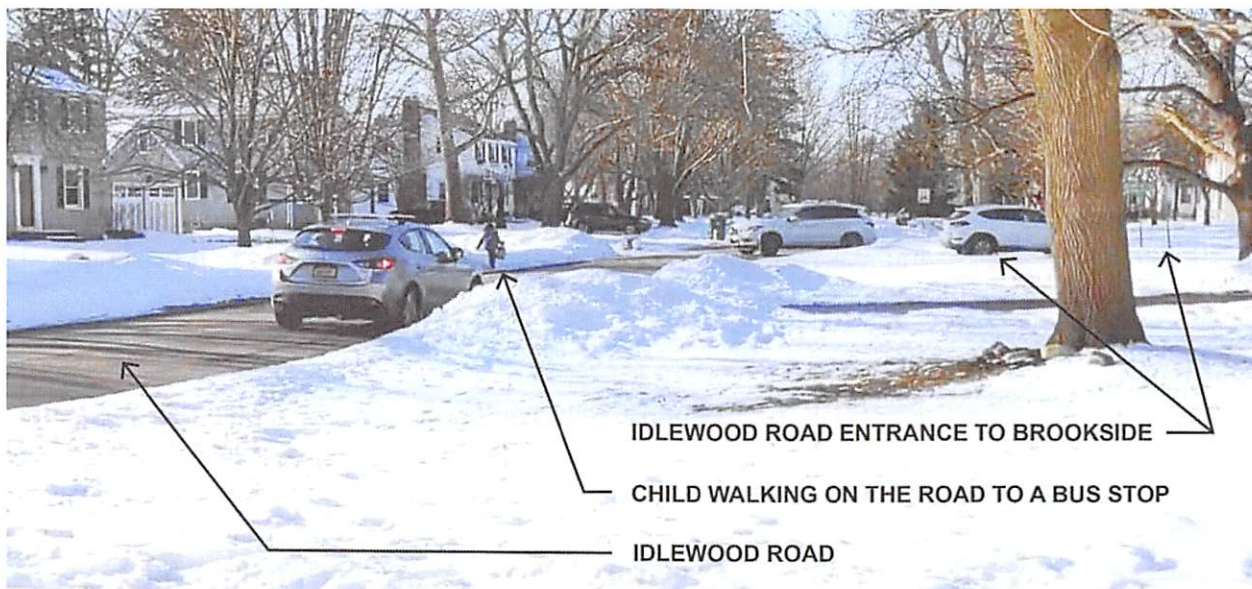


Figure 1.5. Child walking to a bus stop past the Idlewood Road entrance during the Montessori drop-off period. View looking south down Idlewood Road from just north of the Brookside entrance.

The daycare use type tends to create peak traffic at certain times of day (~7:30-9:00am and ~3:00-5:00pm). The resulting traffic at these peak times is high volume, often with fast moving motor vehicles. This peak traffic period happens at the same time as public school children are walking or biking to and from bus stops or school in Evans Farm (let alone other neighborhood residents walking, biking, commuting, etc). This is a concern as children are walking in the roadway at the same time as peak traffic occurs; see Figure 1.5. This concern is exacerbated in the winter due to snow banks encroaching the roadway and low-lighting conditions in the mornings - we have no streetlights and sunrise in Brighton in early January is ~7:40am EST (or potentially 8:40am if Daylight Saving Time is made permanent, as per a bill passed by the US Senate⁵). Finally, residents have attested to seeing numerous 'near misses' with the volume and speed of vehicles moving through the neighborhood during Montessori drop-off and pick-up times. We are VERY concerned

⁴ Division of Childcare Services, NYS Office of Children and Family Services, 2022, *Search for Childcare*, retrieved from: <https://ocfs.ny.gov/programs/childcare/looking/ccfs-search.php>

⁵ Hernandez, J., 2022, Mar 15, *The Senate approves a bill to make daylight savings time permanent*. NPR. <https://www.npr.org/2022/03/15/1086773840/daylight-saving-time-permanent-senate>

with the safety of pedestrians, particularly children, during peak traffic times under existing conditions, let alone the uncertainty of future conditions created by the Brookside tenant spaces if the Idlewood entrance remains open.

The existing and proposed use for the 1666 S. Winton Road tenant spaces, and their resulting traffic, are not compatible with a 'Yield Roadway', as the traffic pattern effectively makes Idlewood Road a 'through street' or 'collector roadway' as opposed to a 'local' street. Furthermore, as Idlewood Road is an internal street to the neighborhood, many additional Evans Farm roads serve as feeder roads to Idlewood Road including Glenhill Drive, Danforth Crescent, Dartford Road, Southwood Lane, Carverdale Drive, Poplar Way, Del Rio Drive, and Birmingham Drive. All of these roads are also effectively transformed into through streets during Montessori drop off and pick up times and have the same hazards as Idlewood as they too are narrow and can be considered Yield Roadways. It is unclear what the town or county considers the peak vehicular volume limit for 'local' or 'yield' roadways with the characteristics of those in Evans Farm. The worst case scenario for the Montessori school morning drop off period is 90 individual vehicles all coming and going within a 30-45 minute period. When counting each car once for arrival, and a second time for departure, the peak volume equates to approximately 300 vehicles an hour driving on Idlewood Road and through Evans Farm streets. This potential peak volume of vehicular traffic is far too high for an 19 foot wide roadway, with no sidewalks, and children walking in the street. This is a concern as an existing condition, and the uncertainty of future tenants only serves to increase that concern.

Public support

In 2015-2016 the Brighton Central School District (BCSD) conducted a series of public meetings to collect community information about the long-term use of the Brookside School building. As part of this process, the district conducted a public survey asking questions about redeveloping the Brookside School⁶. Question 3 from the survey asked "Would you prefer most traffic be directed to the Winton side of the campus?" Of the 204 respondents who answered the question, 72.5% answered "Yes". Table 1.1 includes the complete question 3 wording and results from the 2016 survey.

Would you prefer most traffic be directed to the Winton side of the campus?		
Answer Options	Response Percent	Response Count
Yes	72.5%	148
No	6.4%	13
Doesn't Matter	21.1%	43
<i>answered question</i>		204
<i>skipped question</i>		2

Table 1.1. 2015 Brookside Redevelopment Community Input Survey results, question 3.

⁶ Brookside Redevelopment Community Input Survey. December 2015, Brighton Central School District. Retrieved from <https://www.bcsd.org/cms/lib/NY02212067/Centricity/Shared/Brookside%20Project/december%20survey%20summary.pdf>

Though these results do not directly ask about closing the Idlewood entrance, they do indicate strong public support for directing traffic to the Winton Road side of the 1666 S Winton Road property. A traffic and pedestrian safety study has not been publicly presented by TIUNY to date; however, given that the TIUNY school is predominantly a boarding school whereas the Montessori school tenant is a day school (with parents dropping off students directly), the majority of weekday traffic generated by the property would likely be the Montessori school. Allowing the Montessori school and other tenants continued use of the Idlewood Road entrance would not fulfill the vast public desire for moving 'most traffic' to the S Winton entrance as documented in the BCSD survey.

Connecting the Parking Lots

With respect to the 1666 S. Winton Road property's ability to close the Idlewood entrance, it appears possible for the east parking lot (off of Idlewood) to connect to the west parking lot (off of S. Winton), thus allowing for the removal of the Idlewood entrance. Currently, and in the 2/16/2022 TIUNY concept proposal (Figure 1.6), the west lot has no vehicular connection to the east parking lot. However, there appears to be adequate space to create a connecting driveway between the two parking lots to either the south or north of the existing building.

We had an architect generate two alternative layouts, based on the 2/16/2022 TIUNY concept proposal, to add a 24-ft wide connecting driveway between the east and west parking lots. Such a connection allows the S. Winton Road vehicular entrance to service both parking lots while removing the Idlewood Road entrance and still accommodating the TIUNY building addition and parking quantities. The two alternative layouts are shown in Figures 1.7 and 1.8.

The Figure 1.7 'South' option indicates a connecting drive to the south of the existing building and proposed addition. The 2/16/2022 TIUNY proposal shows a 20-ft wide service drive in this location connecting the S. Winton entrance with the addition and terminating at the existing paved recreation area just south of the Montessori tenant space. This option modifies the service drive to become 24-ft wide and extends it to the east parking lot; the paved recreation area is relocated to accommodate the new connecting driveway. Crosswalks are provided between all sidewalks and pedestrian site features south of the proposed connecting drive. The South option also maintains the TIUNY proposed stormwater management location and shape to the northwest of the building.

The Figure 1.8 'North' option indicates a connecting drive to the north of the existing building and proposed addition. The 2/16/2022 TIUNY proposal does not include driveway or sidewalk changes in this location, but does add a stormwater management feature in this general area. This option proposes adding a new 24-ft wide connecting drive from the east parking lot to the west entrance drive. To accommodate this site improvement, the stormwater management facility is elongated and shifted slightly east of its initial proposed location. This option includes a removal and reconstruction of a portion of the east parking lot to accommodate the connecting drive roadway radius at the northeast corner of the existing building. Both the North and South options include removal of the Idlewood entrance and the addition of some parking spaces in that location to compensate for the loss of parking spaces where the new connecting driveway engages the east parking lot. If deemed necessary by the town, emergency access to the east lot and property from Idlewood Road could still be maintained with a gated entry and a grass paving system or properly sized and structured walkway to accommodate emergency vehicles.

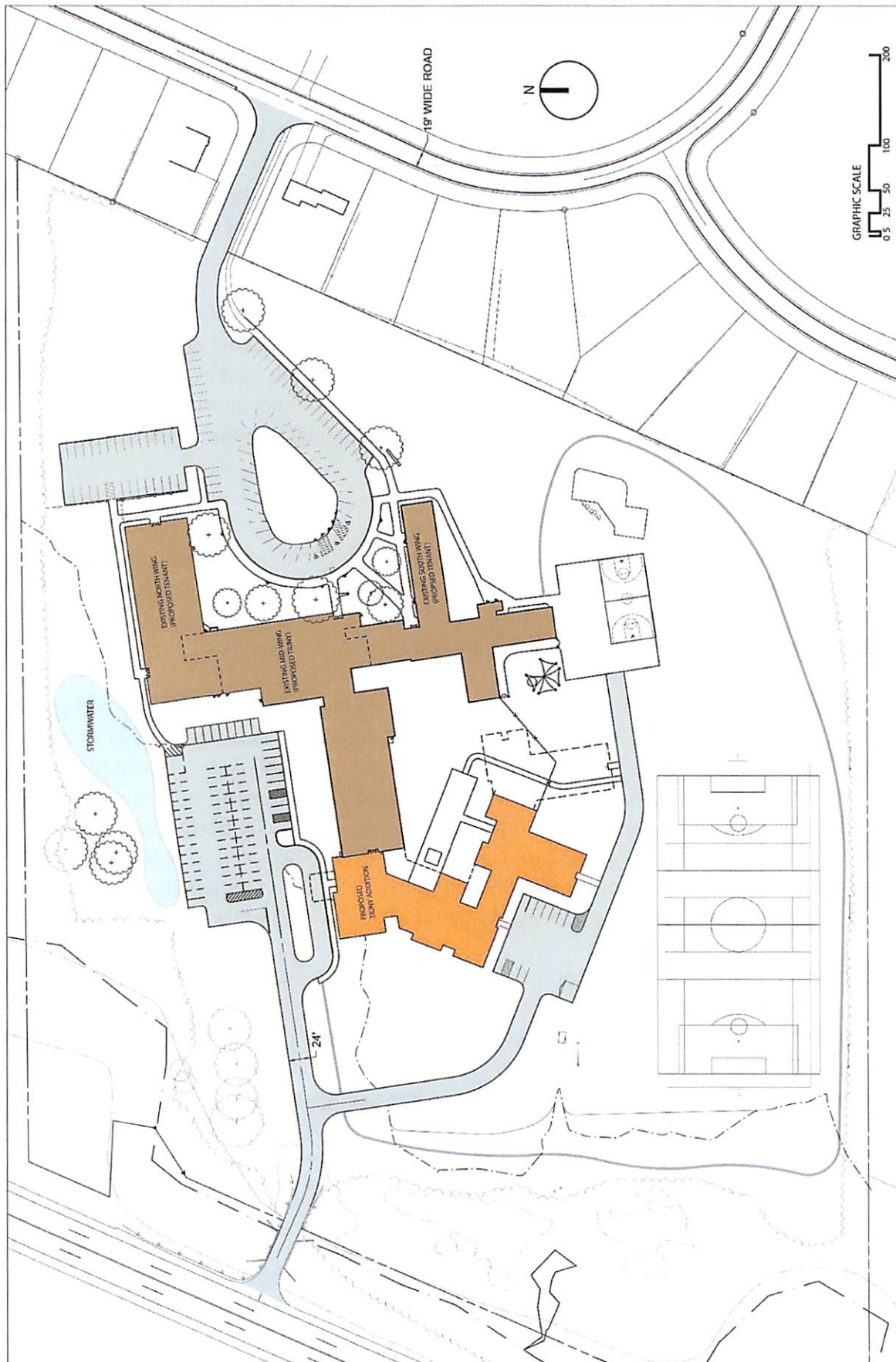


Figure 1.6: TIJNY Concept Site Plan, proposed 2/16/2022.

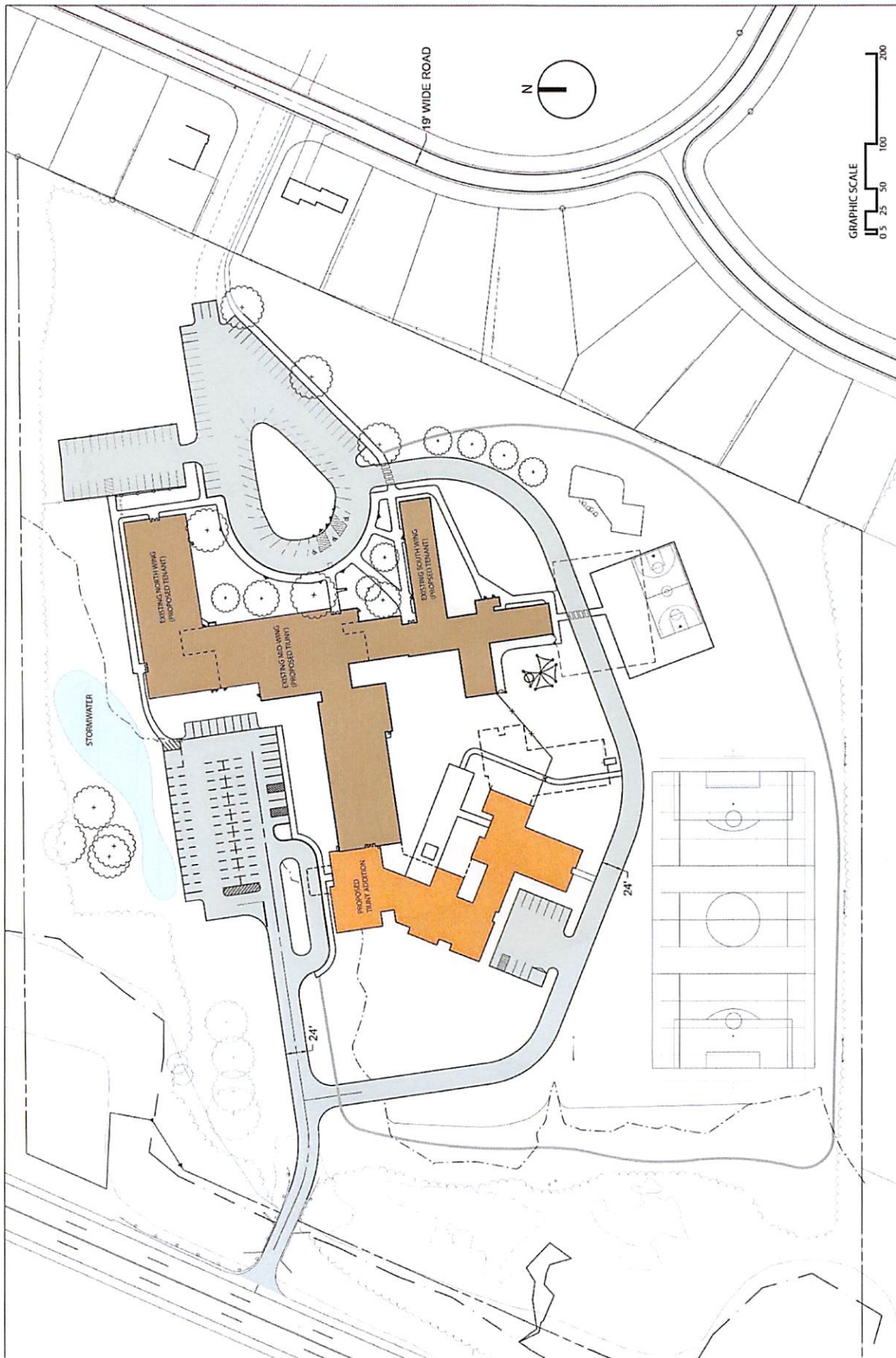


Figure 1.7: Proposal to close the Idlewood vehicle entrance and add a connecting driveway to the south of the building

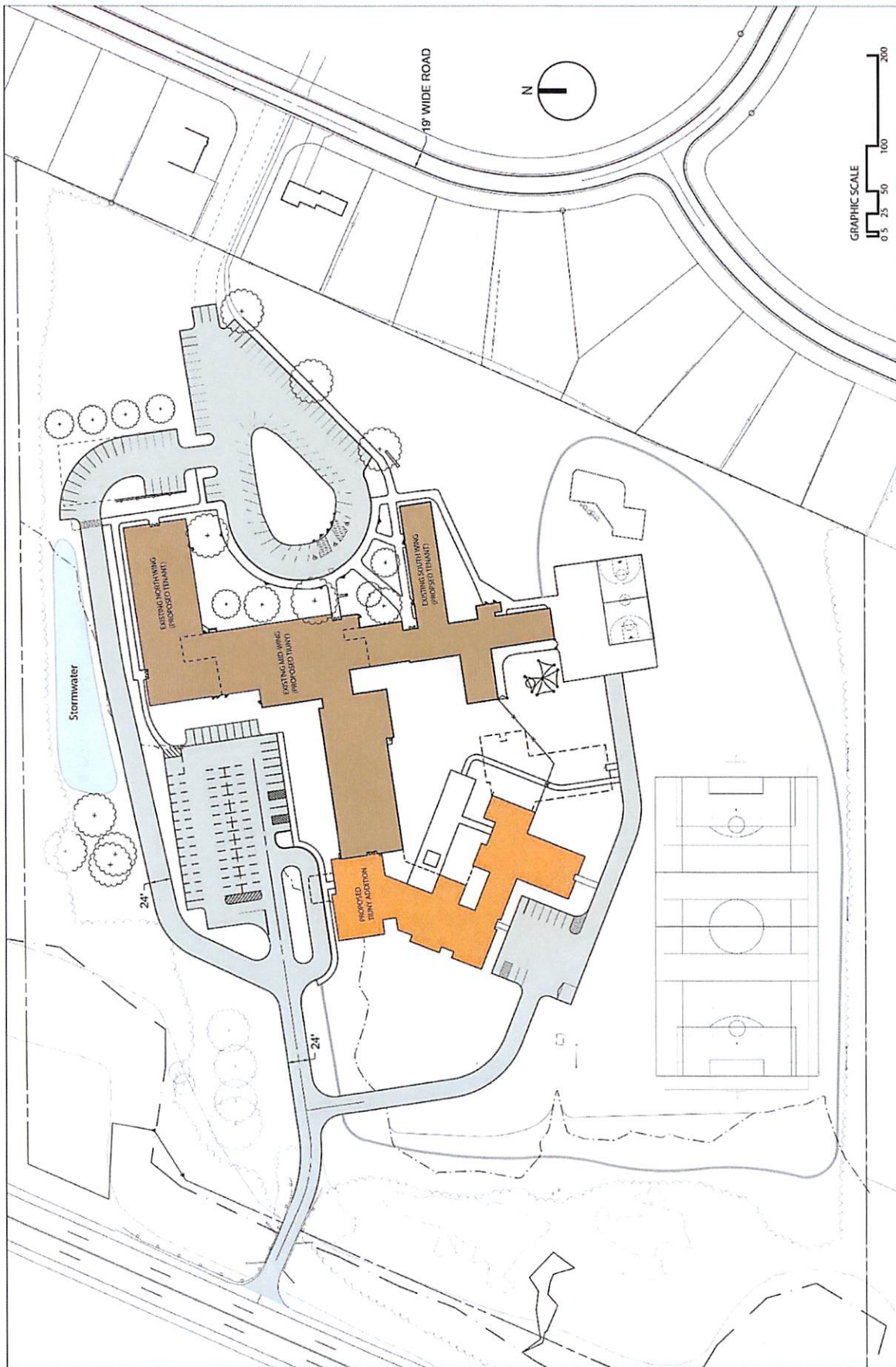


Figure 1.8: Proposal to close the Idlewood vehicle entrance and add a connecting driveway to the north of the building

Uncertainty of Tenant Uses

The 2/16/2022 TIUNY proposal indicates that approximately 50% of the existing building will be maintained as two separate tenant spaces. As proposed, the north tenant space will remain under contract with the town Parks and Recreation department, while the south tenant space will remain under contract with the Montessori School of Rochester. It is not clear how long the existing leases are in effect and if either tenant will renew their leases. It is also not clear what TIUNY intends to do with the tenant spaces in the future if the existing tenants vacate the building.

- Would TIUNY recruit new tenants, if so, who and for what use types?
- Would TIUNY expand their high school or a lower grade school into the Tenant space?
- Would TIUNY leave the spaces empty?

These questions bring much uncertainty to the future building use and the related vehicular needs of the property. If the Idlewood Road vehicular entrance to the property is kept open, it is unclear how future uses of the tenant spaces would affect the volume and timing of vehicles traveling on Idlewood Road and through Evans Farm. If the Idlewood Road entrance to the property were closed, future tenant changes to the 1666 S. Winton Road property would likely not affect vehicular travel in Evans Farm and would therefore be considered safer by neighborhood residents.

Furthermore, at the 2/16/2022 Planning Board meeting, the TIUNY representative indicated that the Montessori school would continue to use the east parking lot and Idlewood Road entrance, while the north tenant would use the west parking lot and S. Winton Road entrance; however, no enforcement mechanism was presented to ensure that north tenant occupants would not use the Idlewood Road entrance. The TIUNY representative also indicated that they “do not anticipate additional traffic through the Idlewood entrance to be generated by the tenant spaces;” however, they did not present any traffic analysis to support this statement. Though we appreciate the sentiment behind these statements, we are concerned that 1) no traffic analysis was presented to affirm that no additional traffic would occur and that north tenants would only use the west lot and entry, and 2) as outlined above, we believe the existing traffic patterns are an issue, so TIUNY maintaining the status quo is still a safety concern for the neighborhood.

