

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 21, 2023
Brighton Town Hall
2300 Elmwood Avenue

Written comments may be submitted to Jason Haremza, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to jason.haremza@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.

FINAL AGENDA

7:00 P.M.

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members.

CHAIRPERSON: Approval of the April 19, 2023 meeting minutes.
Approval of the May 17, 2023 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of June 15, 2023 will now be held.

[4P-03-23](#) **POSTPONED AT APPLICANT'S REQUEST.** Application of Stephen Artim and Tricia Shalka, owners, and Jerry Serafine, agent, for EPOD (watercourse) Permit Approval to allow for the construction of a building addition within zone AE of the 100 year floodplain on property located at 55 Stonybrook Drive. All as described on application and plans on file. **TABLED AT THE APRIL 19, 2023 MEETING - PUBLIC HEARING REMAINS OPEN**

[5P-03-23](#) [Revised Plans](#)
APPLICANT REQUESTED TO WITHDRAW DRIVE-THROUGH COMPONENT. Application of James Smith, agent, and Tasty Hut LLC, owner, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 252 +/- sf building addition and operate a Pizza Hut Restaurant with drive-through service on property located at 1760 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MAY 17, 2023 MEETING - PUBLIC HEARING REMAINS OPEN**

- [6P-01-23](#) Application of Faith Bible Church, owner, for Site Plan Modification to construct a 1200 +/- sf open pavilion on property located at 1095 East Henrietta Road. All as described on application and plans on file.
- [6P-02-23](#) Application of Flaum Management, owner, and TTEC, lessee, for Site Plan Modification to install a standby diesel emergency generator on property located at 2144 Brighton Henrietta Town Line Road. All as described on application and plans on file.
- [6P-03-23](#) Application of Carl Grasta, owner, for Site Plan Modification and EPOD (watercourse) Permit approval to construct an in-ground swimming pool in conjunction with a new home (11P-01-22) on property located at 1 Knollwood Drive. All as described on application and plans on file.
- [6P-04-23](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Final Subdivision Approval, Final Site Plan Approval, Final Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation on property located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file.

Note: Application 4P-NB2-23 for Preliminary Site Plan Approval has been combined with Application 6P-04-23 for Final Site Plan Approval for this project.

NEW BUSINESS:

- [4P-NB1-23](#) Application of Westmarsh Properties, LLC, owner, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 2,562 sf two story single family home with a 634 sf attached garage on property located at 57 Eldridge Avenue. All as described on application and plans on file.
TABLED AT THE APRIL 19, 2023 - PUBLIC HEARING REMAINS OPEN
- [4P-NB2-23](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation on property located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 19, 2023 - PUBLIC HEARING REMAINS OPEN**

Note: Application 4P-NB2-23 for Preliminary Site Plan Approval has been combined with Application 6P-04-23 for Final Site Plan Approval for this project.

[5P-NB1-23](#) **HISTORIC PRESERVATION COMMISSION REQUESTED CULTURAL RESOURCES SURVEY BE CONDUCTED.** Application of Nunzio Salafia, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary EPOD (steepslope) Permit Approval and Demolition Review and Approval to raze a single family dwelling, subdivide one lot into two, and construct a 4,054 +/- sf single family home with a 877+/- sf attached garage on property located at 125 Old Mill Road. All as described on application and plans on file. **TABLED AT THE MAY 17, 2023 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	YPE OF SIG N	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1687	WellNow Urgent Care Allergy 2760 Monroe Avenue	Bldg Face	6/06/23
ARB - Approve with conditions 1. A variance shall be obtained from the Zoning Board of Appeals to allow a non-business identification signage where not allowed by code (adding “Allergy” to the existing “WellNow Urgent Care” sign).			