Finally, at the 2/16/2022 Planning Board meeting, the TIUNY representative compared their Conditional Use Permit application to the Monroe Community College (MCC) Campus, which is also located in an RLB zone in Brighton. This comparison is not truly equivalent for a number of reasons and we are concerned with the possible outcomes of this equivalency. First, the total MCC property is approximately 10 times larger (238 acres compared to 22 per Monroe County GIS) and is bordered by the Erie Canal to the North, Interstate 390 to the east, and two collector roadways to the south (Brighton-Henrietta Town Line Road) and west (E Henrietta Road); see Figure 1.9 for a drawing of the MCC site and its surroundings. Second, the MCC property does not share a property line with a dense residential neighborhood like 1666 S Winton Road does with Evans Farm. And finally, and most importantly with regards to tenant and traffic uncertainty, the MCC campus has adjacent properties, also in an RLB zone, that do not appear to meet the criteria for RLB conditional uses, in particular Bill Gray’s Regional Iceplex - complete with 4 ice rinks, a fitness center, a tap room and parking for over 400 vehicles all on an 11 acre RLB-zoned site. If the Brookside school’s RLB-zoned site ever developed with uses of this nature or similar, the traffic and

pedestrian safety concerns in Evans Farm would increase exponentially; not to mention other issues such as noise, light, and air pollution that would likely occur. We are very concerned about the uncertainty of possible uses in the 1666 S. Winton tenants spaces and the potential for increased vehicle activity in our neighborhood. Closing the Idlewood Road entrance to the property would alleviate much of this concern.

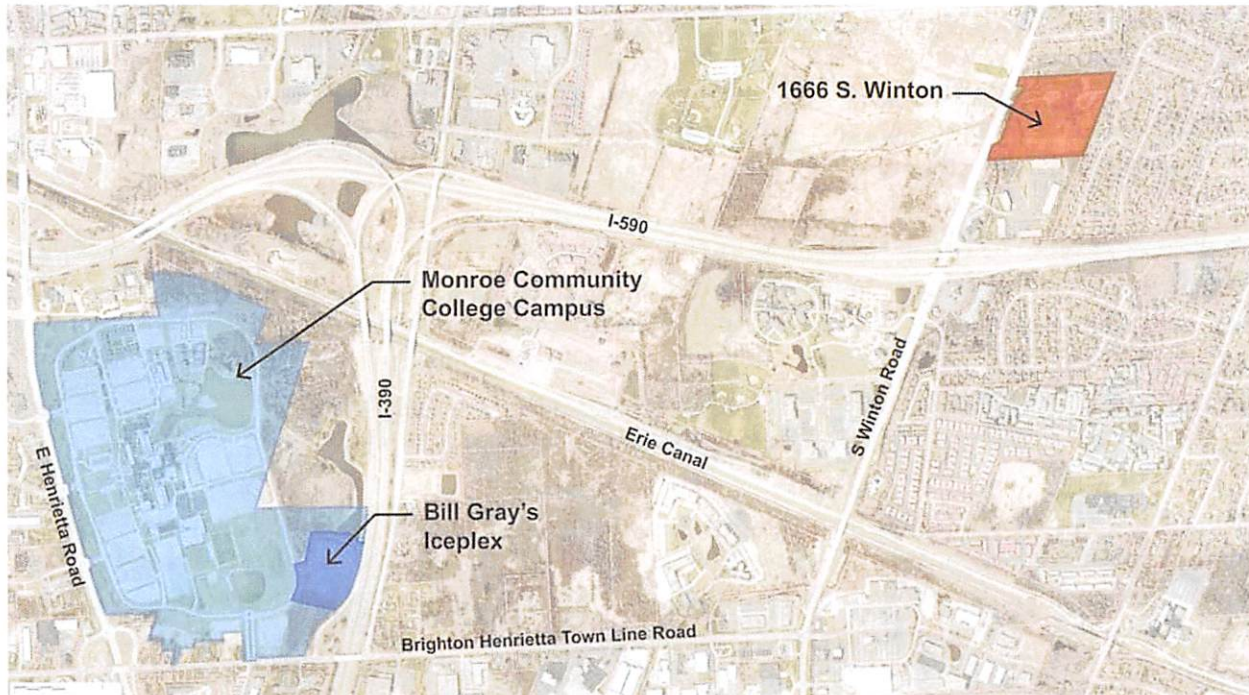


Figure 1.9. Monroe Community College site and surroundings in relation to 1666 S Winton Road and surroundings.

Ultimately, the once-public Brookside school building no longer serves the Brighton neighborhood that it was originally built for, and the vehicular access to Idlewood Road for its current, proposed, and uncertain future use types directly affects the quality of life in the neighborhood during a crucial time of day, particularly in winter. The Brookside School property has a vehicular entrance to S. Winton Road and the opportunity to connect its east and west parking lots with an onsite driveway, thus making the Idlewood Road entrance unnecessary. Closing the Idlewood Road entrance to the 1666 S. Winton property is feasible and will enhance walkability and pedestrian and child safety in our neighborhood, given the pedestrian use of our streets and the lack of sidewalks in Evans Farm overall.

Condition 2:

Currently, Brighton Central School District owns the 1666 S Winton Road property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

The Property Owner must provide the Town and its residents legal access (easement, right of way, land lease, or equivalent) to a portion of the property grounds for open space use and a pedestrian pathway connecting Idlewood Road to S Winton Road and the planned expansion of Buckland Park.

Supporting Information for Condition 2

Neighborhood History and Existing Open Space Conditions

The Brookside School was built in 1957 along with the construction of the Evans Farm neighborhood, which contains approximately 350 single family homes. The school building and its grounds have directly served the neighborhood from its inception. Though the public school left Brookside in 1987, the building and property have since provided many functions to the town and neighborhood including a community center, the town Parks and Recreation department (offices, activity rooms, and fields), a private day care, various non-profits services, and a town playground. Evans Farm does not have any internal open space or parks; the school property serves this function. The nearly 20 acres of open space on the property provide Evans Farm and the town as a whole with an additional playground, a paved activity area, playing fields for town sports, and numerous lawns for relaxing and recreating.

Figure 2.1 shows the layout of the open space on the 1666 S Winton property including dedicated walkways and multi-use driveways which serve vehicles, pedestrians, cyclists, etc. The Brookside town playground and lawns are shown in Figures 2.2 and 2.3.

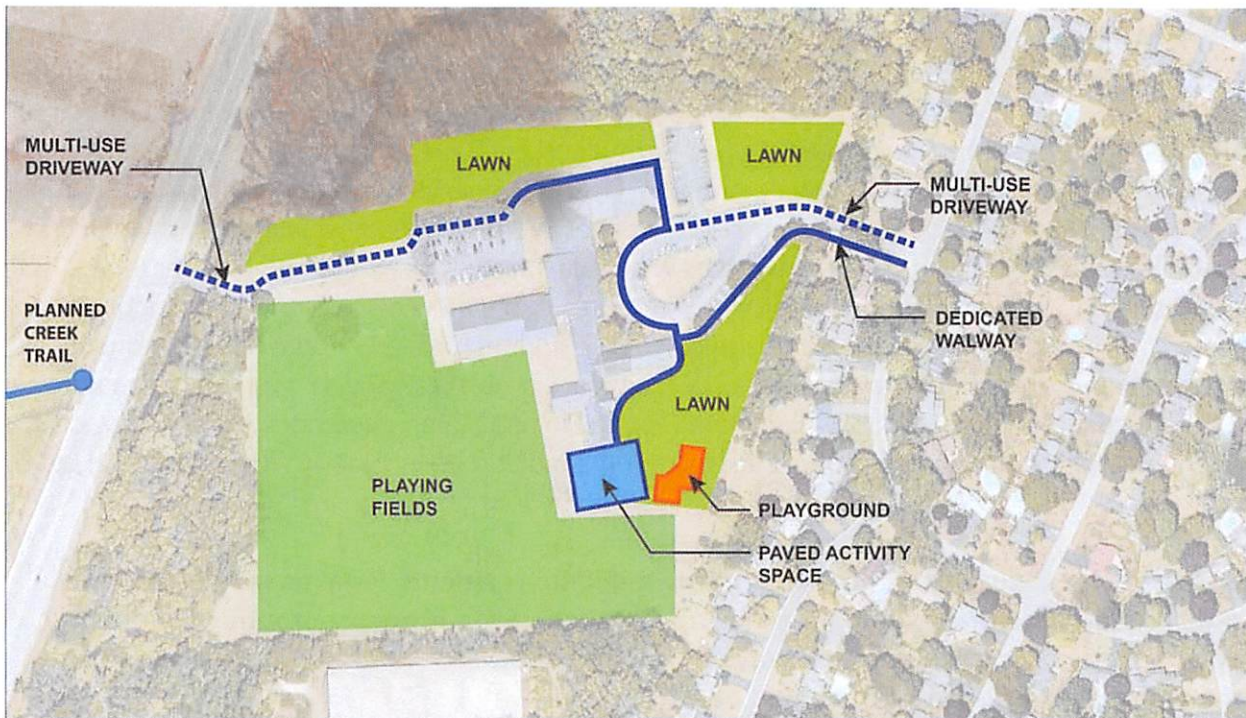


Figure 2.1 - Existing public open space use on the 1666 S Winton property



Figure 2.2 and 2.3 - Existing Town of Brighton playground and open space lawns on the 1666 S Winton property.

The Evans Farm neighborhood layout has a parallelogram shape (See Figure 1) that is bordered by Westfall Road to the north, Edgewood Road to the east, I-590 to the south, and two properties and a creek to the west (Cambridge Place office park, Brookside School, and Allens Creek). The Brookside property is the only location for Evans Farm pedestrians to 'cut through' to S Winton Road and the open space to its west. The open space west of S Winton Road is currently being bought by the town and is planned to be a 'Central Green' open space per the Envision Brighton 2028 plan. This Central Green will have a 'Creek Trail' following Allens Creek and terminating at S Winton road across from the 1666 S. Winton Road entrance. The Central Green plan and Creek Trail are shown in Figures 2.4 and 2.5.



Figure 2.4 - Town of Brighton's 'Central Green' plan (Source: Envision Brighton 2028)

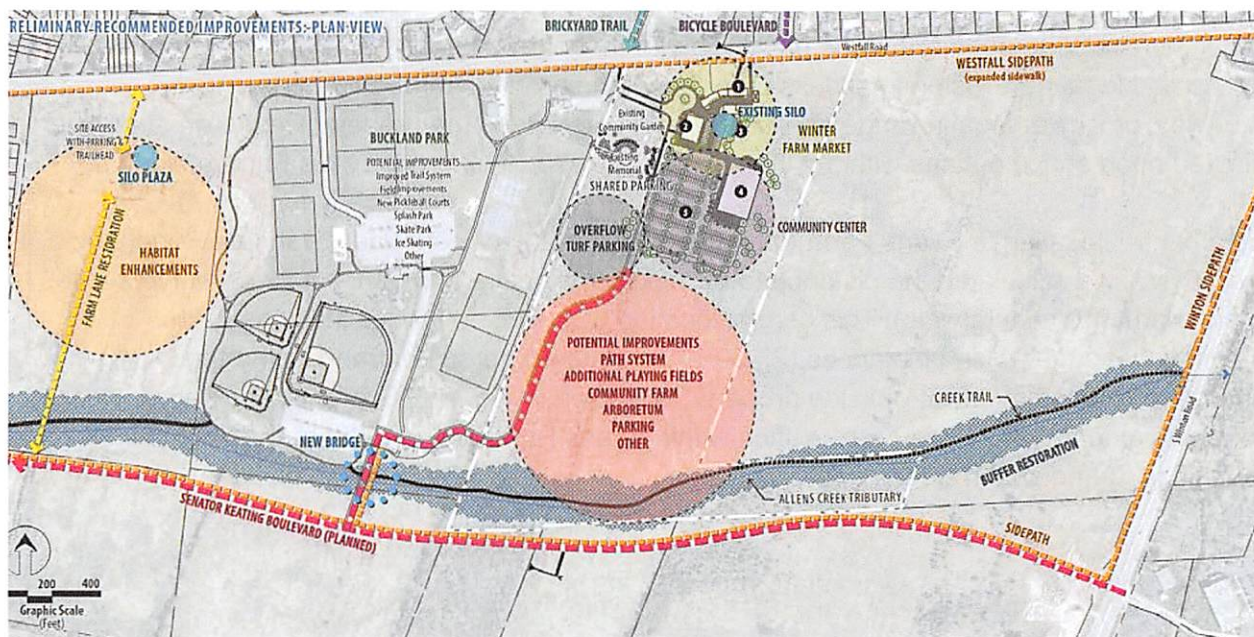


Figure 2.5 - Planned 'Central Green' and Creek Trail to S Winton (Source: Envision Brighton 2028)

Finally, the Envision Brighton 2028 plan (EB28) supports the notion of walkable neighborhoods and access to open space in many ways. Here are a few excerpts from the plan illustrating this notion:

EB28 Smart Growth Principle 4

4. Create Walkable Neighborhoods.

EB28 Economic Vitality Policy Statement Objective B & D

B. Foster a mix of residential and commercial investment that promotes the vitality, density, and walkability of local activity centers.

D. Improve access to and promote utilization of local parks, open space, and recreational resources within the Town.

EB28 Public Health & Safety Policy Objective C:

C. Provide safe pedestrian and bicycle linkages among parks, recreation areas, and neighborhoods and between neighborhoods and commercial areas, and take additional steps to encourage their use.

EB28 Public Health & Safety Policy Recommendation 4 & 8:

4. Ensure incentive zoning is utilized to gain additional public open space when the project:

- Is consistent with the goals of this Comprehensive Plan;
- Mitigates negative impacts on adjacent neighborhoods; and
- Addresses a specific need or demand for passive or active open space, whether located on the project site or elsewhere in the Town.

8. Allocate space on our street network to create inviting spaces for bicyclists and pedestrians within the right of way.

Evans Farm proximity to walkable open space

As mentioned, Evans Farm does not have a dedicated park or open space other than the Brookside property. We are appreciative of the TIUNY leadership verbally indicating that the playground and lawns would remain open to the public following their purchase and transition to private land; however, we are concerned about the uncertainty of that offer over time and would prefer town residents had legal permission to access a portion of the grounds through an easement, right-of-way, or similar legal arrangement. If the public access to the property was terminated, there are limited open space options within a 20 minute (1 mile) walk of most Evans Farm residents.

Using a central location in Evans Farm (the intersection of Idlewood Road, Evandale Road, and Glenhill Drive) we calculated the distance to existing open space and park locations within 2 miles of Evans Farm (40 minute walk). This central location was chosen for this study as it has approximately equal walking distances (2,150-2,450 ft) to numerous entrances into the neighborhood, including the Brookside property, as shown in Figure 2.6. The Evans Farm center point is assumed to be an 'average' location within Evans Farm and used to represent the typical household in the neighborhood.

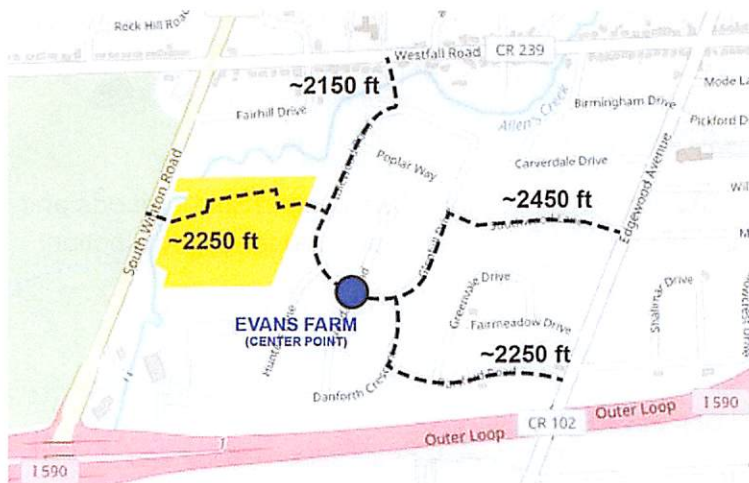


Figure 2.6 - Evans Farm Center Point calculation. Brookside property highlighted in yellow.

Using the Evans Farm center point, the existing walking distances and routes to nearby open space and parks were calculated as shown in Figure 2.7 on the next page. These calculations assume the Brookside property is publicly accessible. Figure 2.7 indicates the closest open spaces to the Evans Farm center point are the Brookside playground (0.25 miles), the planned creek trail (0.5 miles) and the BCSD High School fields (0.75 miles). All other open space and playground options are at least a 1 mile walk, with the Erie Canal Heritage trail being the furthest away at 1.4 miles. Alternatively, Figure 2.8, on the next page, shows the potential walking distances and routes to nearby open space and parks assuming the Brookside property is private and closed to public access. Closing the Brookside grounds to the public would result in Evans Farm center point having no playground within a mile, doubling the distance to the planned creek trail, and leaving the high school fields as the only open space within 0.75 miles, or a 15 minute walk.

Table 2.1 below shows the results of the walkability comparative analysis side-by-side and includes distances, travel times, and major road pedestrian crossings from the Evans Farm center point to the open spaces and parks identified in the table and on the walkability maps. Please note that the 'road crossings' calculation only includes roads external to the Evans Farm road network.

Evans Farm Open Space Walkability

Open Space Location	Brookside (Public Access)			Brookside (Private)		
	Distance (miles)	Walk Time (min)	Road Crossings	Distance (miles)	Walk Time (min)	Road Crossings
Brookside Playground	0.25	5	0	n/a	n/a	n/a
Planned Creek Trail (S Winton)	0.5	10	1	1	20	4
BCSD Fields (High School)	0.75	15	1	0.75	15	1
BCSD Playground (High School)	1	20	1	1	20	1
Pittsford Rail trail (Allens Creek Rd)	1.1	22	3	1.1	22	3
BCSD Playground (FRES)	1.1	22	3	1.1	22	3
Buckland Park	1.2	24	6	1.2	24	6
Brickyard Trail	1.2	24	5	1.2	24	5
Meridian Center Park	1.4	28	4	1.9	38	7
Erie Canal Heritage Trail	1.4	28	4	1.9	38	7

Notes:

Walking speed = 3.0 mph

Walking time does not include wait times at road crossings

Road crossings do not include Evans Farm internal mixed-use streets

Walk Time color scale

<10 minute walk
11-20 minute walk
21-30 minute walk
>31 minute walk

Table 2.1 - Evans Farm Open Space Walkability chart. See Figures 2.7 and 2.8 for a visual representation of this analysis

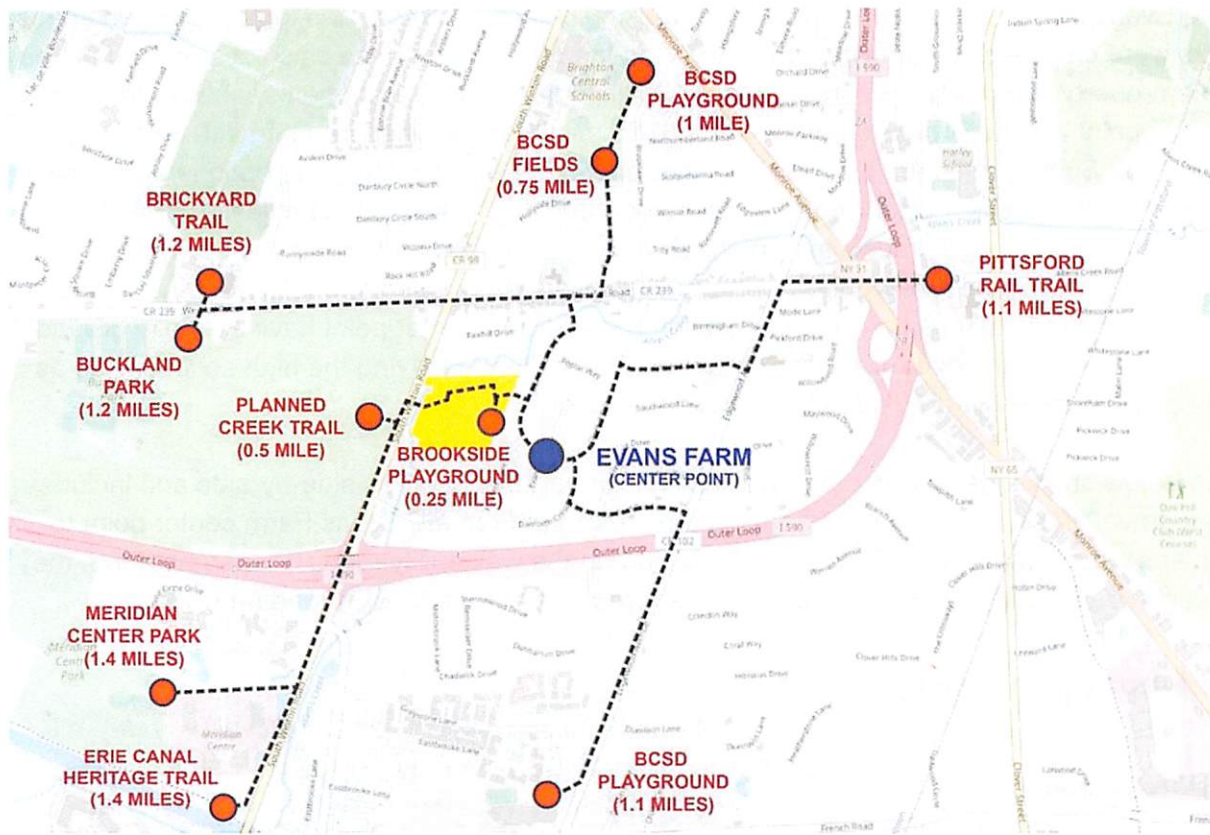


Figure 2.7 - Evans Farm open space walkability map - Existing conditions w/ Brookside property as public use (in yellow)

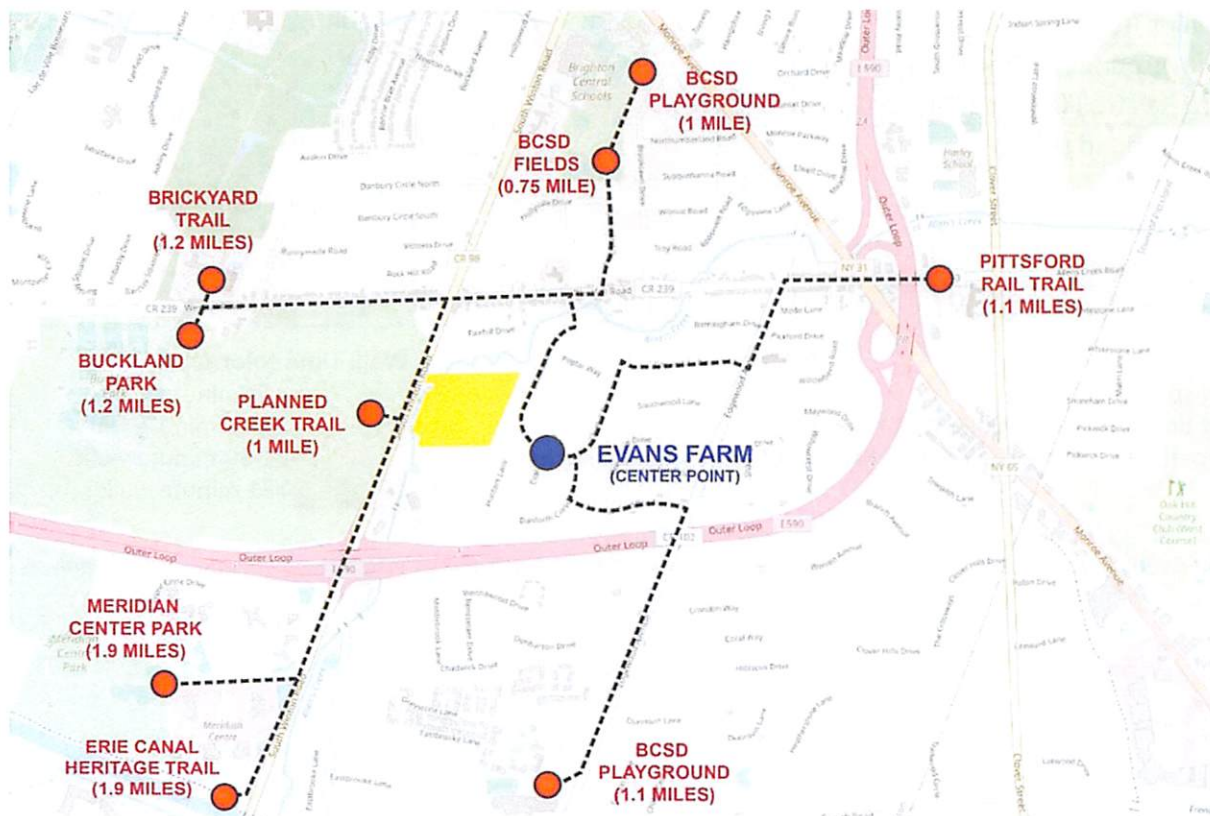


Figure 2.8 - Evans Farm open space walkability map - Brookside property as private land (highlighted yellow)

Legal Property Access

As mentioned, we appreciate TIUNY's statement at the 2/16/2022 planning board meeting indicating that the public could use the 1666 S Winton property grounds. However, we would prefer an official designation of public open space via an access easement, right-of-way, or similar to provide town residents with long-term, legal access to open space on the Brookside property and across S Winton. Having legal access of this nature would allow for clearly defined rules for public access, reduce liability issues for TIUNY, and provide reasonably walkable access to the planned Central Green to the west of S Winton. Maintaining official public access through the Brookside property through an easement or similar is pursuant to the Envision Brighton 2028 plan's Public Health & Safety Policy Recommendation 4 which promotes the use of incentive zoning to maintain and expand access to public open space in Brighton.

Public access to the 1666 S Winton open space is a neighborhood asset and maintaining this recreation space, or portions of it, as public space is in keeping with the Envision Brighton 2028 vision for planned development along Westfall Road and Winton Road. There are many examples throughout Brighton where incentive zoning or other legal strategies have been used to help maintain or create public recreation spaces in conjunction with private properties. With the town focusing on the development of Buckland Park, especially as a future home to the Brighton Farmers Market, which used to be located at Brookside during the winter months, it is important to consider this land as a pedestrian connection from the Evans Farms and Willowbend neighborhoods to Buckland Park. The EB28 planned Creek Trail and S Winton Sidepath (Figure 2.5) have the potential to connect across the bridge into the Brookside property to provide pedestrian and bicycle access to Buckland Park from Evans Farm and neighborhoods to the east of S Winton.

There are a few examples of public access through private land within the town of Brighton. Though we are uncertain of the legal specifics governing these examples (incentive zoning, existing right-of-way, etc), we want to provide TIUNY and the Planning Board examples to research and model for the 1666 S Winton property in providing legal public access across the property.

Example 1. 100 Meridian Centre Boulevard.

Meridian Centre Park, owned by the Town of Brighton, is located at 2025 Meridian Centre Blvd. The park is adjacent to 100 Meridian Centre Blvd, which is privately owned by Meridian Centre Associates⁷. Meridian Centre Park does not have a dedicated parking lot within its property boundary; however, the 100 Meridian Centre parking lot is made available for the general public to park their vehicles while using Meridian Centre Park. The 100 Meridian Centre property also has 3 paved walkways that lead from the parking lot directly to the town park, as shown in Figure 2.9. Presumably there is a legal allowance for the public to use the parking lot and walkways on the privately-owned 100 Meridian Centre Blvd property. Assuming there is legal permission for this property to be used by the public, a similar agreement could be established between TIUNY and the Town of Brighton.

⁷ Real Property Portal, Monroe County, NY. Retrieved April 4, 2022 from <https://www.monroecounty.gov/etc/rp/report.php?a=262000-14916000010072000000>



Figure 2.9 - 100 Meridian Centre parking lot and pathways to Meridian Centre Park. Property boundary and imagery source: Monroe County GIS, from: https://maps.monroecounty.gov/Html5Viewer2/index.html?viewer=Parcel_View#

Example 2: 2740 Monroe Avenue (Whole Foods Plaza)

The Auburn Trail crosses the 2740 Monroe Avenue property where the Whole Foods Plaza is currently being constructed. This property is owned by Daniele SPC, LLC. Figure 2.10 indicates the extent of the property and the location of the Auburn Trail, which crosses the property from north to south. The 21-JAN-2016 Draft Environmental Impact Statement for the 2740 Monroe Avenue property indicates that a series of pedestrian and access easements would be established to accommodate the public use of the Auburn Trail on the property⁸.



Example 3: Elmwood Ave to Babcock Drive walkway

Just south of Council Rock Primary School (CRPS), there is a paved walkway that connects Elmwood Avenue to Babcock Drive and onto CRPS. This walkway crosses numerous single-family home properties between Elmwood Avenue and Babcock Drive, as shown in Figure 2.11. This serves as another example of a legal allowance in place for a public walkway to cross privately-owned properties.

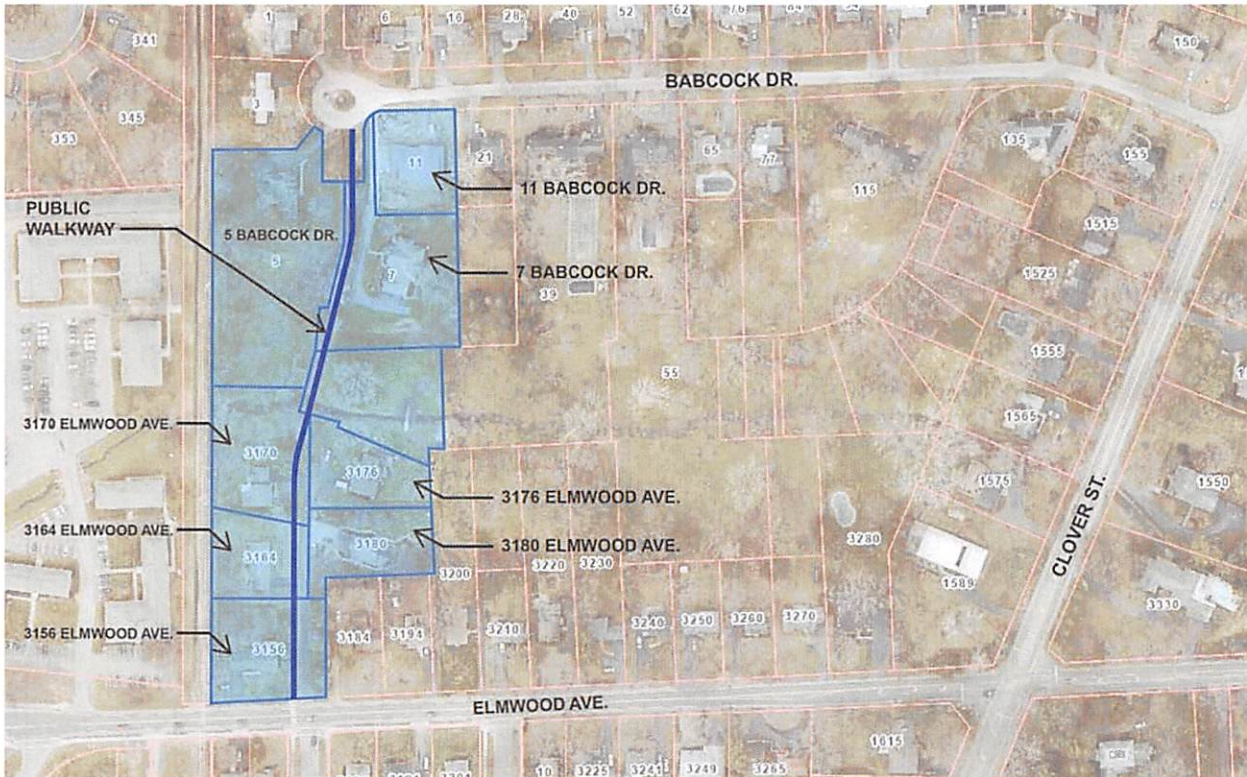
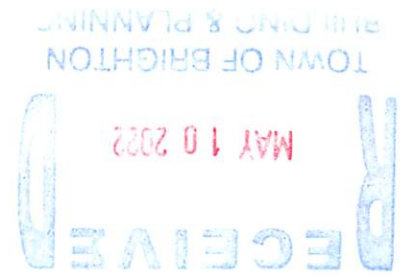


Figure 2.11 - Property Parcels and walkway connecting Elmwood Avenue and Babcock Drive. Property boundaries and imagery source: Monroe County GIS Interactive Map Gallery, Parcels viewer.

May 10, 2022



To Whom It May Concern:

I am writing regarding the conditional use permit letter of intent from the Montessori school located within the Brookside school building. First, it should be stated that (anecdotally) the issue of traffic concerns relative to Montessori users has been an issue for many years and is not new or related to the TIUNY proposal; however, the changes at Brookside due to the TIUNY proposal(s) provides timely opportunity to address the long-standing neighborhood concerns. Further, relative to the letter dated April 18, 2022 from Montessori for a conditional use permit, the following identifies concerns with their proposal:

- A. *"... the Planning Board shall find that the request is in harmony with the general purpose.....the nature and intensity of the operations....in connection with the use and the size with respect to the streets giving access thereto."* Further, *" the nature and intensity is benign and consistent with what has previously operated at Montessori over the years"*:
 - a. The streets of Evans Farm at yield roadways that have pedestrians sharing the 19ft wide road with vehicles. The Montessori rush hours greatly increases traffic volume and speed is not 'in harmony' with this type of street.
 - b. The existing condition of traffic during Montessori rush hours is not benign as it coincides with children walking to/from school and bus stops on the streets in the neighborhood, as well as neighbors walking their dogs, etc.
- B. *"...This use will not impact health, safety and welfare of its neighborhood."* I do not feel that Montessori can make that statement; if they spoke directly to the neighborhood we would collectively argue that safety is of great concern. The numbers of neighbors that have signed the petition to close the Idlewood entrance to Brookside (see separate documentation regarding this) speaks to the broad neighborhood concerns about the traffic through Evans Farm and the safety of its inhabitants. In addition, when Brookside school as first developed the nature, frequency and use of vehicle drop offs was likely less than it is now and as such traffic comparisons cannot be made.
 - a. Cynthia, the school director, in a recent phone conversation, acknowledged that people dropping off/picking up relative to road safety is an "ongoing issue" and they send notices to families at least quarterly to address what they know is a regular concern. She later sent out communications to families reminding them we are a neighborhood of walkers with no sidewalks. Cynthia acknowledged that these reminders did not necessarily impact their parent behavior.
- D. *"....will not be detrimental to the economic welfare of the community."* I would argue that the increased traffic down Idlewood has increased the damage to the roads; increased use = accelerated deterioration. The Montessori residents aren't contributing to the cost of road repairs, and the use of the road by their users does not lend an increase to the timeliness of re-paving.

Montessori and the Brookside property can accommodate access from the Winton Road entrance; all traffic to that location should be directed to the Winton Road entrance and no traffic, other than neighborhood traffic, should not enter the Evans Farm neighborhood. I wholeheartedly agree with the

neighborhood petition to make a condition of the TIUNY sale and proposed modifications to the property that **the Idlewood entrance to Brookside must be closed permanently.**

Please see separate letters regarding TIUNY proposal.

Regards,

Vicki Reina, MA

Vicki Reina

May 10, 2022

45 Hunters Lane
Rochester, NY 14618

Dear Planning Board Members,

Concerns regarding the sale of Brookside School by the Brighton Central School District have been raised over the past several months. Since it appears the sale to TIUNY is a foregone conclusion, specific suggestions and requests have come to light. In particular, we feel strongly that the Idlewood entrance to the property be closed due to safety issue regarding current (Montessori) and future (Institute) traffic. The Winton Road entrance is convenient and well marked. Additionally, there should be attention paid to the privacy of those of us on Hunter's Lane whose properties back up to the campus, especially with the potential large increase of construction workers, construction vehicles, teaching and administrative staff and students.

Rezoning the property from public to private ownership left those of us in the Evans Farm neighborhood completely out of the loop; shame on the Brighton School District. As retirees on fixed incomes, we have no choice in this matter and will, of course, continue to pay our school taxes but with no return on that rather large investment. Use of the Brookside property will be sorely missed.
Thank you for your consideration.

Margaret M. Lawlor





Jeff Frisch <jeff.frisch@townofbrighton.org>

Evans Farm Neighborhood Concerns (5P-NB1-22)

1 message

Cynthia MacDonald <cindymac481@gmail.com>

Wed, May 11, 2022 at 9:43 AM

To: jeff.frisch@townofbrighton.org, rickdistefano@townofbrighton.org

Dear Mr. Jeff Frisch and Mr. Rick DiStefano,

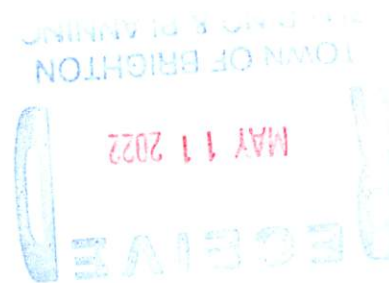
We would like to preserve our Evans Farm neighborhood for safe living and maintain our property values that have recently skyrocketed. The TIUNY project will threaten the safety of our children due to increased traffic.

Many of our neighbors are concerned about the TIUNY (application 5P-NB1-22) We would like the Planning Board to require that the Idlewood Road entrance be closed and or that the public be granted formal access to green space and a walking path to Winton Road. The increased activity on the property 24/7 creates noise, loss of privacy and 24/7 light pollution.

Thank you for your time and considering our proposal.

Sincerely,

Cynthia and Cameron MacDonald





Jeff Frisch <jeff.frisch@townofbrighton.org>

Input on application 5P-02-22

1 message

Peg Warrick <warrickpeg@gmail.com>
To: jeff.frisch@townofbrighton.org

Fri, May 13, 2022 at 2:38 PM

Jeff Frisch and the Planning Board,

I would like to comment on the application 5P-02-22 for the Montessori School conditional use permit request.

Regarding the 4/18 note from Woods Oviatt Gilman:

Page 1, third paragraph states that "In its former iteration as Brookside Elementary School, as a neighborhood public elementary school, much traffic was directed toward Idlewood Road and the Evans Farm neighborhood". When this was an elementary school many students walked, and many others were brought in by groups on buses. There was never "much traffic". The personal vehicle traffic was never at the level it has been since Montessori moved in.

Page 2, Section (A) While it is true the use will remain unchanged, the traffic impact has been outside the bounds of the design of Idlewood Road for many years and does not fit with Brighton's walkability goal. Just because that use was allowed while the property was owned by the BCSD, does not mean it should be able to continue unchanged when the property changes to another owner. We could not impact the use by BCSD per state laws, but with the change to private ownership, now is the first chance we have had to ask for a change.

Page 2 Section B - It won't impact the current unacceptable level of traffic, over which we had no input previously.

I request that before TIUNY is able to occupy their new facilities, all traffic for the property be directed to the 1666 Winton Road entrance, and the Idlewood Road entrance shall be closed to vehicles.

I understand this may not be feasible during construction and a conditional use permit may be required for a short duration. But by the time TIUNY is able to use the facility construction should be far enough along to allow for vehicular entrance to be changed to 1666 Winton Road.

Thank you for your consideration and for all you do for Brighton. Until I got involved in this process I clearly underestimated the work the Planning Board does.

Sincerely,
Peg Warrick
215 Idlewood Road





Jeff Frisch <jeff.frisch@townofbrighton.org>

Montessori School of Rochester Support

1 message

Leire Bascaran <leirebascaran@gmail.com>

Fri, May 13, 2022 at 1:18 PM

To: jeff.frisch@townofbrighton.org

Hi Jeff,

I'm writing as a parent of the MSR community and someone who has had two boys who have grown and flourished in this area. I would like to request that the application be accepted and the Idlewood entrance stay open. The back entrance is a threat to the safety of our children given the planned construction. This place is a sanctuary for our little ones and the community of parents is very willing to follow speed limits, stop signs etc. that are already set up for safety and regulation.

I am a Brighton resident and I respect our neighbors just as anybody else. Please protect our children because one or two neighbors with a loud voice could be a detriment to many.

Thank you for your time and attention,

Leire





Jeff Frisch <jeff.frisch@townofbrighton.org>

RE: Quicklee's/1950-1966 Monroe Avenue - Planning Board Application 10P-NB1-21

2 messages

Goldman, Jerry A. <jgoldman@woodsoviatt.com>

Sun, May 15, 2022 at 2:29 PM

To: "Town of Brighton-Rick DiStefano (rick.distefano@townofbrighton.org)" <rick.distefano@townofbrighton.org>, Jeff Frisch <jeff.frisch@townofbrighton.org>

Cc: Ken Perelli <k.perelli@quicklees.com>, "Quicklee's- Lou Terragnoli (l.terragnoli@quicklees.com)" <l.terragnoli@quicklees.com>, "John H. Sciarabba (john@landtechny.com)" <john@landtechny.com>

Rick and Jeff-



We would request that the above referenced application continue to be adjourned as the applicant and the Town continue to proceed with the early stages of the desired Incentive Zoning process.

As always, thank you very much for your courtesy.

Best and stay safe,

Jerry

Jerry A. Goldman, Esq.

Partner

Direct Dial: 585-987-2901

Direct Fax: 585-362-4602

jgoldman@woodsoviatt.com

Firm Phone: 585-987-2800

Firm Fax: 585-454-3968

woodsoviatt.com



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Louis Terragnoli <l.terragnoli@quicklees.com>

Sun, May 15, 2022 at 2:42 PM

To: "Goldman, Jerry A." <jgoldman@woodsoviatt.com>

Cc: "Town of Brighton-Rick DiStefano (rick.distefano@townofbrighton.org)" <rick.distefano@townofbrighton.org>, Jeff Frisch <jeff.frisch@townofbrighton.org>, Ken Perelli <k.perelli@quicklees.com>, "John H. Sciarabba (john@landtechny.com)" <john@landtechny.com>

Jerry,
I thought we had the elevations and site plan aligned for the next meeting.
Please let me know.
Thank you
Lou

Sent from my iPhone

On May 15, 2022, at 2:29 PM, Goldman, Jerry A. <jgoldman@woodsoviatt.com> wrote:

Rick and Jeff-

We would request that the above referenced application continue to be adjourned as the applicant and the Town continue to proceed with the early stages of the desired Incentive Zoning process.

As always, thank you very much for your courtesy.

Best and stay safe,

Jerry

Jerry A. Goldman, Esq.
Partner

Direct/Dial: 585-987-2901

Direct Fax: 585-362-4602

jgoldman@woodsoviatt.com

Firm Phone: 585-987-2800

Firm Fax: 585-454-3968

woodsoviatt.com



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May 15, 2022

RE: Conditional Use Permits **5P-02-22** and **5P-NB1-22**



To Mr. Frisch and the members of the Town of Brighton Planning Board,

My name is Seth Holmes and I reside at 182 Idlewood Road, which borders the 1666 S Winton property, and its 220 Idlewood road sub-address. I have written to you separately as part of a group of residents with a request for two conditions along with a series of signatures and the "Conditions Requested for 1666 S Winton Road Conditional Use Permit" dated 4/4/202. In this email, I am independently providing supplemental comments below with regards to the **5P-02-22** and **5P-NB1-22** applications, much of which clarifies the applicability of the two requested conditions (closing the Idlewood entrance for pedestrian safety, and formally confirming access to open space) in relation to the two current applications.

Regarding 5P-02-22.

The application letter provides 7 specific responses to Town Code Section 217-7; I have concerns with some of these responses.