1688	Chipotle 2735 Monroe Avenue	Bldg Face (2 sides)	6/06/23
ARB - Approve with conditions 1. A variance shall be obtained from the Zoning Board of Appeals to allow for a building face sign on a second building face.			
1689	Golisano Institute for Business & Entrepreneurship 150 Sawgrass Drive	Bldg Face Freestanding Sign	6/06/23
ARB - Apprve with conditions 1. Allow a front yard wall to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code and allow for the display of a relocated freestanding sign on said wall. 2. Allow a building face business identification sign to be 25 +/- ft above grade in lieu of the maximum 20 ft. allowed by code.			

PLANNING BOARD REPORT

HEARING DATE: 6-21-2023
APPLICATION NO: 5P-03-23
LOCATION: 1760 Monroe Avenue

APPLICATION SUMMARY: Application James Smith, agent, and Tasty Hut LLC, owner, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 252 +/- sf building addition and operate a Pizza Hut Restaurant with drive-through service on property located at 1760 Monroe Avenue.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. 1760 Monroe Avenue is an approximately half acre parcel containing a 2,100 square foot commercial building.
2. The subject property is zoned Neighborhood Commercial (BF-1)
3. A demolition plan, site plan, grading plan, utility plan, and elevations and floor plans have been submitted. Revised plans were submitted 6-7-2023.
4. The applicant has requested to withdraw the drive-through component of the proposal. See attached email dated 6-19-2023.
5. The project was reviewed by the Architectural Review Board (ARB) and approved on 10-25-2022.
6. The revised proposal includes three curbside pick up spaces, parallel to the rear wall of the building, as well as a rear doorway for employees to bring the order to the parked cars.
7. Conditional Use Permit Findings. The following findings are suggested for the Planning Board's consideration and discussion.
 - a. The Planning Board finds that the proposed restaurant use complies with the standards of the Neighborhood Commercial district.
 - b. The Planning Board finds that the proposed use, is in harmony with the purpose and intent of [Code Sections 217-3 through 217-7.2](#) (Conditional Uses). The location and size of the restaurant, the intensity (hours of operation), size of the site and access have all been considered in the Board's review.

- c. The Planning Board finds that the establishment of a restaurant in this location, 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.
 - d. The restaurant will be developed within an existing structure on a developed site and not result in the destruction, loss or damage of any natural, scenic or significant historical resource.
 - e. The Planning Board finds that the establishment of a restaurant will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.
 - f. The Planning Board finds that the establishment of a restaurant will be adequately served by essential public facilities.
 - g. The Planning Board finds that the establishment of a restaurant will not result in the loss or damage to trees.
 - h. The proposed finds that the establishment a restaurant in this location essentially conforms to the Town Master Plan: Envision Brighton 2028. Specifically Volume 2, Page 32, “Twelve Corners [which by the plan’s definition includes this property] should invoke a “village-like” atmosphere where pedestrians are encouraged to safely walk from destination to another.”
8. The Town of Brighton Code allows for two different methods to calculate parking requirements: 1 for each 2 patron seats, or 1 per 100 square feet of gross floor area plus 1 per employee on largest shift. The applicant may chose either method. As noted on the revised site plan, there are 20 parking spaces required for a 40 seat restaurant. The applicant is providing 24 spaces, exceeding the requirement.
- It should be noted that the six parking spaces behind the building are allocated to three properties within the special assessment district: 1738, 1760, and 1780 Monroe Avenue. 1760 Monroe only has rights to two of those six spaces.
9. The inclusion of a crosswalk through the parking lot and a small length of concrete sidewalk to connect the crosswalk to the public sidewalk is a small but welcome improvement to walkability and access to the site by means other than motor vehicle. The applicant is to be commended for further enhancing this element in the revised plans.
10. The proposed building shall be sprinklered in accordance with Town of Brighton sprinkler requirements.

TOWN ENGINEER: See attached memo dated 6-20-2023. The following items from the memo are of particular importance:

- 1. Provide 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.

SEWER DEPARTMENT:

The applicant should contact Tim Jason (tim.jason@townofbrighton.org 585-784-5289) in the Sewer Department with any questions on these comments.