- Item A. The application letter indicates that "the nature and intensity of operations is benign and consistent with what has previously operated at Montessori over the years". Though I believe their proposal does not change the status quo, I object to the notion that the nature and intensity of this status quo is "benign", particularly with respect to the size and types of streets accessible to the Montessori school. Per the current design presented, the Montessori school is only accessible by Idlewood road, which is a Yield Roadway that is 19ft local road without sidewalks. Idlewood road and the streets that feed into it are not conducive for use as a through street. I believe that this request is therefore not in "harmony with the general purpose and intent" of the zoning code as required per item A.
- Item B. The application letter indicates that their "use will not impact the health, safety and welfare of its neighborhood." As was pointed out in our previous letter and the 278 signatures in support of it, the safety of pedestrians is of great concern if the Idlewood Road entrance is to continue being used by the Montessori school or any future tenants in that facility. There is a large influx of traffic in the neighborhood between 7:45 and 8:45 due to the Idlewood entrance, and this corresponds to public school bus pickups and children walking to school. Given the size of the 1666 S Winton Road property, it appears that there is ample space for the 220 Idlewood road traffic to be directed to Winton Road, thus eliminating this safety concern for the neighborhood.
- Item E. The application letter indicates that "the use will be adequately served by essential public facilities, without the need for any upgrades or improvements." As was previously stated, the roadways that currently service the Montessori tenant space are yield roadways which are not conducive to through traffic or the volume of traffic present during Montessori peak traffic. Upgrades would be needed to make the Evans Farm neighborhood streets conducive to the Montessori peak traffic or any future tenant.
- Item G. The application letter indicates that "the proposed school use in accordance with the Comprehensive Plan provision that states, 'The Town of Brighton has long been a community celebrated for its history, cultural diversity, and educational opportunities. Envision Brighton 2028 comprehensive plan, volume 2, Vision & Development, Town Policy Framework, page 3.'" I do not disagree with this statement; however, I am concerned that

the proposed use fails to address additional aspects of the Envision Brighton 2028 sections dedicated to walkability and pedestrian safety. I encourage the applicant and the board to consider the proposed use in relation to the following Public Health and Safety Recommendations on Page 21, Vol. 2, Envision Brighton 2028:

- *Rec 5. Continue to ensure that the benefits to the community are properly weighed against the burdens to the community with the application of incentive zoning practices to new development.*
- *Rec 6. Adopt a Complete Streets Policy as identified in Bike Walk Brighton and ensure complete street continuity with neighboring municipalities.*
- *Rec 7. Incorporate Complete Street elements and provisions where appropriate for all modes of transportation, including bikes, pedestrians, and public transportation when roadway maintenance or re-striping plans are made. Include amenities for transit users, such as shelters, lighting, signage, etc.*
- *Rec 8. Allocate space on our street network to create inviting spaces for bicyclists and pedestrians within the right of way.*

Finally, I urge the Planning Board to evaluate the 5P-02-22 with reference to the concurrent 5P-NB1-22 conditional use permit application for the Talmudical Institute of Upstate New York for the remaining building and ground associated with the 1666 S. Winton Road property. The overall development of the 1666 S Winton Road Property directly impacts the Montessori school use as they, and any future tenant in that space, are an intrinsic part of the 1666 S Winton Road property and therefore should be evaluated together.

Regarding 5P-NB1-22

The application letter provides 7 specific responses to Town Code Section 217-7; I have concerns with some of these responses.

- Item A. The application letter indicates that “The nature and intensity of operations is benign as a residential school where students choose to enroll in a program of intensive religious and secular studies.” I have no objection to the use of the building as a private, religious, residential school; however, I disagree that their proposed design for the property has a ‘benign’ impact on the neighborhood with respect to its impacts on traffic and open space access.

With respects to traffic, the proposed building and grounds design continues to maintain the Idlewood Road entrance as the only access for some of their tenant space (currently the Montessori school). As indicated in our 4/4/2022 condition letter, there is a clear solution to this issue that would direct the TIUNY tenant space traffic toward their existing Winton Road entrance, thus eliminating the impact on the Evans Farm neighborhood by connecting the east and west parking lots with a connecting driveway. It does not appear to be an undue burden for TIUNY to extend their proposed ~800 ft-long service drive (south of the addition and existing building) another ~400 ft to connect to the eastern parking lot utilized by the Montessori tenant. I had a cost estimate generated for 400-ft of 20-ft wide driveway which conservatively estimates the cost around ~\$50,000 (see Table below). This is a conservative cost, that would likely be less given that a driveway contractor will already be on-site for other changes proposed by TIUNY. The additional cost of the connecting driveway is likely a small fraction of the overall budget for the TIUNY addition and renovation of the Brookside property, and I would hope it is seen as a positive improvement given the outcome of increased pedestrian safety.

Cost Estimate - Driveway extension for 1666 S. Winton Road and 220 Idlewood Road parking lot**Work Description & Estimate notes:**

400' Long x 20' Wide paved area (new construction)

RSMMeans 2022 Unit Cost data used for estimated cost

Unit costs include an installing contractor's Overhead & 10% Profit

Line Item	RSM #	Work Item Description	Qty	UM	Unit Cost	Total Cost	Note
1	312316130060	Excavation, Common earth, 1' deep, 1/2 CY excavator	325.9	CY	\$ 8.50	\$ 2,770.37	Includes 1' over-excavation on each side of pavement
2	312323209056	Haul excavated material, 18 CY truck, 15 min wait/ld/unld, 30 MPH avg, Cycle 10 miles	326	CY	\$ 6.30	\$ 2,053.80	
3	321216140045	Asphaltic Concrete Paving-6" Stone base, 3" Binder course, 3" Surface course	8,000	SF	\$ 4.40	\$ 35,200.00	
4	312323209056	Haul Agg Base & HMA, 18 CY truck, 15 min wait/ld/unld, 30 MPH avg, Cycle 10 miles	580.8	CY	\$ 6.30	\$ 3,659.04	6.05 CY per inch per 1000 SF
5	329119130800	Topsoil placement & grading, furnish & place, truck dumped, screened, 1' deep	89	SY	\$ 15.60	\$ 1,386.67	Topsoil along sides of pavement
6	329219130101	Seeding, 44 lb/MSY	1000	SF	\$ 0.07	\$ 70.00	For topsoil
Direct Cost Subtotal						\$ 45,139.88	
Engineering		Engineering/Layout/Permit (2% of direct cost)	0.02	PC	\$ 45,139.88	\$ 902.80	
Contingency		Contingency (10% of direct cost)	0.10	PC	\$ 45,139.88	\$ 4,513.99	
Indirect Cost Subtotal						\$ 5,416.79	
Grand Total						\$ 50,556.66	

Further to this point, the application includes a traffic study indicating existing traffic at the Idlewood entrance includes 65 vehicles entering and 48 existing during the AM peak hour, which results in 113 extra trips through Evans Farm on weekday mornings. The study then proposes that this traffic will reduce by ~65% (23 Enter and 17 exit) due to the space use changes; however, there is no proportional assessment of vehicle trips associated with each of the existing or future tenant spaces. The study does not identify the exact volume of traffic generated by the Montessori school, which will have no reduction in space and likely not see any direct trip reduction. The study should identify the proportion of trips entering and exiting with each tenant space. Given the Montessori school enrolls over 60 students, and has no busing, their proportion of existing traffic through the Idlewood entrance is likely high relative to the other tenant spaces in the building. More clarification is necessary.

The Idlewood entrance was initially built as an entrance to a neighborhood public school that saw many children walk to school, buses bringing others, and some staff independently driving. This condition no longer exists with a private school utilizing the entrance, and the uncertainty of future tenant use types. The Evans Farm neighborhood and its yield roadway network should not have to manage the traffic generated by a private school's tenant space, particularly when that private school could easily direct that traffic onto the 4-lane S Winton arterial roadway.

- Item B. The application letter indicates that their "use will not impact the health, safety and welfare of its neighborhood." As I have already pointed out, the safety of pedestrians is of great concern if the Idlewood Road entrance is to continue being used by current or future tenants.

Regarding open space access, with the property use changing from a public school property and facilities to a private property and facilities, there is a concern that the neighborhood will lose official access to open space. Evans Farm does not have any dedicated open space; the Brookside school grounds has always served that function. Losing direct access to open space in the neighborhood could have an impact on the health and wellness of the neighborhood residents. I am grateful that TIUNY has verbally indicated that they would allow neighborhood residents to use part of the grounds (fields, playground, etc), but I do

not see that offer formally included in this application. I would hope that TIUNY and the town would come to some formal agreement to allow residents access to a portion of the grounds for public use or passage to the open space across Winton Road.

- Item E. The application letter indicates that “the use will be adequately served by essential public facilities, without the need for any upgrades or improvements.” As I pointed out in my comments for the 5P-02-22 application as well as in our 4/4/2022 conditions letter, the roadways that currently service the Montessori tenant space are yield roadways which are not conducive to through traffic or the volume of traffic present during Montessori peak traffic. Upgrades would be needed to make the Evans Farm neighborhood streets conducive to the Montessori peak traffic or any future tenant.
- Item G. The application letter indicates that “the proposed school use in accordance with the Comprehensive Plan provision that states, ‘The Town of Brighton has long been a community celebrated for its history, cultural diversity, and educational opportunities. Envision Brighton 2028 comprehensive plan, volume 2, Vision & Development, Town Policy Framework, page 3.’ Similar to my response to 5P-02-22, I do not disagree with this statement; however, I am concerned that the proposed use fails to address additional aspects of the Envision Brighton 2028 sections dedicated to walkability, pedestrian safety, and access to open space. I encourage the applicant and the board to consider the proposed use in relation to the following Envision Brighton 2028 Policy recommendations found in Vol 2 of the plan (as well as the recommendations previously mentioned for 5P-02-22)

Environmental Policy Recommendations (pgs 7-10)

- *Rec 25. Encourage and facilitate the redevelopment and infill of underutilized commercial, office, and industrial areas as well as the mixing of uses to reduce future vacant properties and protect valuable open space from new development.*
- *Rec 33. Continue the use of incentive zoning as a means of acquiring open space. Consider adding permitted community amenities to enhance sustainable development practices.*

Economic Vitality Policy (pgs 17-19)

- *Rec 11. Consider the implementation of urban streetscape retrofit projects in areas where increased pedestrian and bicyclist accommodations are desired to enhance connectivity and place-making.*

Public Health and Safety Recommendations (Pgs 21-22)

- *Rec 4. Ensure incentive zoning is utilized to gain additional public open space when the project:*
 - *Is consistent with the goals of this Comprehensive Plan;*
 - *Mitigates negative impacts on adjacent neighborhoods; and*
 - *Addresses a specific need or demand for passive or active open space, whether located on the project site or elsewhere in the Town.*

Finally, I urge the Planning Board to evaluate the 5P-NB1-22 with reference to the concurrent 5P-02-22 conditional use permit application for the Montessori School of Rochester. The overall development of the 1666 S Winton Road Property directly impacts the Montessori school use as they, and any future tenant in that space, are an intrinsic part of the 1666 S Winton Road property and therefore should be evaluated together.

Thank you for your considerations and efforts on this review.

Seth Holmes
182 Idlewood Road, Rochester, NY 14618
setholmes@gmail.com



Jeff Frisch <jeff.frisch@townofbrighton.org>

Application to Planning Board from Montessori School of Rochester (5P-02-22)

1 message

jmassare@aol.com <jmassare@aol.com>

Sun, May 15, 2022 at 12:23 PM

Reply-To: jmassare@aol.com

To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>

Dear Mr. Frisch and the Planning Board,

We are writing to challenge a statement in Mr. Goldman's letter to the Planning Board in support of application 5P-02-22, and to ask the Planning Board to remedy a long-standing traffic problem in the Evans Farm neighborhood.

Contrary to point B in Mr. Goldman's letter, operation of the Montessori School DOES and WILL CONTINUE "to impact the health, safety, and welfare of its neighborhood", unless the Planning Board puts appropriate restrictions on their Conditional Use Permit.

Montessori School has been in the Evans Farm neighborhood for many years, and many of us consider it an asset. However, it has NEVER been safe for pedestrians on Idlewood Road during morning and late afternoon pick-up times. Idlewood Road and adjacent streets in Evans Farm are 19' wide, (slightly narrower than the service road that TIUNY proposes to build) and are shared by motor vehicles, bicycles, and pedestrians. The traffic generated by Montessori School results in a substantial safety hazard because of the large number of cars moving through the neighborhood at certain times of the day. With the Brookside property changing hands, and with Brighton's new emphasis on 'walkability', it is time to re-evaluate the traffic situation in Evans Farm.

While Montessori School was renting space from BCSD, there was a measurable benefit to taxpayers, i.e. the rent paid to BCSD by tenants covered yearly operating costs of the school. So perhaps tolerating the safety issues caused by the increased traffic could be justified 'for the good of the school district'. However, now that the property is changing hands, the situation is entirely different. A private entity, the Talmudical Institute, will be financially benefiting from renting out portions of the old Brookside School. It seems reasonable to require that they accept the inconvenience of the traffic generated from the rental property rather than imposing the traffic hazard on the Evans Farm neighborhood. **TIUNY should be required to provide an access road from the west side to east side of the property so that Montessori traffic (as well as future tenants) can enter the property from the Winton Road side of the school.**

The traffic study presented in the Talmudical Institute application gives a typical count of cars entering and exiting the Idlewood Road side of the Brookside property. However, the conclusions are superficial and show a complete lack of understanding of the source of the traffic. On Thursday, May 12, one of us performed a small, more detailed traffic study. We can provide all of the data to the Planning Board if requested. From 7:30 AM to 9:05 AM, 73 cars entered the property from Idlewood Road. Sixty-seven of those cars (92%) were for the Montessori School. Only six cars entered the north parking lot (and the drivers subsequently entered the north wing). During that time, no one entered the center portion of Brookside School that will eventually be occupied by TIUNY. Fifty-nine cars exited the property during the study period, all of them from Montessori School. Thus, contrary to the traffic study presented in the TIUNY application, **there will be NO change in the early morning traffic on the Idlewood side of the property once TIUNY occupies the Brookside building.** We suspect that this will be the case for late afternoon traffic as well.

The occupants of the north and south wings of Brookside School added 132 cars that moved through the neighborhood in one direction or another, from 7:30-9:00 AM on weekdays. Over 90% of that traffic was going to or coming from Montessori School. The peak morning traffic during the study was from 8:15 AM to 8:45 AM, when 50 cars entered the property from Idlewood Road. Forty-six of them (92%) were going to Montessori School. In fact, there were times when 3 or 4 cars per minute were entering the property. Idlewood Road was never designed for that level of traffic.

It will obviously be difficult for the Montessori parents to drop off their children adjacent to a construction site. It seems reasonable to allow the present access via Idlewood Road to continue until summer 2023, by which time the first phase of the construction of the new wing of Brookside School is expected to be completed. After that time, the traffic from Montessori School, and all future tenants, should be via the Winton Road entrance, and the Idlewood Road entrance should be permanently closed.

We are asking the Planning Board to impose a specific time limit on Montessori School's use of the Idlewood Road entrance in the Conditional Use Permit.

Dr. Judy Massare
Dr. Gautam Mitra
126 Idlewood Road



Jeff Frisch <jeff.frisch@townofbrighton.org>



Application by the Talmudical Institute of Upstate NY (5P-NB1-22) for a conditional use permit

1 message

jmassare@aol.com <jmassare@aol.com>

Sun, May 15, 2022 at 9:39 PM

Reply-To: jmassare@aol.com

To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>

Dear Mr. Frisch and the Planning Board,

The proposed TIUNY building plan does not sufficiently address the most important concerns of the Evans Farm neighbors that were voiced during the March 3, 2022 meeting with TIUNY representatives. We would like the Planning Board to consider the long term implications of the Brookside property changing hands from a public to a private entity. While we are confident that the current TIUNY administration is sincere in its desire to be a 'good neighbor', we are facing an uncertain future. We don't know if the next TIUNY administration (or even the next owner of the property) will value a good relationship with the neighborhood or welcome interactions with residents. We don't know if future security concerns, alluded to in TIUNY's March 3 meeting with the neighborhood, will bar neighbors from walking on the property or using the playground. We don't know how the activities of 60-120 students on the Brookside campus will impact adjacent properties and the neighborhood as a whole. And especially, we don't know if a future tenant (Montessori's lease expires in 2023) will exacerbate the already risky traffic situation on Idlewood Road and feeder streets. Therefore, we ask the Planning Board to consider the following changes to the building plan in granting TIUNY a Conditional Use Permit.

1. Include a road for vehicular access from the Winton Road 'main entrance' to the parking lot and bus loop on the Idlewood Road side of the property.

A road connecting the parking lot and bus loop on the Idlewood side of the property to the Winton Road side will provide more options for accessing the north and south wings of the building. The construction of such a road can be most efficiently (and least expensively) done during the proposed construction project, when the necessary equipment and materials are already on the site. If the tenants change, which is quite likely in the future, it will make it possible to permanently close the Idlewood entrance with little additional expense to the owners

In the analysis of parking spots in the TIUNY application (page 10, lower right), we noted that the western parking lot is 8 spots short of the required minimum for TIUNY (57 spaces) plus Brighton community space (42 spaces). Admittedly, these are just rough estimates, but it suggests that there might be insufficient parking on the west side of the building to accommodate these two uses. Eight spaces on the east side (not accessible from Winton Road) are necessary to reach the total of 99 spaces (western parking areas have 91 spaces). Thus a road connecting the western and eastern parking areas will give the owners more flexibility in complying with the required number of parking spaces. It will also allow for the future expansion (i.e., the second dormitory), which will almost certainly require additional staff and thus additional parking.

2. Permanently close the Idlewood Road entrance to vehicle traffic as soon as the new owners occupy the building (summer 2023).

The Talmudical Institute indicates that it will continue to rent out the south and north wings of the old school building. As they will be benefiting from rental income from present and future tenants, they should accept the inconvenience of more traffic through the Winton Road entrance rather than imposing the inconvenience and risk on the Evans Farm neighborhood. There is an entrance to the north wing from the Winton Road parking lot, but the south wing is not as accessible.

Note that the proposed service road along the west and south sides of the new wing is slightly wider than roads in Evans Farm. Furthermore, it will have much, much less pedestrian traffic than Idlewood Road. The emergency vehicle turn around area at the south end of the old building is adjacent to an entrance to the south wing (refer to diagram on page 17). Should the new owners choose not to connect the eastern and western parking areas, then the service road seems to be a feasible route for tenant traffic to the south wing. It avoids routing traffic through the Evans Farm neighborhood, and tenants can enter the south wing without passing through portions of the building used by the Talmudical Institute.

3. Require an easement (or similar legal agreement) for an unpaved path along the edge of the property to provide walking/biking access to Winton Road from Idlewood Road.

Brighton's long-term plans emphasize making the town 'walkable'. With the recent acquisition of the undeveloped land on the west side of Winton Road, walking access across the Brookside property (which the neighborhood has enjoyed for several decades) is in keeping with Brighton's Master Plan. Walking through the Brookside property shortens the distance to Buckland Park and the Brickyard Trail for more than half of the Evans Farm neighborhood (everyone on or west of Poplar Way). Minimally, an easement could be granted on the east side of the property to allow walking access from Idlewood Road to the DEC land adjacent to Allen Creek, along the northern boundary of the Brookside property. That land is still public property.

We hope that the Planning Board will act on these concerns with something more than the vague assurances that the school district offered when the sale of Brookside was approved. We are already seeing the limitations of those assurances. Over 250 families in Evans Farm will be affected by how the Brookside property is used in the long term. The Brookside property will not provide income to the town going forward; Evans Farm taxpayers will. Conditions for the permit need to consider possible changes in the TIUNY policies going forward, the incidental effects of 60 (and eventually 120) students using the property 24/7, and changes in the tenants and associated traffic. Appropriate actions by the Planning Board could help mitigate some of the uncertainty that our neighborhood is facing.

Dr. Judy Massare
Dr. Gautam Mitra
126 Idlewood Road



Jeff Frisch <jeff.frisch@townofbrighton.org>

Comments re May 18, 2022 Brighton Planning Board Meet

1 message

Sharon Dickman <sdickman2012@gmail.com>

Sun, May 15, 2022 at 11:41 PM

To: jeff.frisch@townofbrighton.org

Dear Mr. Frisch,

As a homeowner in Evans Farm, I very much support two conditions that have been proposed by other current Evans Farm neighbors and have been submitted to the Brighton Planning Board recently regarding the former Brookside School site. It would be most beneficial to close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property because of the changes presented by the TIUNY owner. Traffic is already an issue for residents living along that road and beyond. The town also should permanently close its portion of the vehicle entrance located between Idlewood Road and the property.

With all of the changes that will be affecting current residents, it is also important to provide residents legal access to a portion of the former Brookside property grounds for open space and a pedestrian pathway connecting Idlewood Road to S. Winton Road and the planned expansion of Buckland Park.

It has been a very difficult year as the Brighton Central School District moved ahead with selling nearly 22 acres of public land on the Brookside school campus while giving residents only one chance for a public meeting about the sale. Now Evans Farm residents deserve the full attention and respect of the Planning Board as this process continues.

Thank you for adding this to the board's materials for the May 18 meeting.

Sincerely,
Sharon Dickman
2 Birmingham Dr.
Brighton





Jeff Frisch <jeff.frisch@townofbrighton.org>

Comments on Planning Board Conditional Use Permit 5P-02-22

1 message

V W Hope <vwhope5@gmail.com>
To: jeff.frisch@townofbrighton.org

Mon, May 16, 2022 at 3:07 PM

Please require a permit for the Montessori School to be contingent upon related traffic entering exclusively from Winton Road South, and not from Idlewood Road in Evans Farm.

It is my understanding that the roads in Evans Farm are federally classified for exclusive use within and for the immediate residential community, and not for other purposes.

It is understandable that an exclusion may have been granted to the Brookside property as part of the Brighton School District when the property was developed in the late 1950's. But now that the property is becoming private land, the timing is right to revert to the requirements of those federal regulations.

The immediate concern does not call into question the care and good will of the Montessori School and its administrators. But the "commercially leased" portions of this property may, and certainly will at some point in the future, house different tenants. It is this future uncertainty that primarily underlies this request to protect the Evans Farm community as the "cul-de-sac" enclosed residential neighborhood that it is.

The logical sequencing in fulfilling this request would first require the new landowners, in cooperation with the town, to permanently close the Idlewood entrance to the Brookside property, and create traffic flows on the property that allow all current and future tenants exclusive access from Winton Road South.

Thank you for representing our community concerns in your final work.

Vince Hope

Vincent Hope
30 Polplar Way
585/314-0970 cell



re: Applications 5P-02-22 and 5B-NB1-22

1 message

Shannon Sadik <shannonsadik@gmail.com>

Mon, May 16, 2022 at 12:31 PM

To: Jeff Frisch <jeff.frisch@townofbrighton.org>

Hello,

I am writing in regards to the property usage at the current Brookside School with regards to the condition permit use for the Montessori School and the related application for TIUNY.

I live in Evans Farm, just two blocks from the respective property at issue, and by now you should be very familiar with our wishes; however, I am writing in separately as well. I have signed the petition, along with hundreds of my fellow neighbors, expressing our desire for the entrance to the current school to be closed off at Idlewood Rd. This is one of the few neighborhoods in Brighton that does not have sidewalks and we have a very heavy pedestrian population with adults and children alike, all throughout the day, particularly even folks from *other* neighborhoods walk and run over here (I know quite a few for a fact).