1. Grease trap must be inspected and adhere to NYS plumbing code and the Town Code

CONSERVATION BOARD:

Advisory comments

1. Prior comments have been addressed by the project revisions.

ENVIRONMENTAL REVIEW/SEQR

Staff reviewed the submitted materials and carefully considered both State (6 NYCRR 617.5) and Town (Town Code Section 201-14) and determined the proposed accessory structure is a Type 2 action, requiring no further environmental review.

Specifically 6 NYCRR 617.5(c)(9):

Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.

BOARD ACTION/DECISION

If the Planning Board entertains tabling, the following reasons are recommended by staff, along with any others added by the Board:

1. Address the comments of the Town of Brighton's Department of Public Works.
 - a. Applicant shall respond in writing to all comments of the Planning Board, Town Engineer, Sewer Department, Building and Planning Department, and Fire Marshal.
2. Address Monroe County comments
3. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
4. The entire building shall comply with the most current New York State Fire Prevention and Building Code. The proposed building shall be sprinklered in accordance with Town of Brighton sprinkler requirements.

5. The location of any HVAC or other mechanicals and/or generators shall be shown on the site plan along with details of their proposed screening.
6. Prior to issuance of any building permits, all plans for utility and storm water control systems must be reviewed and have been given approval by appropriate authorities. Prior to any occupancy, work proposed on the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
7. All Town codes shall be met that relate directly or indirectly to the applicant's request.
8. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
9. Erosion control measures shall be in place prior to site disturbance.
10. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation throughout construction.
11. Maintenance of landscape plantings shall be guaranteed for three (3) years. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
12. All 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.
13. A turning radius analysis demonstrating that emergency vehicles can adequately access and navigate the site shall be submitted to the Town Fire Marshal for review.
14. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
15. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
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. All requirements of Sections 203-84.B.3 (restaurant regulations), 207-14.1 (waste container and grease/oil container standards), and 207-14.2 (supplemental restaurant regulations), as well as any other pertinent sections of the code, shall be met. Included in these requirements

is that “a minimum of one aesthetically acceptable trash receptacle shall be provided on site adjacent to each driveway exit. At least one additional aesthetically acceptable, on-site, outdoor trash receptacle shall be provided for every 10 required parking spaces.” Also included is that, Any use providing food capable of being immediately consumed which is served in disposable packaging shall have at least one aesthetically acceptable, on-site, outdoor covered trash receptacle for patron use located near the primary entrance . . .” These requirements, along with the other requirements of those sections, should be addressed.

18. Any signage, building or parking lighting not necessary for security purposes shall be placed on automatic timing devices which allow illumination to commence each day ½ hour before the business is open to the public and to terminate ½ hour after the close of business.
19. The height of the light pole bases shall be six inches above finished grade.



Public Works Department

Commissioner of Public Works – Evert Garcia, P.E.

Brendan Ryan
Assistant Engineer

Date: June 20, 2023

From: Brendan Ryan

To: Jason Haremza

Copy: File

Re: *Application No. 5P-03-23*

*Application of Tasty Hut, LLC, owner, and James Smith, architect, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 250 +/- sf building addition and allow for a Pizza Hut Restaurant with a pick-up window.
1760 Monroe Avenue*

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. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
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.
5. The proposed building and site plan must comply with the New York State Fire 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>

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.

Engineer's Report:

1. The report must provide technical information regarding sanitary demand before final review can be completed.
2. Calculations for the total area of reduction of impervious cover should be provided.
3. Hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the demands associated with this project must be provided.
4. Technical documentation must be included in the Engineer's Report for the sizing of the grease trap in accordance with NYS Plumbing Code before final review can be completed.

General Notes:

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. Please add a note to the plans to this effect.
2. If there are sanitary sewer cleanouts on site, they shall be protected by orange construction fencing during the site construction.
3. If there are drainage inlets on site, they shall be protected by filter sock 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. Will the building renovations exceed 50% of the value of the building? If yes, the building must be retrofitted with sprinklers per Brighton Town Code.

From: [Randy Bebout](#)
To: [Jason Haremza](#)
Subject: Pizza Hut, 1760 Monroe Avenue - Drive-Thru Operation
Date: Monday, June 19, 2023 2:59:55 PM
Attachments: [image001.png](#)

Good afternoon.