Unfortunately, there is also so much vehicular traffic that I only take my little daughter for bike rides on our immediate street because it is so frustrating having to constantly worry about her safety and telling her to pull over when a car passes by (she is not quite competent yet at bike riding and could easily fall at any time or do something unpredictable like swerve into the street). It has been frustrating for years, with much internal emailing within the neighborhood about it, and anything we can do to reduce this is important to us. This is a wonderful neighborhood, and I wish that I could let my child freely ride her bike without concerns or a constant watchful eye as she gets older, which one would expect of such a neighborhood, but that is just not the case here.

While I have many concerns about the purchase of Brookside by TIUNY and all that it entails (construction, sound and noise pollution, a full-time live-in school vs a day school, the #of people, etc), it seems the sale and approvals are going forward, regardless of the neighborhood's concerns, which is gravely disappointing to me. I thought that the board was here to serve the public but it seems so far that our hundreds of voices have largely not been heard and NOT ONE of our concerns has been addressed in any of the meetings we have attended.

But with this purchase, Brookside will no longer be a publicly owned property and will no longer be serving the public. It will be a privately owned, commercial space, available to the owner and its tenants. It does not serve the neighborhood in any way, and in fact, has been a problem for years. Consider also that Brighton Rec Center will be moving soon, and then who will the next tenant be, and how will the neighborhood be protected then? Will their traffic also be directed through our neighborhood? Of course. And why is that fair? If this were any other entity at all, you would immediately understand the significance of the traffic. Why is it different whether it's a religious institution, a school, or a retail store? Traffic is traffic, and private is private.

We are asking that approvals be contingent upon closure of the road into the Evans Farm neighborhood and all access rightfully directed into and out of Winton Rd only.

This is not a big ask and we look to you to serve the interest of the public in this matter. If it were your neighborhood, you would certainly feel the same way.

--

Sincerely,
Shannon Sadik



Jeff Frisch <jeff.frisch@townofbrighton.org>

Support for Montessori School of Rochester

1 message

Arta Ankrava <arta.ankrava@gmail.com>

Mon, May 16, 2022 at 10:28 AM

To: jeff.frisch@townofbrighton.org

Dear Mr Frisch,

I would like to support the Montessori School of Rochester in their application for continued use of the Brookside building, including the Idlewood entrance. As a parent of a child who attends this school, maintaining access to this entrance is paramount in the convenience and safety of families - the neighborhood-facing entrance is very accessible for families, young kids who may be walking or biking with their parents to their school as they get older.

Thank you for your consideration,

Arta Ankrava

95 Hunters Ln, Rochester, NY 14618



Concern regarding application 5P-02-22, access from Idlewood Rd

1 message

Nathan & Audrey Schroeder <nathanaudreys@gmail.com>

Mon, May 16, 2022 at 8:00 AM

To: jeff.frisch@townofbrighton.org

Dear Mr. Frisch and members of the Town of Brighton Planning Board,

We are residents in the Evans Farm neighborhood and are writing in regard to the upcoming agenda item / application (which is being made concurrently with Talmudical Institute of Upstate New York application 5P-NB1-22):

5P-02-22: Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Central School District, owner, for Conditional Use Permit Approval to allow for The Montessori School of Rochester to be located at 220 Idlewood Road. All as described on application and plans submitted.

Part A of the application includes "The nature and intensity of operations is benign and consistent with what has previously operated at Montessori over the years. Access to this Montessori School will continue to come from Idlewood Road and remain unchanged."

We have been residents on Idlewood Road for nearly 6 years, and have had ongoing concerns during these years about the high level of traffic on Idlewood Road as vehicles are utilizing the Idlewood entrance to the Brookside property. We are concerned that the traffic, particularly at peak times of the day (during drop off and pick up times for Montessori School), are unsafe for neighborhood children and other pedestrians in our neighborhood who are regularly utilizing the streets as walkways. As you know, our neighborhood has no sidewalks, therefore children and other pedestrians, bikers, etc, must use the street as a walkway. The safety concerns become even more pronounced during the morning peak time frame (when our children are walking to their bus stop during Montessori drop off) and during winter months where there are snow banks at the edges of the road (making it more difficult or impossible for children to step onto a neighbor's yard to avoid approaching vehicle/s).

It is unfortunate that these safety concerns have gone unaddressed for this number of years, and should not be used to justify continued use of neighborhood streets and the Idlewood Road entrance to the Brookside property in the same manner for years ahead.

We understand that there may be differing interpretations regarding traffic data and levels of acceptable risk. As we do not see continuation of the current traffic patterns as acceptable, we request that the 220 Idlewood Road location NOT be used and the Idlewood entrance to the property NOT be used. We request that the 1666 South Winton Road location be used, and that the existing entrance on Winton Road be used instead as the entrance to the property and Montessori School.

We have very much enjoyed having the Montessori School as a neighbor, and would be pleased to have this continue, however, we feel that our safety concerns are not being addressed with the current plan and application.

Sincerely,
Audrey and Nathan Schroeder
190 Idlewood Rd



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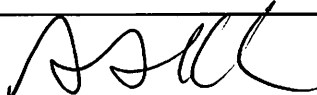



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	4/9/2022	Lars Schyman	20 Poplar way
	4/9/22	Abby Koehler	7 Poplar Way
	4/9/22	FRANK B. SACK	20 DARTFORD
	4/9/22	Aron Reza	62 Poplar Way
	4/9/22	Anurag Viskar	85 Poplar way

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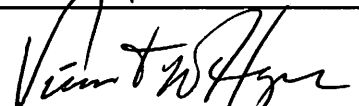
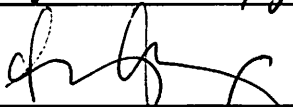
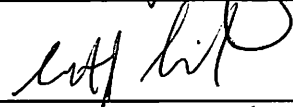
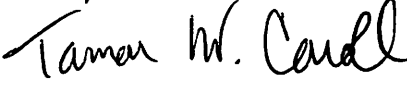
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	4/9/22	MARY B Hope	30 POPLAR WAY ROCHESTER, NY
	4/9/22	VINCENT W HOPE	30 Poplar Way 14618
	4/9/22	Shannon Sadik	45 Glenhill Dr. Rochester, NY 14618
	4/9/22	Scott Sadik	45 Glenhill Dr Rochester NY 14618
	4/9/22	Tamar Canoll	20 Poplar Way Rochester NY 14618

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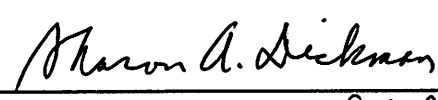

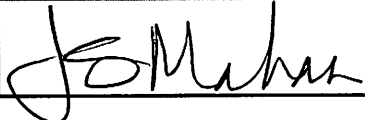
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-13-22	Lauri Bonnell	44 Hunters Lane Rochester, NY 14618
	4/13/22	James Whorton	4 Birmingham Drive Rochester, NY 14618
	4/13/22	SHARON A. DICKMAN	2 Birmingham DR. Rochester, NY 14618
	4/13/22	MICHAEL . WENTZEL	2 Birmingham Dr Rochester, NY 14618
	4/13/22	Johanna Mahan	110 Birmingham Dr. 14618

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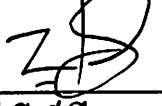
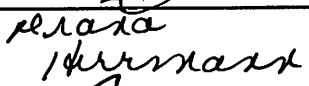
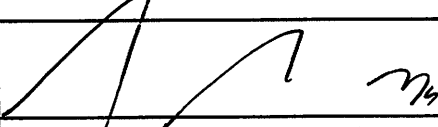
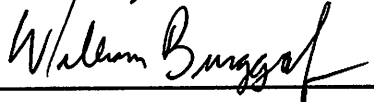
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	4/14/22	Darren Vogt	11 Birmingham
	4/14/22	Hayden Gouiz	9 BIRMINGHAM
 Diana Herrmann	4/14/22	DIANA HERRMANN	17 del rio
 John Marozas	4/14/22	JOHN MAROZAS	17 del rio
 William Burggraf	4/14/22	William Burggraf	60 Idlewood Rd

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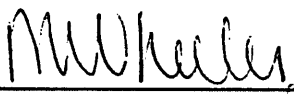
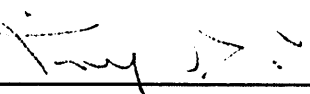


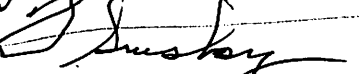
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Michelle Wheeler	67 Danforth Crce Roch 14618
	4/9/22	Tracy Gates	184 Glenhill Dr Roch 14618
	04-13-22	Jeffrey Gray	116 Idlewood Rd 14618
	4-14-22	JOAN HANNA	171 Idlewood Rd
	4/14/22	Frank & Rose Swinsky	15 Hanover Lane

4/4/202

See attached "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document

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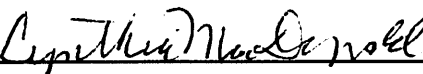

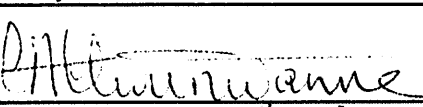


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	CYNTHIA MACDOWD	56 Hunters Ln Rochester, NY 14618
	4/9/22	CAMERON MACDOWD	56 Hunters Ln Rochester, NY 14618
	4/9/22	CHIONNA CAWTHORNE	55 Hunters Lane 14618
	4/9/22	HILLARY LAIRD	66 Hunters Lane 14618
	4/9/22	LUCAS KEITH	66 Hunters Lane

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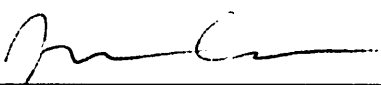
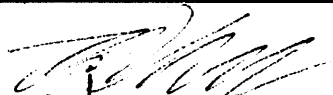
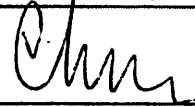
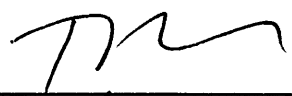

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	4/9/22	Jamie Curran	75 Hunters Ln
	4/1/22	Tom Curran	75 Hunters Ln
	4/9/22	Chris Mariano	110 Hunters Ln
	4/9/22	Tara Mariano	110 Hunters Ln
	9/9/22	Alex C. Wheeler	67 Danforth Cres

Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

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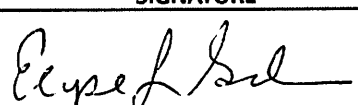
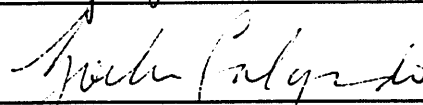
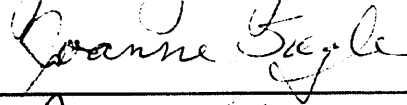
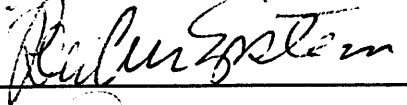
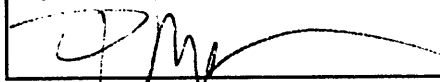
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	ELYSE L GILMAN	136 IDLEWOOD RD
	4/9/22	Zoila Salgado	285 Idlewood Rd.
	4/9/22	Joanne Siegle	30 Hunters Lane
	4/9/22	Reuben Epstein	30 Hunters Lane
	4/9/22	Ryan Bonnell	44 Hunters Ln

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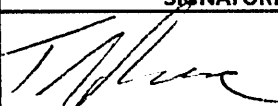
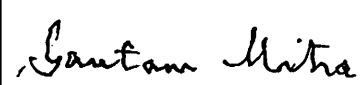


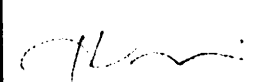
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8/22	TIMOTHY PEZOTTA	119 Idlewood Rd Rochester, NY 14618
	4/8/22	GAUTAM MITRA	126 Idlewood Road 14618
	4/9/22	MICHELLE GROSS EVAN DALE mailed	Evandale
	4/9/22	Dennis Wheeler	100 Glen Hill Dr
	4/9/22	Hope Lubkowsky	85 Greenvale Dr.

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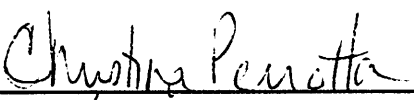
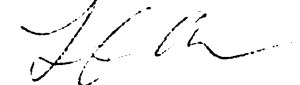
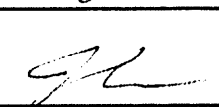
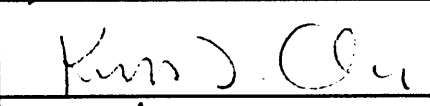

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8/22	Christina Perrotta	119 Idlewood Rd.
	4/9/22	LUCAS GROSZANSKI-MURPHY	1 Evansdale Rd
	4/9/22	Jeffrey Lubkowsky	65 Greenvale Dr
	4/9/22	Kimberly J. Cassin	35 Danforth Cres
	4/9/22	James Miller	33 Danforth Cres

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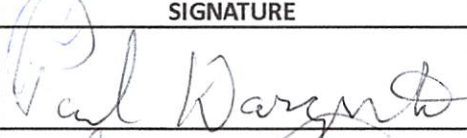
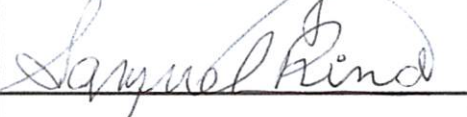

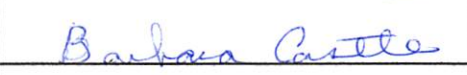

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	PAUL DARGENT	30 EVANDALE RD
	4-9-22	SAMUEL RIND	25 EVANDALE RD
	4/9/22	Alan Lorenc	40 Evandale Rd
	4/10/22	Barbara Castle	166 Glenhill Dr
	4/10/22	Barbara Lowe	50 Evandale Road

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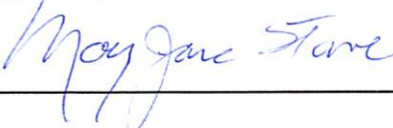


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/9/22	Robert Castle	166 Glenhill Dr
	7/9/22	Allan Lesser	144 Glenhill Dr.
	7/9/22	Mary Jane Stanz	156 Glenhill Dr.
	4/9/22	Karen Berk	144 Glenhill Dr
	4/9/22	Kerry Bauer	110 Glenhill Dr

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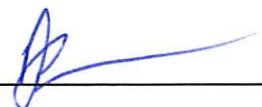

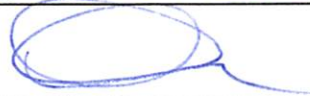
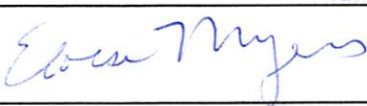

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	4-9-22	JULIE CARDETE	83 HUNTERS LANE
	4/9/22	CHRISHNA BAUER	110 Glenhill Drive
	4/9/22	Esther Lim	171 Evandale Rd
	4/9/22	Eloise Myers	70 Idlewood Rd.
	4/9/22	Mike Myers	76 Idlewood Rd

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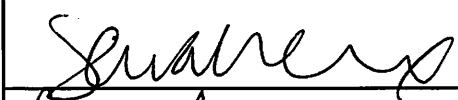
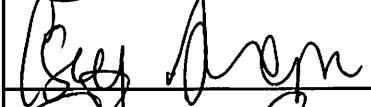
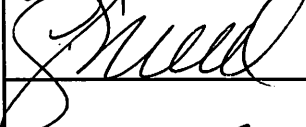
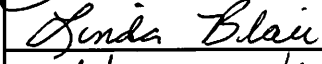

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
		Sarah Axelrud	225 Idlewood Rd 14618
		Casey Shapiro	225 IDLEWOOD RD 14618
	4/7	Amy Mueller	235 Idlewood Rd 14618
	4/7	Linda Blair	255 Idlewood Rd 14618
	4/7	E. Allen Blair	235 Idlewood Rd 14618

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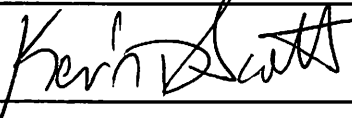




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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/7/22	Kevin Scott	252 Idlewood Rd.
	4/7/22	Kimberly Scott	252 Idlewood Rd
	4/7/22	Rebecca Rothbaum	244 Idlewood
	4/7/2022	Rebecca Rothbaum	244 Idlewood Rd.
	4/8/22	Sunita Gupta	226 Idlewood Rd

Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

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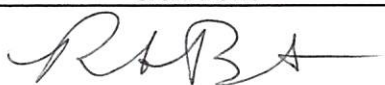


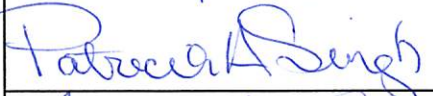

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Patrick Benoit	211 Glenhill Dr Brighton, NY 14618
	4-9-22	Victoria Enstrom	65 Hunters Lane
	4-9-22	Colleen Kaiser	175 Danforth Cres. Rochester, NY 14618
	4-9-22	Patricia Singh	84 Danforth Cres Rochester, NY 14618
	4/9/22	GIRVAN SINGH	84 Danforth Cres Rochester NY 14618

4/4/202

See attached "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document

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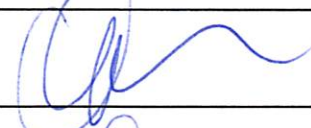


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Brian Slaninka	30 Danforth Cresc Rochester, NY 14618
	4/9/22	Sarah Bucukowski	100 Dartford Rd Rochester, NY 14618
	4/9/22	OLIVER QUILLIA	68 Glenhill Dr.
	4/9/22	Patrick Furgione	48 Glenhill Dr.
	4/9/22	Jennifer A. Cies	18 Glenhill Dr.

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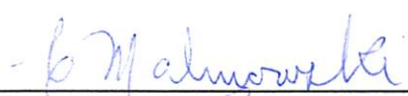
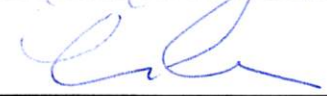

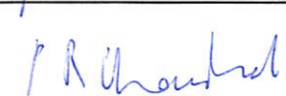
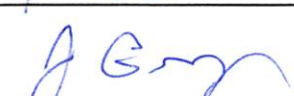
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Cris Malinowski	110 Grenvale
	4/9/22	Marisa Wheeler	100 Glenhill Dr.
	4/9/22	Kathleen Sacco	20 Dartford Rd
	4/9/22	PRADIPTA CHANDRATRE	85 POPLAR WAY
	4/11/22	Julie Gray	116 Idlewood

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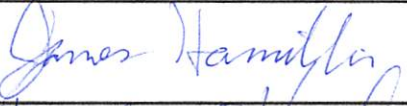
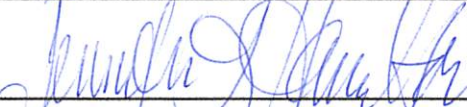
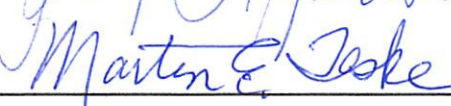

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	John Tawakali	170 Danforth Crescent
	4/9/22	James Hamilton	50 Dartford Rd.
	4/9/22	Jennifer Hamilton	50 Dartford Rd
	4/9/22	Martin Teske	95 Danforth Crescent
	4/9/22	Lenore A. Teske	95 Danforth Crescent

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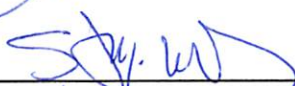

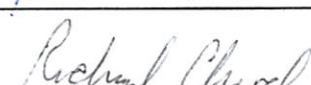
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	June E. Cuthbert	106 Idlewood Rd
	4/9/22	STEVEN M. WITKOWSKI	95 POPLAR WAY
	4/9/22	Susan L. Hume	95 Poplar way
	4-09-22	Richard Church	160 Danforth Crescent

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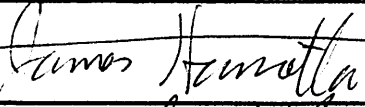



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2 Duplicates

SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/30/22	Lynn Lapiana	45 Dartford Rd.
	4/30/22	James Hamilton	50 Dartford Rd.
	4/30/22	Jennifer Hamilton	50 Dartford Rd.
	4/30/22	Mary Janemora	90 Dartford Rd.
	4/30/22	Michael Ashong	46 Dartford Crest.

4/4/2022

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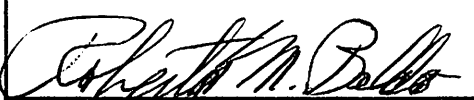


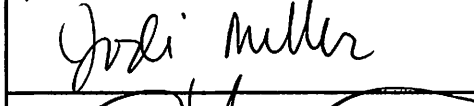

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/2/22	Roberta M. Ballo	995 Highland Ave
	5/2/22	Jonathan Ballo	995 Highland Ave
	5/8/22	MARTIN ZEMEL	70 Willowcrest Dr.
	5/8/22	Jodi Miller	195 Glenhill Dr
	5/8/22	Patricia Miller	195 Glenhill Drive

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
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JD -	5/6/22	Jonathan Terry	285 Idlewood Rd 14618
Catharine J. Wise	5-6-22	Catharine J. Wise	26 Del Rio Dr. 14618
Li Chen	5/6/2022	LIU CHEN	182 IDLEWOOD RD. 14618
David Weiss	5/8/2022	David Weiss	19 Idlewood Rd

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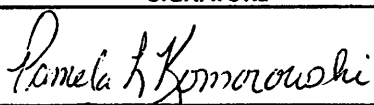
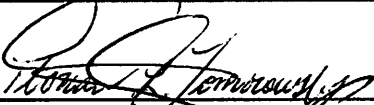
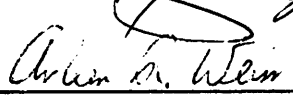
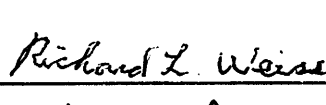
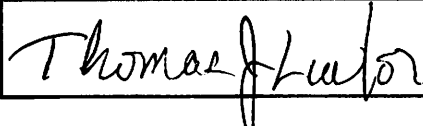
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-8-22	PAMELA L. KOMOROWSKI	171 HUNTERS LANE ROCHESTER, 14618
	5/8/22	FLORIAN L. KOMOROWSKI	171 HUNTERS LANE ROCHESTER, NY 14618
	5/8/22	Arleen R. Weiss	19 Idlewood Rd Rochester, NY 14618
	5/8/22	Richard L. Weiss	19 Idlewood Rd Rochester, NY 14618
	5/8/22	Thomas J. Lawlor	45 Hunters Lane Rochester NY 14618

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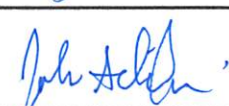


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-8-22	Aidan Corbitt	105 Greenvale Dr.
	05/08/2022	ELIZABETH SCHINSKI	29 Lynnhaven Ct.
	05/08/2022	JOHN SCHINSKI	29 Lynnhaven Ct.
	5-8-22	H. Elizabeth Schroeder	45 Montpelier Circle
	5-8-22	Jack A. Schroeder	45 Montpelier Circle

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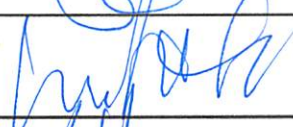
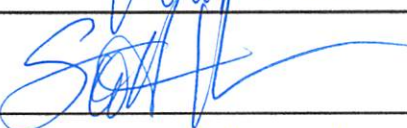
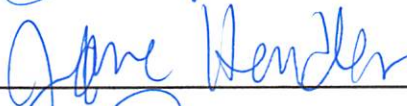
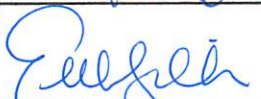
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/8/22	Stephanie Filmer	170 Greenville Dr. Duchesne
	5/8/22	Luke Homerton	150 Greenville Dr.
	5/8/22	Scott Hendler	130 Greenville Dr.
	5/8/22	Jane Hendler	130 Greenville
	5/8/22	Erika Gull	120 Greenville Dr.