On behalf of James D. Smith (applicant) and Tasty Hut, LLC (property owner), we are providing this email to request to withdraw the request for approval of a drive thru operation at the above referenced location. Based on the prior PB meeting and follow-up discussion with Town staff and the recent resubmittal, the project operations will entail customers pre-ordering prior to arrival on-site, once on-site, they will park in one of the (3) pick-up spaces provided along the rear of the building and the Pizza Hut employee will deliver their order to their vehicle. There are two additional "curb-side" pick up spaces being provided along the side of the building to allow for overflow.

Let us know if you have any questions. Thanks.

Randy Bebout

Sr. Project Manager, Land Development

70 Linden Oaks

Rochester, NY 14625

o 585-866-1100 / c 585-490-1551 / rbebout@bohlereng.com

www.BohlerEngineering.com

BOHLER //

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PLANNING BOARD REPORT

HEARING DATE: 6-21-2023

APPLICATION NO: 6P-01-23

LOCATION: 1095 East Henrietta Road

APPLICATION SUMMARY: Application of Faith Bible Church, owner, for Site Plan Modification to construct a 1200 +/- sf open pavilion on property located at 1095 East Henrietta Road.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. 1095 East Henrietta Road currently contains a place of worship
2. The subject site is zoned Light Industrial (IG)
3. The site is made up of three tax parcels under common ownership:
 - (1) 1095 East Henrietta Road (Tax ID # 149.13-1-10). This contains the parking lot and the majority of the building. The generator will be located on this parcel.
 - (2) Unaddressed parcel (Tax ID # 149.13-1-12). This contains a small portion of the front of the building.
 - (3) 1085 East Henrietta Road (Tax ID # 149.13-1-11). This contains lawn area
4. A site plan has been submitted.
5. The proposed accessory structure is exempt from Section 239 review by the county per the 2-9-1994 agreement between Monroe County and the Town of Brighton.
6. The proposed accessory structure was approved by the Architectural Review Board (ARB) on 6-6-2023.
7. The proposed accessory structure was granted the necessary variance by the Zoning Board of Appeals (ZBA) on 6-7-2023.
8. Applicant to confirm that there will be no electricity, lighting, or cooking in the pavilion.

TOWN ENGINEER: See attached memo dated 6-20-2023. There were no items of particular importance for this project, but the applicant shall address the concerns raised in the memo. It should also be noted that the applicant stated at the ARB meeting that the pavilion floor will be concrete.

SEWER DEPARTMENT:

None

CONSERVATION BOARD:

Advisory comments

None

ENVIRONMENTAL REVIEW/SEQR

Staff reviewed the submitted materials and carefully considered both State (6 NYCRR 617.5) and Town (Town Code Section 201-14) and determined the proposed accessory structure is a Type 2 action, requiring no further environmental review.

Specifically 6 NYCRR 617.5(c)(9):

Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.

BOARD ACTION/DECISION

If the Planning Board entertains approval, staff recommends the following conditions, along with any others imposed by the Board:

1. Address the comments of the Town of Brighton's Department of Public Works.
 - a. Applicant shall respond in writing to all comments of the Planning Board, Town Engineer, Sewer Department, Building and Planning Department, and Fire Marshal.



Public Works Department

Commissioner of Public Works – Evert Garcia, P.E.

Brendan Ryan
Assistant Engineer

Date: June 20, 2023

From: Brendan Ryan

To: Jason Haremza

Copy: File

Re: *Application No. 6P-01-23*
Application of Faith Bible Church, owner, for Site Plan Modification to construct a 1200 +/- sf open pavilion
1095 East Henrietta Road.

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

General:

1. How will stormwater runoff from the roof be directed?
2. The construction details indicate that the pavilion floor will be either sod or concrete. Please clarify what the intended surface treatment of the pavilion floor will be.
3. Erosion control measures such as silt fence should be installed during construction so as not to impact the stormwater facility depicted on the plans.
4. If the pavilion floor will be concrete, a concrete washout must be used on site and depicted on the plans.

PLANNING BOARD REPORT

HEARING DATE: 6-21-2023

APPLICATION NO: 6P-02-23

LOCATION: 2144 Brighton Henrietta Town Line Road

APPLICATION SUMMARY: Application of Flaum Management, owner, and TTEC, lessee, for Site Plan Modification to install a standby diesel emergency generator on property located at 2144 Brighton Henrietta Town Line Road.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. 2144 Brighton Henrietta Town Line Road currently contains a single story, approximately 18,000 sf office building.
2. The subject property is zoned Light Industrial (IG)
3. The proposed generator is located at the rear (northeast) corner of the building, approximately 500 feet from Brighton Henrietta Town Line Road, approximately 50 feet from the east property line, and approximately 80 feet from the north property line.
4. The applicant should describe in detail the decision to install a diesel generator as opposed to natural gas or propane, as permitted by the Brighton Town Code.
5. No sound level data has been provided on the proposed generator. A final review of this proposal cannot be completed until this information is provided.
6. The placement of this generator appears that it may block or hinder access to the nearest adjacent loading dock bay. Please clarify.

TOWN ENGINEER: See attached memo dated 6-20-2023. The following items from the memo are of particular importance:

1. No sound level data has been provided on the proposed generator. A final review of this proposal cannot be completed until this information is provided.

ENVIRONMENTAL REVIEW/SEQR

Staff reviewed the submitted materials and carefully considered both State (6 NYCRR 617.5) and Town (Town Code Section 201-14) and determined this project is a Type 2 action, requiring no further environmental review.

Specifically 6 NYCRR 617.5(c)(9):

Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.

BOARD ACTION/DECISION

If the Board entertains approval with conditions, Town staff suggests including, among any others suggested by the Board, the following reasons:

1. Meet all requirements of the Town of Brighton's Department of Public Works.
 - a. Applicant shall respond to Planning Board and Town Engineer comments in writing.
2. All Monroe County comments, if any, shall be addressed.
3. The generator shall be powered by natural gas or propane.
4. The generator shall comply with the most current New York State Uniform Fire Prevention and Building Code
5. All Town codes shall be met that relate directly or indirectly to the applicant's request.



Public Works Department

Commissioner of Public Works – Evert Garcia, P.E.

Brendan Ryan
Assistant Engineer

Date: June 20, 2023

From: Brendan Ryan

To: Jason Haremza

Copy: File

Re: *Application No. 6P-02-23*
Application of Flaum Management, owner, and TTEC, lessee, for Site Plan Modification to add a standby emergency generator
2144 Brighton Henrietta Town Line Road

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

General:

1. Why is the applicant selecting to install a diesel generator as opposed to natural gas or propane, as permitted by the Brighton Town Code?
2. No sound level data has been provided on the proposed generator. A final review of this proposal cannot be completed until this information is provided.
3. The placement of this generator appears that it may block or hinder access to the nearest adjacent loading dock bay. Please clarify.

PLANNING BOARD REPORT

HEARING DATE: 6-21-2023

APPLICATION NO: 6P-03-23

LOCATION: 1 Knollwood Drive

APPLICATION SUMMARY: Application of Carl Grasta, owner, for Site Plan Modification and EPOD (watercourse) Permit Approval to construct an in-ground swimming pool in conjunction with a new home (11P-01-22) on property located at 1 Knollwood Drive.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. 1 Knollwood Drive currently contains a single family dwelling under construction.
2. The subject property is zoned Residential – Low Density A (RLA)
3. The subject site is also within Environmental Protection Overlay District (EPOD) 3, Watercourse and Floodplain Protection. The boundaries of the Watercourse Protection District shall be delineated on the Official Town of Brighton EPOD maps and shall include the following areas: West Branch of Allens Creek, Crittenden Creek, Allens Creek, Irondequoit Creek, Buckland Creek, Red Creek, the Genesee River and the New York State Erie Canal; for a distance of 100 feet from each bank or to the landward boundary of special flood hazard.
4. In reviewing the application and materials submitted, town staff made the determination, based on the criteria in [Town of Brighton Code Section 203-118](#) that the subject site is also within Environmental Protection Overlay District (EPOD) 1, Steep Slope Protection.
5. The site of the proposed pool is within two EPODs, making this a Type 1 Action, per [Town of Brighton Code Section 201-14J](#).
6. A site plan, engineers report, hydraulic information, easement information, and supporting documents have been submitted.
7. It appears that the proposed cabana exceeds 250 sf and therefore will require a variance.
8. Per [Town of Brighton Code Section 203-129B](#) No permit to undertake a regulated activity within the Watercourse and Floodplain Protection District shall be issued by the Planning Board unless it determines that the proposed project complies with the following standards:
 - (1) The proposed activity provides adequate measures to prevent disruption and