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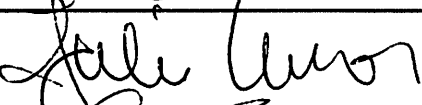
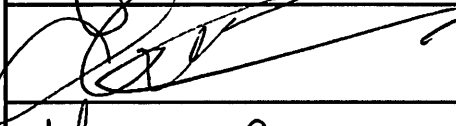
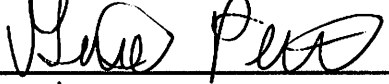
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/7/2022	STEPHEN T. MACINTYRE	99 SOUTHWOOD LN ROCHESTER NY 14618
	5/7/22	Julie Cavalier	10 Hunters Ln Rochester 14618
	5/7/22	Alex Cavalier	-11-
	5/7/22	Gina Peterson	600 Fairhill Drive
Monique MacIntyre	5/7/22	MONIQUE MacIntyre	99 SOUTHWOOD Lane Rochester NY 14618

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>James Albrecht</i>	<i>4/7/22</i>	<i>James Albrecht</i>	<i>193 Idlewood Rd</i>
<i>Kristi Filmore</i>	<i>4/30/22</i>	<i>Kristi Filmore</i>	<i>7 Birmingham Dr.</i>
<i>Jennifer Smith</i>	<i>5/5/22</i>	<i>Jennifer Smith</i>	<i>105 Buck Hunters Lane</i>
<i>Alexis Stubble</i>	<i>5/7/22</i>	<i>Alexis Stubble</i>	<i>1941 Westfall Rd.</i>
<i>Omer Ileri</i>	<i>5/7/22</i>	<i>Omer Ileri</i>	<i>74 Poplar Way.</i>

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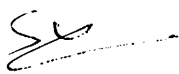
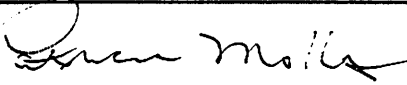
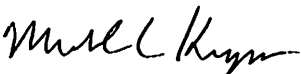


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/5	SANTAY NAIR	151 Evandale Rd
	5/7	Patricia Molloy	22 DORRIS
	5-5	Michel Keegan	65 Idlewood
	5/5	Elizabeth Palis	85 Hunter Lane
	5/5/22	Alexis Vogt	11 Birmingham

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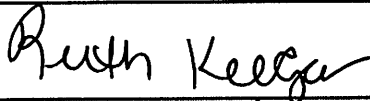
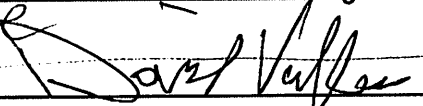
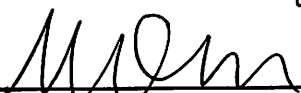
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	4/30/22	David Filmore	7 Birmingham Drive
	5/2/22	Fred Devo	20 Evandale Rd
	5/5/22	Ruth Keegan	65 Idlewood Rd
	5/5/22	David Valler	110 Southview Lane
	5/5/22	Sarah Rosenberg	85 Dartford Rd

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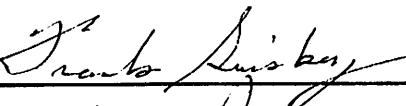

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	5/3/22	Brant Raskery	85 Dartford Rd
	5/3/22	Michelle Gradano - MAJOR	1 Evandale
 duplicate	5/3/22	Sunita Gupta	226 Idlewood Rd
	5/5/22	Frank Swiskey	15 Hunters Lane
	5/5/22	Rose Swiskey	15 Hunters Lane

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>Rachel Mattern</i>	5/1/22	Rachel Mattern	180 Evandale Rd Rochester, NY 14618
<i>Sarah Voelkl</i>	5/1/22	Sarah Voelkl	39 Evandale Rd Rochester NY 14618
<i>Anne Sturup</i>	5/1/22	Anne Sturup	49 Evandale Rd Rochester NY 14618
<i>Brenda Rind</i>	5/1/22	Brenda Rind	25 EVANDALE RD Rochester, NY 14618
<i>Viola Tiber</i>	5/6/22	Viola Tiber	93 Carverdale 14618

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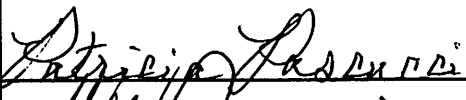
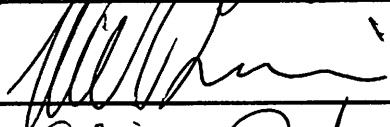
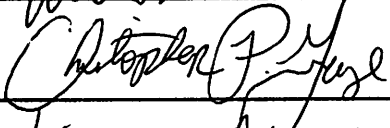
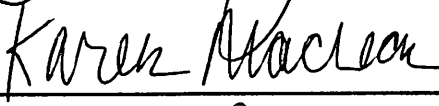

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/1/22	Patricia Pascucci	121 Evandale Road
	5/1/22	Mark Pascucci	121 EVANDALE RD
	5/1/22	CHRISTOPHER GEORGE	141 EVANDALE RD
	5/1/22	Karen MacLean	141 Evandale
	5/1/22	Ruth Leach	133 Evandale Rd

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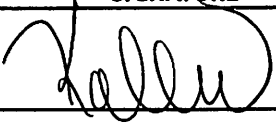

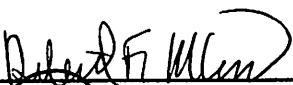
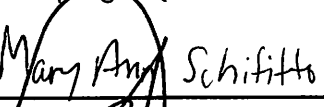

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-1-22	Karen McGraw	3 Evandale Rd Rochester, NY 14618
	5-1-22	Caroline McGraw	3 Evandale Rd Rochester, NY 14618
	5-1-22	Rob McGraw	3 Evandale Rd Rochester, NY 14618
	5/1/22	M. Schifitto	2 Evandale Rd. 14618
	5/1/22	Daniel Taramese	19 Evandale Rd

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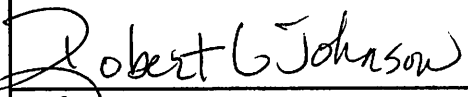


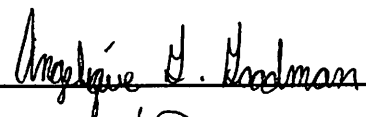

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-30-22	Robert G Johnson	130 DARTFORD RD.
	4-30-22	Nick Bucukowski	100 Dartford Rd
	4-30-2022	Dannielle Dunton	105 Dartford Rd
	4-30-2022	Angelique Goodman	75 Dartford Rd.
	4-30	BEVERLY KILEN	410 Dartford Rd

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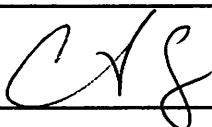
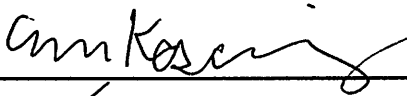
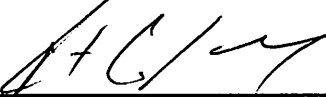
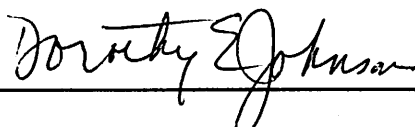
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/26/22	Cynthia Garg	175 Glenhill
Michael Kosciwicz	4/26/22	Michael Kosciwicz	175 Glenhill
	4/26/22	Erin Kosciwicz	175 Glenhill
	4/26/22	Robert C. Kosciwicz	175 Glenhill Rd
	4/30/22	DOROTHY E JOHNSON	130 DARTFORD RD

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>Diane E. Amelotte</i>	4/30/22	Diane E. Amelotte	225 Glenhill Dr
<i>Sheila Lawenc</i>	4/30/22	Sheila Lawenc	20 Danforth Cr
<i>B. Jacobson</i>	4/30/22	Brian Jacobson	47 Patchman
<i>R Joseph</i>	4/30/22	ROSALIND JOSEPH	50 GREENVALE DR
<i>IL Gates</i>	4/30/22	Robert Gates	184 Glenhill Dr

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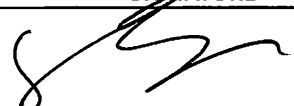
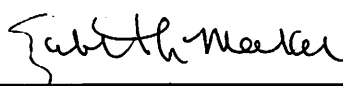
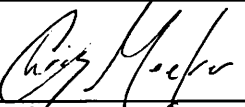
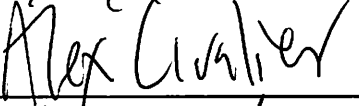
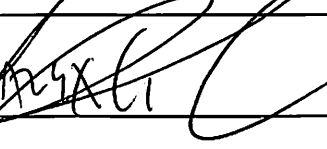

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/11/2022	Stephen Condon	50 Poplar Way Rochester, NY 14618
	4/11/22	Elizabeth Mecker	33 Poplar Way Rochester NY 14618
	4/11/22	Chris Mecker	33 Poplar Way Rochester NY 14618
	4/26/22		10 Hunters Ln Wilton NY 14618
	4/26/22	Gary J. Guth	2159 Westfall Rd. Roch. 14618

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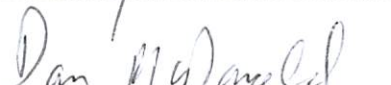
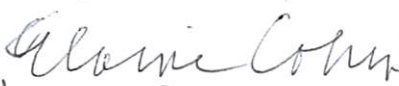

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/17/20	Nancy Frey	40 Carverdale Dr.
	4/20/22	Tracy McDonald	265 Idlewood Rd
	4/20	Dan McDonald	265 Idlewood Rd
	4/20	Elaine Cohen	220 Glenhill Dr
	4/20	Julie Cavalier	10 Hunters Ln

4/4/2022

See attached "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document

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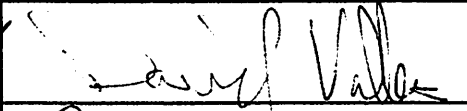
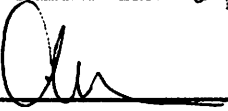
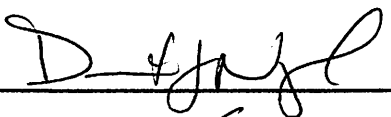
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/13/22	David Vallese	110 Southway Lane
	4/24/22	Angela Nagel	121 Danforth Crescent
	24 APR 22	DAVID NAGEL	121 DANFORTH CRESCENT
Sharon Emerson	4/25/22	Sharon Emerson	100 Greenvale Dr.
Richard Sawan	4/25/22	RICHARD SAUVAIN	100 GREENVALE DR

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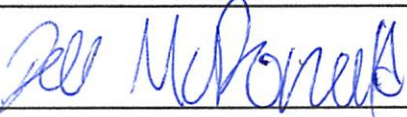


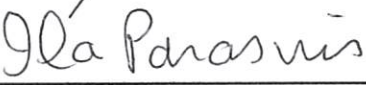

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/18	Joe McDonald	265 Idlewood Rd
	4/21	Gail McClain	58 Carverdale Rd.
	4-21	Nicky McClain	58 Carverdale Rd.
	4-21	ILA PARASNIS	99 Idlewood Rd, NY 14
	4-21	Vincent Samal	99 Idlewood Rd, Roch, NY

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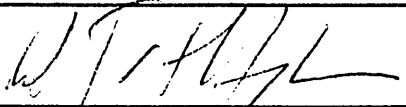
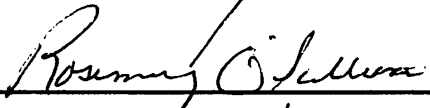
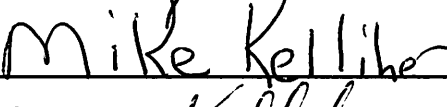
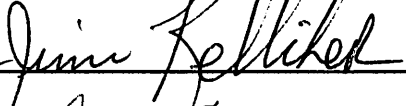

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/16/21	Trent Hergenroder	235 Idlewood Rd
	4/12/22	Rosemary O'Sullivan	28 DANFORTH GREENS
	4/12	MIKE KELLIKER	66 Southwood Lane
	4/12	Jim KELLIKER	66 Southwood Lane
	4/12/22	LAURA FULTON	70 Yellowcreek Dr 14618

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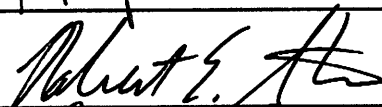
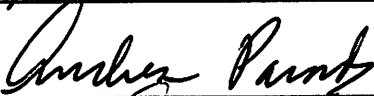
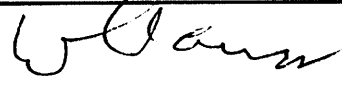
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/2022	Danielle Benoit	211 Glenhill Dr.
	4/9/22	Nicole Philip	111 Willowcrest Dr
	4/9/22	Robert E. Stein	172 Idlewood Rd.
	4/9/22	Andrea Parada	172 Idlewood Rd.
	4/9/22	W. Claus	136 Idlewood Rd.

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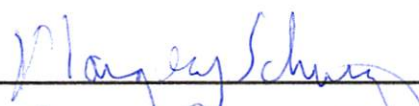
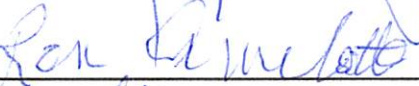
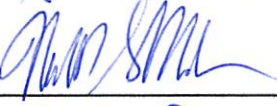

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/13/22	Michel Cohen	220 Glenhill Dr 14618
	4/13/22	22 Margarey Schwan	14618 134 Doughty
	4/14/22	225 GLENHILL DR	Rox Annelotte
	4/15/22	Nathan Schroeder	190 Idlewood Rd
	4/15/22	Audrey Schroeder	190 Idlewood Rd

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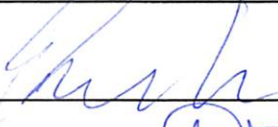

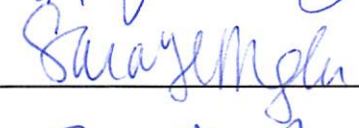


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8	Kenneth Bermudez	397 Edgewood Ave
	4/8	Krysta Loughheed	397 Edgewood Ave
	4/9	Sara Marangola	85 Southwood Ln
	4/9	Robert Marangola	" " "
	4/9	Julie Tipple	156 Evandale

4/4/2022

See attached "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document

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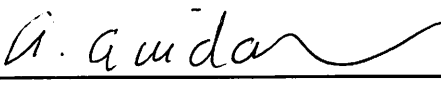

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Heather Beach	200 Idlewood
	4/9/22	TIMOTHY BEACH	200 Idlewood 14618
	4/9/22	SETH HOLMES	182 IDLEWOOD RD
	4/11/22	Andrea Avidano	41 Poplar Way
	4/11/22	ELISE CONNOR	50 POPLAR WAY

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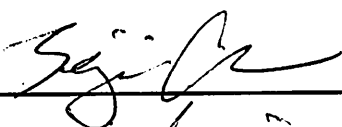

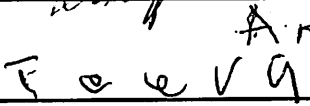

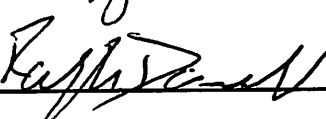
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/7/22	Benjamin Cohen	30 Dartford Rd 14618
	07/04/22	TABBY ANVARI	10 DARTFORD RD
Teeva Anvari 	5/7/22	Teeva Anvari	10 Dartford Rd
	5/7/22	Cynthia Czerw	14618 453 Eastbrook Ln
	5/8/22	Ralph Damore	165 Viennewood Dr

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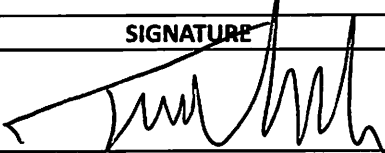
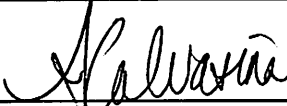
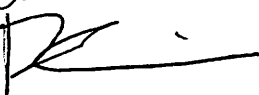
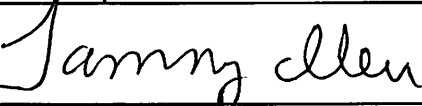

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/10/22	Trisha Kirsch	75 Poplar Way
	5/10/22	S. Calvasina	130 Evandale Rd
	5/10/22	S. Calvasina	130 Evandale Rd
	5/10/22	T. Ileri	74 Poplar Way
	5/10/22	Vicki Reina	62 Poplar Way 14618

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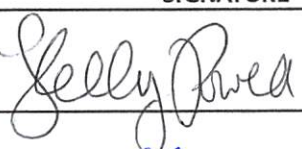

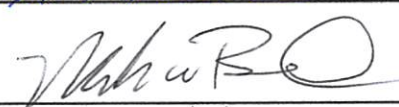
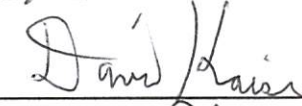

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	5/4/22	Kelly Powell	14 Birmingham Dr.
	5/3/22	NED GREEN	55 Danforth Cres.
	5/3/22	MARK BENNETT	50 EVANDALE RD
	5/5/22	DAVID KAISER	175 DANFORTH CRES.
	5/11/22	JEFFREY WU	122 GLENHILL DRIVE

Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>Alycia Bouyounan</i>	5/8/22	ALYCIA BOUYOUNAN	86 LYNNWOOD DR.
<i>Diana Herrmann</i>	5/10/22	DIANA HERRMANN	17 del rio dr rochester, ny 14618
Anja Martens	5/10/22	Anja Martens	17 Del Rio Dr Rochester, NY, 14618
<i>Kate Whorton</i>	5/10/22	Kate Whorton	4 Birmingham Dr 14618
<i>Mollie Rothbaum</i>	5/10/22	Mollie Rothbaum	244 Idlewood Rd.

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>Darla Ellman</i>	5/8/22	Darla Ellman	35 Fairmeadow Dr Rochester, NY 14618
<i>Scott Ellman</i>	5/18/22	Scott Ellman	35 Fairmeadow Dr Rochester, NY 14618
<i>Gary Lafaso</i>	5/18/22	Gary Lafaso	166 Evandale Rd Rochester, NY 14618
<i>Judith Deyo</i>	5/8/22	JUDITH DEYO	20 Evandale Rd Rochester, NY 14618
<i>Charles S. Turner</i>	5/10/22	Charles S Turner	60 Dorchester Brighton, NY 14618

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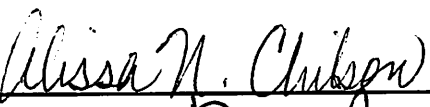
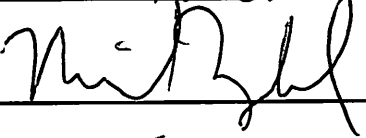

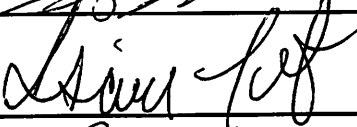
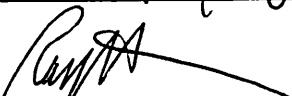
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/11/2022	Alissa N. Chilson	125 Hunters Lane
	5/11/22	Michael Zobel	104 Fairmeadow
	5/11/2022	Lisa Pietrangeli	35 Dartford Rd.
	5/11/2022	Isaiah Tolbert	192 Greenville Dr.
	5/11/22	Ray Warrick	215 Idlewood Rd

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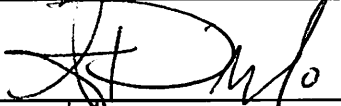
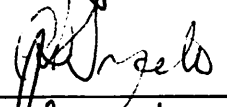

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/7/22	Dana Bialaszevska	51 Poplar Way Rochester 14618
	5/7/22	MICAH BIALASZEWSKI	51 POPLAR way ROCHESTER, NY 14618
	5/9/22	Anne D'Angelo	2 Glenhill Dr Rochester NY 14618
	5/9/22	Chris D'Angelo	2 Glenhill Dr Rochester NY 14618
	5/9/22	Ana Brightfol	19 Poplar Way 14618

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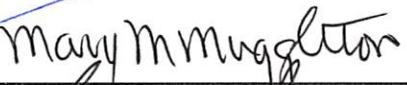

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-11-22	Sarah Silva	149 Hunters Lane
	5-11-22	Marion T. Anders	115 Glenhill Dr.
	5-11-22	DANIEL MASARI	7 EVANDALE RD.
	5/11/22	Mary M. Muggleton	51 Idlewood Rd
	5/11/22	GERARD S. MASARI	51 Idlewood Rd

4/4/202

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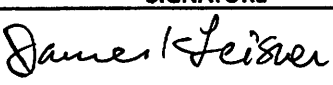
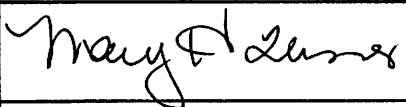



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/9/22	JAMES K. LEISNER	33 HUNTERS LN
	5/9/22	Mary H. Leisner	33 Hunters LN
	5/11/22	MITCHELL J. BALL	15 SOUTHWOOD LN
	5/11/22	HOWARD GORDON	150 SOUTHWOOD LN
	5/11/22	Sandra Cherin	29 Idlewood Rd

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
Michael E. Gage	5/11/2022	MICHAEL GAGE	29 IDLEWOOD AVE.
[Signature]	5/11/2022	[Name]	[Address]
KMSzzyrak	5/11/22	Kathleen Szczepanek	125 Glenhill Dr.
Janet E Hopkin	5/11/22	JANET E HOPKIN	155 Southwood Lane
[Signature]	5/11/22	Debby Abrahams	150 Southwood Lane

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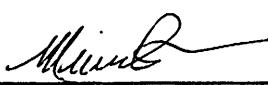

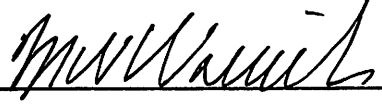
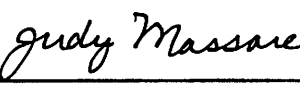
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/11/22	MICHEL SILVA	149 HUNTERS LANE
	5/11/22	CASEY VOELKL	39 EVANDALE RD.
	5-11-22	Margaret Warner	215 Idlewood
	5/11/22	Judy Massare	126 Idlewood Rd

PLANNING BOARD REPORT

HEARING DATE: May 18, 2022

APPLICATION NO: 4P-01-22

APPLICATION SUMMARY: Application of 1057 East Henrietta Road, LLC/Flaum Management Company, Inc., for Conditional Use Permit Approval allowing for a storage and office space in an existing structure on property located at 1057 East Henrietta Road, Suite 250, Rochester, NY 14623.