pollution of fish and wildlife habitats and freshwater wetlands, stormwater runoff, septic and sewage systems and any other activity on the site.

- (2) A natural vegetative buffer of 100 feet from each bank shall be retained adjacent to the watercourses to absorb floodwaters, to trap sediments, to protect adjacent fish and wildlife habitats and to protect scenic qualities.
 - (3) Site preparation, including stripping of vegetative cover or grading, shall be undertaken so that the amount of time that disturbed ground surfaces are exposed to the energy of rainfall and runoff water is limited. Disturbed soils shall be stabilized and revegetated before construction can begin. During the interim, erosion protection measures, including but not limited to vegetation, retention ponds, recharge basins, berming, silt traps and mulching, shall be used to ensure that sedimentation is minimized and mitigated.
 - (4) The project shall provide adequate measures to protect surface and ground waters from direct or indirect pollution and from overuse.
 - (5) Fill shall not encroach on natural watercourses, constructed channels or floodway areas. All fill shall be compacted at a final angle of repose which provides stability for the material, minimizes erosion and prevents settlement.
 - (6) Roads, trails and walking paths along water bodies shall be sited and constructed so they are not a source of runoff and sedimentation. Such roads, trails and walking paths shall be constructed and sited in such a manner as to maximize the visual opportunities of a water body while maintaining the scenic qualities of the water body.
 - (7) No new dock, boat launching site or fishing access and parking area shall be constructed unless it is shown that it will not impede the natural flow of the streams to which this section applies and will be located and constructed so as to minimize its intrusion into the streams and avoid adverse environmental impact and unreasonable impacts upon public use of the waters.
 - (8) New structures, except for fences, bridges and fishing access parking areas, shall not be constructed within 25 feet of the bank of the stream.
 - (9) New structures shall be designed and constructed in accordance with erosion control standards and stormwater control standards contained in the Best Management Practices for Stormwater Runoff Management and Stormwater Management Guidelines for New Development, as found in Chapter 6 of the New York State Department of Environmental Conservation's Stream Corridor Management Manual.
9. Per [Town of Brighton Code Section 203-120B](#) No permit to undertake a regulated activity within a steep slope protection district in the Town of Brighton shall be issued by the authorized official or the Planning Board unless the applicant can adequately demonstrate that:
- (1) The stable angle of repose of the soil classes found on the site shall be used to determine the proper placement of structures and other development-related facilities within the plateau area. Site-specific calculations of the stable angle of repose for the site shall be determined by a professional soil scientist or engineer using the soil classes and nomenclature contained in the Soil Survey of Monroe County and obtained for the site by borings, as well as high-intensity soil survey data provided by the applicant.

- (2) The stability of soils will be maintained or increased to adequately support any construction thereon or to support any landscaping, agricultural or similar activities. This shall be documented by soil bearing data provided by a qualified testing laboratory or engineer and paid for by the developer.
- (3) No proposed activity will cause erosion or slipping of soil or cause sediment to be discharged into any stream or tributary, or the wetlands or tributaries of Irondequoit Bay.
- (4) Plant life located on the slopes outside of the minimum area that need to be disturbed for carrying on approved activities shall not be destroyed. Plants or other acceptable ground cover shall be reestablished in disturbed areas immediately upon completion of development activity so as to prevent any of the harmful effects set forth above to maintain the natural scenic characteristics of any steep slope.
- (5) Access down steep slopes shall be provided with ramp slopes no greater than 1:6 and side slopes no greater than 1:3 if not terraced or otherwise structurally stabilized. Disturbed nonroadway areas shall be stabilized and adequately drained;
- (6) There is no reasonable alternative for the proposed regulated activity on that portion of the site not containing steep slopes.