COMMENTS:

- A floor plan and other information have been submitted.
- Applicant stated that no exterior changes are planned.
- Applicant stated that hours of operation will be Monday-Saturday, 7AM-7PM, with three to four employees on site at any one time. This is a “back office” function and no public access is anticipated.
- Applicant stated the previous use was also office and storage.
- The subject property is presently zoned IG Light Industrial District.
- The total project area is 5.1 acres.
- The total square footage of the subject building is 34,973 square feet.
- There is roughly 240 sq ft of office, 2000 sq ft of warehouse, and 4 employees on their largest shift which requires 6 parking spaces. 8 Spaces are available to this business.

CONSERVATION BOARD: No comments

TOWN ENGINEER: No comments

QUESTIONS:

- Please describe the use.
- How will trash be managed/stored?
- Where will new heating and cooling be installed? Will it be screened?
- Any changes proposed to existing exterior and parking lot lighting?
- During what hours will deliveries occur?
- Are any deliveries or shipments proposed between midnight and 6am? Is it proposed to operate any trucks on the site during that period?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment, Town Staff suggests that the Planning Board adopts the prepared negative declaration.

CONDITIONAL USE PERMIT FINDINGS:

The following findings are recommended for the Planning Board's consideration and adoption.

1. The Planning Board finds that the proposed use, office and storage, complies with the standards of the Light Industrial (IG) District.
2. The Planning Board finds that the proposed use is in harmony with the purpose and intent of Chapter 217 Planning Board. The location and size of the facility, the intensity (hours of operation), size of the site and access from East Henrietta Rd have all been considered in the Board's review.
3. The Planning Board finds that the establishment and operation of office and storage in this location, on a property currently being used for commercial uses will not be detrimental to persons, detrimental or injurious to the property and improvements in the neighborhood, or to the general welfare of the Town.
4. The proposed use will be in an existing building and not result in the destruction, loss or damage of any natural, scenic or significant historical resource.
5. The Planning Board finds that the establishment of an office and storage space in an existing building on a site designed for such commercial uses will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.
6. The Planning Board finds that the proposed use in an existing building on a site designed and built for such commercial uses will be adequately served by essential public facilities.
7. The Planning Board finds that the proposed use in an existing building on a site designed and built for such uses will not result in the loss or damage to trees.
8. The proposed use essentially conforms to the Town Master Plan: Envision Brighton 2028. Specifically, the Economic Vitality Policy Statement and Objectives.
9. The location and size of the proposed conditional use, the nature and intensity of the operations involved in and conducted in connection therewith, its site layout and its relation to existing streets are such that both pedestrian and vehicular traffic to and from the proposed use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or incongruous with the neighboring residential district nor in conflict with the normal traffic of the neighborhood.

10. The location and height of the existing buildings in which the proposed conditional use will operate, the location, nature and height of walls and fences and the nature and extent of the existing landscaping on the site which is not proposed to be modified are such that the proposed conditional use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

APPLICATION:

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

1. Prior to commencement of operations, an Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. Hours of operation shall be limited to 6:00 a.m. to midnight, unless further approval for extended hours has been granted by the Planning Board.
3. All requirements of the Building & Fire Codes of New York State shall be met and all required building permits shall be obtained.
4. Meet all requirements of the Town of Brighton's Department of Public Works.
5. All Town codes shall be met that relate directly or indirectly to the applicant's request.
6. Signs shall require separate review and approval.
7. A permit shall be obtained for work being completed.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 4P-01-22

Date: 4-20-2022

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: 1057 E Henrietta Rd – Conditional use

SEQR Status: Type 2 (6 CRR-NY 617.5(c)18)

Conditioned Negative Declaration: No

Description of Action: Interior renovation of existing space (Suite 250). No site or structural changes proposed.

Location: 1057 East Henrietta Road, Suite 250, Rochester, NY 14623

Reasons Supporting This Determination:

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

1. The requirements of the State Environmental Quality Review Law have been complied with.
2. There will be no resources of value irreversibly lost.
3. The proposed use, considering its intensity (nature of operation, number of employees, hours of operation, etc.) will not have a negative impact on the environment.
4. The reuse of a commercial structure with a permitted or conditionally permitted use is pre-determined to not have any negative impact on the environment.

For further information:

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

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

Telephone: 585-784-5229
Email: ramsey.boehner@townofbrighton.org

PLANNING BOARD REPORT

HEARING DATE: 5/18/2022

APPLICATION NO: 5P-02-22

APPLICATION SUMMARY: Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Central School District, owner, for Conditional Use Permit Approval to allow for The Montessori School of Rochester to be located at 220 Idlewood Road.

COMMENTS:

- The subject property is presently zoned RLB.
- The total square footage of the subject building is 56,000 square feet.
- The total square footage of the proposed use would be approximately 15,050 square feet.
- The proposed use has existed in this location for a number of years but the sale of the building to a private entity requires a conditional use permit as part of the continuation of its use.
- The use is for a school early childhood education for infants through age 6.
- Traffic is proposed to remain at current levels and the entrance off Idlewood will continue to be use.
- It appears adequate asphalt parking area exists to accommodate the required parking for the applicant's request. However, a parking analysis was not provided so it can not be verified that the proposed use meets Town's parking requirements.

CONSERVATION BOARD: No Comment

TOWN ENGINEER: No Comment

QUESTIONS:

- What will the hours of operation be?
- Will the parking lot be lighted?
- What type of provisions are you providing for trash?
- Will any improvements be made to the front of the building or property?
- Where will employees park?
- Are any changes going to be made as part of this use?
- Has a parking analysis been done for all current uses?
- How many students and teachers attend the school on an average day?
- Are there any plans to expand the use of the Montessori School?
- Have there been complaints regarding traffic in Idlewood and the adjacent neighborhood?

APPLICATION:

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

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The entire building/store shall comply with the most current Building & Fire Codes of New York State.
3. Meet all requirements of the Town of Brighton's Department of Public Works.
4. All Town codes shall be met that relate directly or indirectly to the applicant's request.
5. If any site lighting is proposed as part of this project, a lighting plan which shows the type, location and lighting contours shall be submitted. The proposed lights shall be designed to reduce impacts to the surrounding properties
6. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
7. The location of the HVAC shall be shown on the site plan

8. The project engineer shall confirm if additional accessible parking spaces are required to be installed as part of this project. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
9. The requested information is required to be submitted no later than two weeks prior to the next Planning Board meeting.
10. All comments, concerns and requirements of the Town Engineer as contained in the attached memo dated October 20, 2020 From Evert Garcia, Town Engineer, to Ramsey Boehner, shall be addressed.
11. EAF description shall be revised to be specific to this application.
12. Parking and traffic analyses shall be provided to aid in determination of SEQR.
13. In order for the Planning Board to grant the permit for the conditional use it must expressly find under Section 217-5 of the Code that “the location and site of the proposed conditional use, the nature and intensity of the operations involved in and conducted therewith, its site layout and its relation to existing streets are such that both pedestrian and vehicular traffic to and from the proposed use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or incongruous with the neighboring residential district nor in conflict with the normal traffic of the neighborhood.” The applicant will need provide evidence supporting that they meet this requisite finding.

PLANNING BOARD REPORT

HEARING DATE: 5/18/2022

APPLICATION NO: 5P-03-22

APPLICATION SUMMARY: Application of Winton Acquisitions, LLC, owner, and Marlee Finestone, SWBR Architecture, agent, for Site Plan Modification to improve access and circulation within the plaza, landscaping improvements and replace parking lot lighting fixtures on property located at 3450 Winton Place (Winton Place Plaza).

COMMENTS:

- The subject property is presently zoned BF-2.
- The total project disturbance is .49 acres.
- The proposed use requires 766 parking spaces. Currently there are 631 spaces available and they propose adding 7 spaces reducing the current nonconformity.
- 65% maximum impervious coverage is required, currently there is 66.5% coverage. A proposed coverage was not submitted.

CONSERVATION BOARD:

- The Board supports the site improvements.
- Use of low mow techniques and pollinator beds is encouraged.
- Addition of bike racks throughout the site is encouraged.

TOWN ENGINEER: See memo from Town Engineer, Evert Garcia, dated May 14, 2022.

QUESTIONS:

- Has the project been reviewed by the Conservation Board?
- Will the parking lot be lighted?
- Do you plan to stripe your parking lot?
- Will the project meet the NYS Guidelines for Urban Erosion and Sediment Control?

- Do you have a problem with maintenance of landscape plantings to be guaranteed for 3 years?
- Will any existing trees be removed?
- What is the proposed lot coverage?
- Will the proposed lighting meet town standards?
- Will the cracked sanitary sewer manhole called out on sheet 4 be relocated to accommodate the curb island?
- How much land is being disturbed?

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. Prior to issuance of any building permits, all plans for utility and storm water control systems must be reviewed and have been given approval by appropriate authorities. Prior to any occupancy, work proposed on the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
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 contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation throughout construction.
5. Light fixtures proposed as part of the improvements shall be fully shielded with a correlated color temperature (CCT) of no more than 3000 kelvins. Cut sheets of the proposed light fixtures shall be provided.
6. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
7. If greater than 20,000 sf of the site will be disturbed a SWPPP shall be required in

accordance with 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.

8. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
9. Maintenance of landscape plantings shall be guaranteed for three (3) years.
10. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
11. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
12. The indicated road improvements shall be constructed to specific Town standards at the expense of the property owner and dedicated to the Town of Brighton.
13. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
14. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
15. The project engineer shall confirm if additional accessible parking spaces are required to be installed as part of this project. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
16. All comments, concerns and requirements of the Town Engineer as contained in the attached memo dated May 14, 2022 from Evert Garcia, Town Engineer, to Ramsey Boehner, shall be addressed.
17. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 5P-03-22

Date: 5/18/22

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: 5P-03-22 3450 Winton Place

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of Winton Acquisitions, LLC, owner, and Marlee Finestone, SWBR Architecture, agent, for Site Plan Modification to improve access and circulation within the plaza, landscaping improvements and replace parking lot lighting fixtures on property located at 3450 Winton Place (Winton Place Plaza).

Location: 3450 Winton Place

Reasons Supporting This Determination:

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

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

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

For further information:

Contact Person: Rick Distefano, Environmental Review Liaison Officer

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

Telephone: (585)784-5228

MEMO

Date: May 14, 2022

From: Evert Garcia

To: Jeffrey K. Frisch Jr.

Copy: File

Re: 5P-03-22

3450 Winton Place

Application of Winton Acquisitions, LLC, owner, and Marlee Finestone, SWBR Architecture, agent, for Site Plan Modification to improve access and circulation within the plaza, landscaping improvements and replace parking lot lighting fixtures.

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

General:

1. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
2. Is the 0.49 acres noted on the plans the anticipated area of disturbance for the reduced project scope? 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 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.
3. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
4. 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.

Sustainability:

1. The applicant should consider provisions to promote alternative transportation such as bike racks.

SWPPP:

1. The sequence for construction outlined in the SWPPP should be included on the plans. The sequence of construction should consider the installation of erosion control measures, stripping and clearing, rough grading, paving, final grading, and landscaping.

Site and Pavement Marking Plan, Sheet 3 of 9:

1. 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.
2. Photometrics associated with the proposed lighting improvements should be provided on the plans.
3. Will patrons to the plaza maintain access to the private access road to the east during construction of the proposed improvements?

Utility, Grading, and Erosion Control Plan, Sheet 4 of 9:

1. Proposed changes in topography should be depicted on the plans. For instance, the plans indicate that new curbing will be installed near the NE corner of the parking at an elevation of 492.61, however the pavement grade immediately adjacent to the curbing is set at an elevation of 495. Please review and revise accordingly.
2. The location of erosion control measures such as silt socks to protect drainage inlets near the project limits and the topsoil stockpile should be provided on the plans.
3. Areas designated for snow storage should be called out on the plans.
4. Will the cracked sanitary sewer manhole called out on this sheet need to be relocated to accommodate the curb island? Please review and revise as necessary.

Landscape Demolition Plan, L-100:

1. The location of the spoil pile called out on the plans should be shown on the demolition plan along with appropriate erosion control measures.

Details:

1. Where are the hydrant and DIP trench details included on the Sheet 9 of 9 anticipated to be used on the plans? Please review and clarify.

Notes:

The following notes should be included on the plans:

1. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractor(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing.
2. The contractor shall be responsible for all damages and repairs to all utilities, public and private roadways, sidewalks, and structures including signs, resulting from his operation
3. The contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction. For descriptive and survey data on the control monuments, call the Monroe County Geodetic Survey Office.
4. Erosion control measures shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
5. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.
6. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
7. Provisions for access to site shall be maintained at all times for emergency vehicles. The Town of Brighton Dept. of Public Works shall be notified a minimum of 24 hrs. in advance of any road closing.
8. Fire lanes shall be posted according to the Town of Brighton code.
9. All inlets to the storm system shall be straw-baled on all sides to control siltation. The utility contractor shall be responsible to maintain the bales until ground cover is established.
10. Tree protection and erosion control measures shall be in place prior to clearing, demolition or construction.

PLANNING BOARD REPORT

HEARING DATE: 5/18/2022

APPLICATION NO: 5P-NB1-22

APPLICATION SUMMARY: Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Central School District, owner, for Preliminary Site Plan Approval, Preliminary EPOD (watercourse) Permit Approval and Preliminary Conditional Use Permit Approval to construct a 23,000 +/- sf building addition (with an additional 8,700 sf future phase), to re-purpose the former Brookside School for the use by the Talmudical Institute of Upstate New York Residential High School and make other site improvements on property located at 1666 South Winton Road.

COMMENTS:

- The subject property is presently zoned RLB.
- The gross square footage of the existing building is 56,000 sf, the proposed addition is 23,000 +/- sf (with an additional 8,700 sf future phase).
- The use will occupy the proposed additions along with 27,600 +/- sf of the existing building. The rest of the building is occupied by the Montessori School, Brighton Parks and Recreation Department, BOCES, and Brighton Food Cupboard.
- The only proposed traffic to the Idlewood entrance will be Montessori School traffic.
- The total project area is 21.8 +/- acres.
- Calculation for open space is 75.5 %.
- It appears an adequate asphalt parking area exists to accommodate the required parking for the applicant's request. Propose 71 spaces more than required. This is to accommodate overflow/event parking.
- The architectural design and building materials of the proposed buildings shall be reviewed and approved by the Town of Brighton Architectural Review Board.
- Parts of the property are located in the 100 year flood plain and require EPOD approval
- Approvals are only for Phase 1 of the project. Final approvals for Phase 2 will require separate final approval when the project is proposed to be completed.

CONSERVATION BOARD:

- Stormwater mitigation and preventing possible impacts to Allens Creek is an important aspect of this project. The stormwater mitigation plan should be thoroughly vetted by town staff and all necessary State and Federal Permits shall be obtained.
- Tree removal shall be kept to a minimum.
- Use of native plantings is encouraged.

TOWN ENGINEER: See memo from Town Engineer, Evert Garcia, dated May 14, 2022.

QUESTIONS:

- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Architectural Review Board?
- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- Has the project been reviewed by the Conservation Board?
- What will the hours of operation be?
- Will the parking lot be lighted?
- What type of provisions are you providing for trash?
- Northern Dumpster enclosure blocked by parking spots. How do you intend these spots will be kept unoccupied during waste pick up?
- Will any improvements be made to the existing building?
- Do you propose to install a fire sprinkler system?
- Where do you propose to store snow during the winter?
- How many trees will be removed?
- Has a protection plan for trees to be saved before, during and after construction been reviewed by the Conservation Board?
- Have you verified that all radii are large enough for 40' long fire ladder truck?

- Will a generator be provided?
- Where will the HVAC units be located?
- Traffic calculations show a significant decrease between existing and proposed building conditions. What accounts for that difference? The study seems to assume traffic is directly relatable to building sf and not the use.
- How will you mitigate the loss of flood plain area as part of the improvements?
- Have you considered closing the Idlewood entrance as part of your improvements?
- Are there any considerations for public access to the site?
- Are there upgrades needed for the Bridge that crosses over Allens Creek? Has a structural analysis of the bridge been completed to ensure it can handle the weight and volume of construction vehicles?
- What approvals are needed from other entities? What is the status of those?
- Have public comments been reviewed? How do you intend to mitigate concerns posed by residents?
- Have wetlands on the site been identified and surveyed? Are they federal
- What do the dorms in the existing building include? Bathroom? Kitchen?
- The entire stormwater pond is in the flood plain. How will you manage storm water runoff during large events that may flood the constructed stormwater facility?
- EAF notes the project site is adjacent to an area designated as sensitive for archaeological sites. Have there any correspondence with SHPO?
- Will lights be provided on the Winton Rd side of the property?

APPLICATION:

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

1. The entire building/store shall comply with the most current Building & Fire Codes of New York State.

2. The architectural design and building materials of the proposed building(s) shall be reviewed and approved by the Town of Brighton Architectural Review Board.
3. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
4. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation throughout construction.
5. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
6. Maintenance of landscape plantings shall be guaranteed for three (3) years.
7. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
8. A pre, during and post protection plan for trees to be saved and moved shall be reviewed by the Conservation Board with final approval by the Planning Board.
9. 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.
10. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
11. Should excavation disturb any apparently archaeologically sensitive areas, there shall be immediate cessation of work and notification of the Town.
12. A detailed phasing plan is required. Plans for: utility; wildlife mitigation; roadway improvements; clearing; and erosion control shall be designated for each phase of development.
13. Fire hydrants shall be fully operational prior to and during construction of the building.
14. All County Development Review Comments shall be addressed prior to final approval.
15. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
16. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to demolition, landscaping, stormwater mitigation, infrastructure and erosion control. The applicant's engineer shall prepare an itemized estimate of the scope of the

project as a basis for the letter of credit.

17. The proposed building shall be sprinklered in accordance with Town requirements.
18. Only business identification signage as allowed per the Comprehensive Development Regulations is permitted. This signage must be reviewed and receive all necessary town approvals prior to installation.
19. Erosion control measures shall be in place prior to site disturbance.
20. The location of any proposed generators shall be shown on the site plan. All requirements of the Comprehensive Development Regulations shall be met or a variance shall be obtained from the Zoning Board of Appeals.
21. The location of the HVAC shall be shown on the site plan
22. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
23. The project engineer shall confirm if additional accessible parking spaces are required to be installed as part of this project. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
24. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
25. The requested information is required to be submitted no later than two weeks prior to the next Planning Board meeting.
26. All comments, concerns and requirements of the Town Engineer as contained in the attached memo dated May 14, 2022 from Evert Garcia, Town Engineer, to Jeff Frisch shall be addressed.
27. Review section 201-14 of the Town Code to verify whether this is a Type 1 action per Town Code. If it is a Type 1 action an EIS shall completed and submitted prior to final approval.
28. The bridge over Allens Creek shall be assessed to verify it is structurally sufficient to handle loads created by vehicles and machinery to be used in construction of the addition.
29. Wetlands shall be surveyed and delineated.
30. The project will require multiple jurisdictional approvals, including but not limited to: MCPW, BCSD, and MCWA. All approvals must be obtained prior to the Town endorsing the final plans.

MEMO

Date: May 14, 2022

From: Evert Garcia

To: Jeffrey K. Frisch Jr.

Copy: File

Re: 5P-NB1-22

1666 South Winton Road

Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Central School District, owner, for Preliminary Site Plan Approval, Preliminary EPOD (watercourse) Permit Approval and Preliminary Conditional Use Permit Approval to construct a 23,000 +/- sf building addition (with an additional 8,700 sf future phase), to re-purpose the former Brookside School for the use by the Talmudical Institute of Upstate New York Residential High School and make other site improvements.

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

General:

1. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements. Upon satisfactory completion of these documents, the easements shall be filed at the Monroe County Clerk's Office with the Town being provided copies of each Town easement with the liber and page of filing. All easements must be filed at the MCCO prior to obtaining Town signatures.
2. Parking stalls shall be 9ft. x 18ft, all drive aisles shall be 24 feet wide for two-way travel, and fire lanes shall be designated and comply with the Town of Brighton and NYS Fire Codes.
3. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: improvements within the MCDOT right of way, sanitary sewer, water service, utility improvements, stormwater water management facilities, restoration, landscaping and sediment and erosion control. A letter of credit estimate 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.
4. The project will require multiple jurisdictional approvals, including but not limited to: MCPW, BCSD, and MCWA. All approvals must be obtained prior to the Town endorsing the final plans.
5. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
6. 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.
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. The Fire Apparatus Access and Fire Hydrant

Worksheet must be completed and submitted to the Town of Brighton for review. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.

8. The owner of the site must execute a stormwater maintenance agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the Town, or its contractor or agent, to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Code of the Town of Brighton, if necessary, implement emergency repairs to protect the health, safety and welfare of the public.
9. A floodplain development permit will be required for the proposed development.
10. Additional comments will be developed as the design plans progress and more detailed information on the proposed development is provided.

Sustainability:

1. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.
2. The applicant should consider provisions to promote alternative transportation such as bike racks.

Roadway and Traffic:

1. A turning radius analysis demonstrating that the proposed layout can accommodate the turning movements of emergency vehicles must be provided.
2. The structural integrity of the existing entrance bridge/culvert and its ability to carry traffic loading anticipated during construction and future traffic patterns shall be evaluated as part of the proposed development.
3. Table 3 in the trip generation report prepared by SRF Associates indicates that the AM Peak Hour and PM Peak Hour trips for the Idlewood Road Site Generated Trips are estimated to decrease substantially under the future build conditions. The traffic engineer states that the future build conditions trips estimates are based upon a trip generation rate developed using a combination of the number of vehicles entering and exiting the Idlewood driveway and the building size. However, this estimate does not consider the peak hour trips generated by the Montessori school based on an appropriate ITE Land Use Code. An appropriate ITE Land Use Code would allow the traffic engineer to more accurately estimate peak hour trips based on the number of students enrolled in the Montessori school. Please review and revise the trip generation report accordingly.

Engineer's Report:

1. Hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the domestic and fire protection demands associated with this project must be provided.
2. How were the fire demand values included with the hydraulic network analysis determined? The NYS Fire Code indicates that fire-flow requirements shall be determined by an approved method. Has the methodology used to determine the fire-flow demand been reviewed and approved by the Fire Marshal?
3. Are the Hazen Williams C factor used in the hydraulic network analysis consistent with the modeling requirements of the MCWA?
4. Does the hydraulic grade line in the fire flow scenario consider the elevation of the sprinkler system in the proposed addition?
5. A domestic demand scenario should be included in the hydraulic network analysis for our records. Please review and revise.
6. Pipe and junction summary tables for each demand scenario should be included with the hydraulic network analysis. Please review and revise.
7. What is the status of MCWA's review of the proposed improvements?

SWPPP:

1. The proposed development is within the Irondequoit Creek watershed. Will the proposed development exceed the thresholds for requiring a stormwater management report identified in the Irondequoit Creek Watershed Stormwater Management Report Requirements Packet for Developers?
2. Stormwater quantity and quality 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.
3. 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.
4. Development within the floodplain will require compensatory storage. Technical documentation demonstrating that the proposed development adheres to the Town of Brighton Floodplain Development standards shall be provided.
5. Our GIS mapping indicates that a freshwater forested federal wetland, PF01A, is located in the SW corner of the property. Has this wetland been surveyed to confirm its boundaries on the site? A jurisdictional determination of the wetland boundary from the USACOE must be provided.
6. The NYS SWDM indicates that existing trees which are considered for RRV reduction must be inventoried, identified, protected, selected from an approved list. Similarly, new trees planted for credit must be chosen from the approved manual list. Please submit supporting documentation that the selected trees meet the aforementioned requirements.
7. The WQv value outlined in the table of section 2.2 of the SWPPP is not consistent with the calculations submitted as part of Appendix L of the SWPPP. Please review and revise.
8. We do not believe that the SWMF will function as anticipated during the 100-year flood event. Being that the proposed outlet for the SWMF is below the floodplain elevation, the capacity within the SWMF for the runoff generated by the site during a 100-year storm will be unavailable as the floodwaters from the creek will likely inundate the SWMF, thereby reducing the anticipated storage in the facility. In order for the SWMF to function as intended, a berm separating the SWMF from the floodplain would likely have to be constructed with the outlet set at an elevation above the floodplain. The volume of the proposed SWMF would then need to consider the floodplain volume lost as part of the berm design. The applicant's engineer should meet with the Town Engineer to discuss viable alternatives for the SWMF.
9. The plans indicate that the proposed SWMF is about 6' deep. Has a subsurface investigation been completed as part of the design of the SWMF? Seasonally high groundwater table has been encountered as shallow as 2' below the existing surface on nearby sites.
10. Supporting calculations demonstrating how the SWMF is providing 6,185 cf of WQv must be provided.
11. Supporting calculations demonstrating how the proposed development meets all components of the Unified Sizing Criteria for stormwater runoff, as outlined in the NYS SWDM, must be provided.
12. A stage-discharge table must be provided as part of the hydrocad model of the proposed SWMF. Additionally, the hydrocad model suggests that the SWMF reaches a peak elevation of 476.09' during a 10-year storm event and portions of the stormwater collection system will operate in a surcharge condition. The calculations must consider the surcharge conditions. The operation of the proposed storm sewer collection system serving the site must be evaluated for surcharge conditions under the various storm events, including the 25- and 50-year storms.
13. The SWPPP suggests that a riparian buffer is being implemented as part of the proposed green infrastructure practices. The NYS SWDM indicates that if credit is being taken for preservation of a riparian buffer, the area must be protected by a legally enforceable deed restriction, conservation easement or a maintenance agreement. Please review and clarify.

Existing Conditions and Demolition Plan, Sheet 1 of 9:

1. The engineer's report indicates that the proposed development will disturb approximately 7.4 acres on the site, however, no more than 5 acres will be disturbed at any given time. A phasing plan that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable must be submitted for review and approval. The phasing plan must illustrate the successive grading, erosion control and restoration measures by phase. This plan shall be submitted to the Town of Brighton for review and approval. Any deviation from this plan must be reviewed and approved by the Town of Brighton. Grading activities shall be limited to the phase and/or section immediately under construction to decrease the time that soil is

exposed, which, in turn, decreases the potential for erosion. Additional phases should begin only when the previous phase is stabilized.

2. Orange construction fencing shall be used to delineate the limits of disturbance for the proposed development and depicted on the plans.

Layout Plan, Sheet 3 of 9:

1. Areas designated for snow storage should be called out on the plans.
2. The proposed fire apparatus access road and emergency vehicle turnaround layout must be reviewed by the Town Fire Marshal.

Utility Plan, Sheet 4 of 9:

1. As part of the redevelopment process, all existing sanitary and storm sewer utilities that are proposed to be used for serving this site shall be televised and tested in accordance with the Town of Brighton requirements to determine their condition and adequacy for doing so. If the utilities require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant. A note indicating this requirement should be provided.
2. If there are sanitary sewer cleanouts on site, they shall be protected by orange construction fencing during the site construction.
3. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law.
4. Grease trap sizing calculations consistent with the NYS Plumbing Code should be provided for review.
5. Profiles for proposed storm and sanitary utilities should be provided on the plans.
6. The utility plan suggests that the proposed water main is being connected through the interior of the buildings. Has the MCWA reviewed this proposed approach?
7. Invert and rim elevations for the proposed storm sewer system and green infrastructure features should be provided on the plans.
8. Invert elevations for the proposed outlet control structure should be called out on the plans.
9. The location of the proposed 18' LED shoebox lights must be depicted on the plans. Photometrics depicting light contours for the proposed lighting system should be provided with the plans.
10. 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.

Construction Details:

1. A detail for the proposed bioretention facility should be provided on the plans.

Notes:

The following notes should be included on the plans:

1. 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.
2. All construction shall conform to Town of Brighton Standards unless specifically noted on the plans, and shall be subject to the inspection and approval of the Town of Brighton.
3. The contractor shall be responsible for all damages and repairs to all utilities, public and private roadways, sidewalks, and structures including signs, resulting from his operation
4. The contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction. For descriptive and survey data on the control monuments, call the Monroe County Geodetic Survey Office.
5. Erosion control measures shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
6. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.

7. All construction of the water supply system shall conform to the specifications, rules and regulations of the Monroe County Water Authority.
8. Installation of sewer and water lines shall conform to the requirements of the New York State Department of Health and the Monroe County Water Authority.
9. Minimum separation between water mains and sewer lines shall be 18" vertically measured from the outside of the pipe at the point of crossing. Minimum horizontal separation between parallel watermains and sewer pipes shall be 10' measured from the outside of the pipes. One full length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer as possible. Adequate structural support (compacted #2 crusher run stone) shall be provided for the sewers to prevent excessive deflection of the joints, and settling on and breaking the watermains.
10. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law. Sanitary sewer mains shall be air tested and manholes shall be vacuum tested in compliance with the specifications and sewer policy of the Town of Brighton.
11. All hydrants shall be installed and operational prior to any above grade construction. The pumper connection shall be positioned towards the roadway.
12. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
13. All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
14. Provisions for access to site shall be maintained at all times for emergency vehicles. The Town of Brighton Dept. of Public Works shall be notified a minimum of 24 hrs. in advance of any road closing.
15. Fire lanes shall be posted according to the Town of Brighton code.
16. Linear straw bales or erosion control fabric shall be used on steep slopes and wherever necessary to control erosion and siltation of existing drainage systems as ordered by the Engineer.
17. All inlets to the storm system shall be straw-baled on all sides to control siltation. The utility contractor shall be responsible to maintain the bales until ground cover is established.
18. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the Town's Comprehensive Development Regulations for Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations. The Contractor shall be a registered tree-service provider with the Town, and shall carry insurance as required by Chapter 175 of the Town's Comprehensive Development Regulations.
19. Tree protection and erosion control measures shall be in place prior to clearing, demolition or construction.

PLANNING BOARD REPORT

HEARING DATE: 5/18/2022

APPLICATION NO: 5P-NB2-22

APPLICATION SUMMARY: Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue.

COMMENTS:

- The subject property is presently zoned BE-1.
- The gross square footage of the proposed building is 1,178 square feet.
- The total project area is .358 acres.
- Calculation for gross footage/acre is 3290/acre.
- Existing open space is 74.5%, code requires a maximum of 65%, proposed 63.3%.
- The proposed use requires 6 parking spaces, 14 spots are proposed. Adequate parking exists for the applicant's request.
- The project will need the following variances from the Zoning Board of Appeals:
 - Use
 - Gas pump canopy
 - Pavement setback (preexisting 0')
 - Front yard parking.
- The building will need a Certificate of Appropriateness from the Historic Preservation Commission. Commission has previously reviewed proposed improvements informally.
- The northwest curb cut will be reduced to 24' and associated paving in the right-of-way will be reduced by 1,260 sf.
- Bike rack will be provided.
- Storm water appears to drain to a neighboring property
- Plans show a roughly 8-foot egress lane on the should entrance which does not seem adequate.

CONSERVATION BOARD:

- Consider on site car charging station(s).
- Consider installing a bike repair station on site.
- Use of native plantings is encouraged.
- Low mow techniques are encouraged.

TOWN ENGINEER: See memo from Town Engineer, Evert Garcia, dated May, 15, 2022.

QUESTIONS:

- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Historic Preservation Commission?
- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- Has the project been reviewed by the Conservation Board?
- What will the hours of operation be?
- Will the parking lot be lighted?
- Will anything be stored outside?
- Do you propose to install a fire sprinkler system?
- Will the project meet the NYS Guidelines for Urban Erosion and Sediment Control?
- Will all disturbed areas be protected from erosion either by mulch or temporary seeding within 2 weeks of disturbance?
- Will any existing trees be retained?
- Has a protection plan for trees to be saved before, during and after construction been reviewed by the Conservation Board?

- Will a generator be provided?
- Where will the HVAC units be located?
- Are any deliveries or shipments proposed between midnight and 6am? Is it proposed to operate any trucks on the site during that period?
- Application notes stormwater runoff draining to a neighboring property. Did you look into connecting to current stormwater near the property?
- Where will the gas tanks be located?
- Did you meet with any of the neighbors about the project?
- Will there be any food production that would require a grease trap?
- Have there been past issues with contamination? Have they been remediated?
- Has a TIS been completed? Has it been submitted to NYS DOT?

APPLICATION:

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

1. All required variances shall be obtained.
2. Proposed project shall be reviewed and approved by the Town of Brighton Historic Preservation Commission.
3. Meet all requirements of the Town of Brighton's Department of Public Works.
4. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
5. A pre, during and post protection plan for trees to be saved and moved shall be reviewed by the Conservation Board with final approval by the Planning Board.
6. 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. A detail shall be provided.
7. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
8. A landscape plan and a protection plan for trees to be saved and moved shall be reviewed by the Conservation Board with final approval by the Planning Board.

9. A lighting plan which shows the type, location and lighting contours shall be submitted as part of the final application.
10. Fire hydrants shall be fully operational prior to and during construction of the building.
11. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
12. Prior to the issuance of any building permits, a letter of credit shall be provided to the Town to cover the cost of materials and installation for all landscaping to ensure that all landscaping conforms to the approved plans and that the landscape survives in a healthy condition.
13. The parking lot lights shall be placed on a timer and shall be turned off from 10:00 P.M. to 6:00 A.M.
14. The proposed building shall be sprinklered in accordance with Town requirements.
15. Only business identification signage as allowed per the Comprehensive Development Regulations is permitted. This signage must be reviewed and receive all necessary town approvals prior to installation.
16. Erosion control measures shall be in place prior to site disturbance.
17. The location of any proposed generators shall be shown on the site plan. All requirements of the Comprehensive Development Regulations shall be met or a variance shall be obtained from the Zoning Board of Appeals.
18. The location of the HVAC shall be shown on the site plan
19. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
20. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
21. All comments, concerns and requirements of the Town Engineer as contained in the attached memo dated May 15, 2022 from Evert Garcia, Town Engineer, to Jeff Frisch, shall be addressed.
22. The location of the underground tanks will be shown on the plan.
23. Details for the bike rack, dumpster enclosure, crosswalk striping, and bioretention area shall be provided.
24. A final review of the TIS will be completed subsequent to receiving comments from the NYS DOT.

MEMO

Date: May 15, 2022

From: Evert Garcia

To: Jeffrey K. Frisch Jr.

Copy: File

Re: 5P-NB2-22

3108 East Avenue

Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store.

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

General:

1. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements. Upon satisfactory completion of these documents, the easements shall be filed at the Monroe County Clerk's Office with the Town being provided copies of each Town easement with the liber and page of filing. All easements must be filed at the MCCO prior to obtaining Town signatures.
2. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: improvements within the NYSDOT right of way, sanitary sewer, water service, utility improvements, stormwater water management facilities, restoration, landscaping and sediment and erosion control. A letter of credit estimate 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. The project will require multiple jurisdictional approvals, including but not limited to: NYSDOT, MCPW, BCSD, and MCWA. All approvals must be obtained prior to the Town endorsing the final plans.
4. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
5. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
6. The proposed building and site plan must comply with the New York State Fire Code and the Town of Brighton Fire Prevention and Building Construction code. The Town of Brighton Fire Marshal must review the fire apparatus access and fire hydrant locations. The Fire Apparatus Access and Fire Hydrant Worksheet must be completed and submitted to the Town of Brighton for review. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.

7. Additional comments will be developed as the design plans progress and more detailed information on the proposed development is provided.

Sustainability:

1. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.
2. The applicant should consider utilizing green infrastructure practices such as bioretention facilities and porous pavements to control the stormwater generated by the proposed development.

Roadway and Traffic:

1. We are in receipt of the Traffic Impact Study (TIS) which was prepared for this development. Has the TIS been submitted to the NYS DOT for review and comment? A final review of the TIS will be completed subsequent to receiving comments from the NYS DOT.
2. The TIS indicates that a growth rate of 0.50% was used in the study due to the proximity of the project to the Town of Penfield, which has a MCDOT designated growth rate of 0.50%, and NYSDOT traffic information, which shows decreasing traffic rates in the study area. Please provide supporting documentation to substantiate these statements for our reference.
3. A turning radius analysis demonstrating that the proposed layout can accommodate the turning movements of emergency vehicles must be provided.

Engineer's Report:

1. The Engineer's Report does not include technical information and calculations regarding sanitary sewer demand, change in runoff and need for stormwater quality/quantity mitigation. Please revise and resubmit.
2. The engineer's report indicates that the proposed development results in a 11.2% reduction in impervious asphalt surface area. Please submit supporting technical documentation to substantiate this assessment.
3. The engineer's report indicates that the vegetated swale will be planted with grasses to decrease runoff time of concentration and peak discharge rates, increase infiltration rates and provide natural pollutant filtration and removal. Please include supporting technical documentation, such as a stormwater runoff model analysis, in the engineer's report to substantiate these statements. Our review of the proposed SWMF/vegetated swale cannot be completed until this information is provided.
4. Has a subsurface investigation been completed to determine the infiltration capacity of the soils in the vicinity of the proposed vegetated swale?
5. The engineer's report indicates that a 6" diameter HDPE outlet control pipe will regulate stormwater discharges from the vegetated swale and is directed towards an existing off-site swale that ultimately drains to Allen's Creek. How will the 6" HDPE regulate the stormwater discharges from the vegetated swale? Please provide supporting technical calculations.
6. This department is concerned about the creation of a point discharge from this site to an adjacent residential property where before the stormwater runoff from this site was overland in nature. This facility should not create a point discharge onto the adjacent property. Improvements will be required to mitigate the impact of a point discharge such as a level lip spreader. The stormwater discharged from the SWMF must mimic overland flow.
7. Hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the domestic and fire protection demands associated with this project must be provided.

Site Utility Plan, Sheet 1 of 4:

1. In general, the plans make it difficult to discern existing versus proposed features. For instance, the legend provided on the plans indicate that the light line weight is for existing utilities and the heavier line weight is for proposed utilities, however, the existing sanitary sewer main is shown as proposed. Please review and revise all of the sheets to clarify existing versus proposed features for this development.
2. As part of the redevelopment process, all existing sanitary and storm sewer utilities that are proposed to be used for serving this site shall be televised and tested in accordance with the Town of Brighton requirements to determine their condition and adequacy for doing so. If the utilities require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in

the service lines that require corrective action, it shall be done so at the expense of the applicant. A note indicating this requirement should be provided.

3. If there are sanitary sewer cleanouts on site, they shall be protected by orange construction fencing during the site construction.
4. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law.
5. 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.
6. The location of the underground storage tanks should be called out on the plans.
7. Will the sprinkler and backflow prevention system require improvements to the existing water service?
8. What is the point of discharge for the storm inlet depicted on the southern end of the parking lot?
9. Will there be any food preparation within the proposed facility that will require a grease trap?

Existing Demo Plan, Sheet 2 of 4:

1. The location of the topsoil stockpile called out in the notes should be depicted on the plans.
2. Orange fencing should be installed to delineate the limits of the disturbance on the site. The orange fencing should be depicted on the plans and incorporated into the sequence of construction.
3. There is a tree depicted within the limits of the disturbance in the SE corner of the site that is to remain. Will the proposed grading beneath the canopy of this tree adversely impact the health of the tree? Please review and revise as necessary.

Site Details, Sheet 4 of 4:

1. A detail for the proposed bike rack should be provided on the plans.
2. A detail for the proposed dumpster enclosure should be provided on the plans.
3. A detail for the proposed crosswalk striping should be provide on the plans.
4. Details for the proposed bioretention area should be provided.

Notes:

The following notes should be included on the plans:

1. 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.
2. All construction shall conform to Town of Brighton Standards unless specifically noted on the plans, and shall be subject to the inspection and approval of the Town of Brighton.
3. The contractor shall be responsible for all damages and repairs to all utilities, public and private roadways, sidewalks, and structures including signs, resulting from his operation
4. The contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction. For descriptive and survey data on the control monuments, call the Monroe County Geodetic Survey Office.
5. Erosion control measures shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
6. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.
7. All construction of the water supply system shall conform to the specifications, rules and regulations of the Monroe County Water Authority.
8. Installation of sewer and water lines shall conform to the requirements of the New York State Department of Health and the Monroe County Water Authority.
9. Minimum separation between water mains and sewer lines shall be 18" vertically measured from the outside of the pipe at the point of crossing. Minimum horizontal separation between parallel watermains and sewer pipes shall be 10' measured from the outside of the pipes. One full length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer as possible. Adequate structural support (compacted #2 crusher run stone) shall be provided for the sewers to prevent excessive deflection of the joints, and settling on and breaking the watermains.

10. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law. Sanitary sewer mains shall be air tested and manholes shall be vacuum tested in compliance with the specifications and sewer policy of the Town of Brighton.
11. All hydrants shall be installed and operational prior to any above grade construction. The pumper connection shall be positioned towards the roadway.
12. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
13. All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
14. Provisions for access to site shall be maintained at all times for emergency vehicles. The Town of Brighton Dept. of Public Works shall be notified a minimum of 24 hrs. in advance of any road closing.
15. Fire lanes shall be posted according to the Town of Brighton code.
16. Linear straw bales or erosion control fabric shall be used on steep slopes and wherever necessary to control erosion and siltation of existing drainage systems as ordered by the Engineer.
17. All inlets to the storm system shall be straw-baled on all sides to control siltation. The utility contractor shall be responsible to maintain the bales until ground cover is established.
18. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the Town's Comprehensive Development Regulations for Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations. The Contractor shall be a registered tree-service provider with the Town, and shall carry insurance as required by Chapter 175 of the Town's Comprehensive Development Regulations.
19. Tree protection and erosion control measures shall be in place prior to clearing, demolition or construction.

May 17, 2022

Honorable Town Board
Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

RE: Planning Board advisory report in regarding Jewish Senior Life's Incentive Zoning proposal to construct two four story buildings, each containing 35 Independent Living dwelling units and other site improvements on property located at 2000 Summit Circle.

Dear Board Members:

At the May 18, 2022 Planning Board Meeting, the Planning Board reviewed the above referenced matter and offers the following comments regarding the adequacy of the proposal as it relates to site and the adjacent uses and structures.

General

1. The Planning Board supports the proposed application. The proposed project appears to be well suited for the project site and area.
2. The architectural design and building materials of the proposed buildings should be reviewed and approved by the Town of Brighton Architectural Review Board.
3. The proposed buildings will have to be sprinklered in accordance with Town requirements.
4. The Planning Board recommends that the Town move to a public hearing on this application only after receiving firm commitments on the proposed amenities that include the design and construction. It is further recommended that the incentive zoning modifications, if granted, do not include any commitment regarding the site plan layout or any commitment regarding approval of the proposed overall density, except as a maximum limit.
5. 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.
6. The proposed project should include provisions for public transportation. The applicant should contact the Rochester Genesee Regional Transportation Authority to promote the use of public transportation to and from the proposed development.

7. The proposed project includes the construction of large impervious surfaces which cause the immediate area to become warmer than the surrounding land forming an island of higher temperatures known as the “heat island effect”. Trees of substantial size should be provided along roadways and parking areas to create a canopy large enough to offset the “heat island effect”. In addition, light roof colors should be provided which further reduces this phenomenon.
8. Consideration should be given to the proposed buildings being constructed to LEED standards.
9. The project should include provisions for recycling trash that will be generated by the residents occupying the site.
10. Alternative energy sources can significantly cut greenhouse gas emissions and energy costs over time. Consideration should be given to the installation of alternative energy technologies such as solar and geothermal
11. The proposed buildings should consider orientation and spacing to maximize the potential for passive solar heating and shading devices to minimize the cooling load.
12. Pervious pavements should be considered where applicable such as sidewalks, trails, and driveways.
13. Consideration should be given to using LED lighting for the project.
14. The applicant should consider the installation of electric charging stations for electrical vehicles.
15. If the Town Board finds the project worthy of further consideration, the Planning Board looks forward to providing additional project review and comment as requested by the Town Board.

Respectfully Submitted,

Jeffrey K Frisch Jr
Executive Secretary
Planning Board