TOWN ENGINEER: See attached memo dated 6-11-2023 (Note: SWBR is providing engineering services to the Town on an interim basis). The following items from the memo are of particular importance:

1. Providing clarification and additional information on the easements
2. Clarity in labeling the EPOD boundaries on the submitted drawings
3. Information on restrictive covenants on the property
4. In addition, several items on the attached memo are highlighted in yellow, indicating particular attention is to be given to those items.

CONSERVATION BOARD:

Advisory comments

None

ENVIRONMENTAL REVIEW/SEQR

The granting of two or more EPOD permit is a Type 1 Action. Environmental Review and determination cannot be completed until additional information and a Long Environmental Assessment Form (EAF) is submitted.

BOARD ACTION/DECISION

If the Planning Board entertains tabling, the following reasons are recommended by staff, along with any others added by the Board:

1. Address the comments of the Town of Brighton's Department of Public Works.

- a. Applicant shall respond in writing to all comments of the Planning Board, Town Engineer, Sewer Department, Building and Planning Department, and Fire Marshal.
2. Monroe County comments, if any, shall be addressed.
3. Submittal of a Long Environmental Assessment Form (EAF).



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Architecture
Graphic Design
Interior Design
Landscape Architecture
Structural Engineering

Date: June 11, 2023
From: Michael E. Guyon, P.E.
To: Evert Garcia
Copy: File

Re: Application No. 6P-03-23
Owner: Carl Grasta
Property Address: 1 Knollwood Drive
Project Description: Site Plan Modification and EPOD, (Watercourse), Permit Approval
Construct an In-Ground Swimming Pool

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

General:

1. The EPOD and its associated buffer must be labelled as the Watercourse and Floodplain Protection District EPOD. Likewise, the extents of the floodplain or flood hazard zone and floodway should be shown correctly per FEMA mapping. The elevation of the floodway and floodplain should be noted on the plans. Is the topographic datum the same datum used to develop the floodplain mapping? Using the same datum is critical to accurately depicting the floodplain and floodway limits.
2. Chapter 203-118 of the Code of the Town of Brighton defines a steep slope EPOD to include all areas of 15% or greater slopes, and all areas within 50 feet of the toe or top of such slopes. This section of the code also indicates that the authorized official or Town Engineer may consult other information, including but not limited to the Soil Survey of Monroe County, topographic maps produced by the United States Geological Survey, field surveys and other appropriate sources, in order to more accurately locate and delineate steep slope protection district boundaries within the Town. Based upon the topography shown on the Modified Site Plan the proposed improvements are within 50 feet of the top of 15% slopes and are within a Steep Slope EPOD. A Steep Slope EPOD permit is required. Additionally, Section 201-14 J. of the Code of the Town of Brighton indicates that any construction where disturbance is within any two or more Environmental Protection Overlay Districts as defined in the Brighton Comprehensive Development Regulations is considered a Type 1 action. The appropriate documentation must be provided.
3. The plans must clearly show the existing and proposed easements including their liber and page.
4. The Map of Resubdivision of a Parcel of Land being Part of Lot 77 & 78 T.W.P. 13 D-4 Town of Brighton County of Monroe last dated Feb. 3, 1967 indicates that the property at 1 Knollwood Drive includes a deed restriction that limits buildings on a portion of the site. The limits of this restriction must be shown on the plans.

SWBR

5. Easement L12715 P.152 indicates that the "Pool Lawn and Landscape Area" shall be maintained in a natural vegetative state. The plan shows grading and soil disturbance within this easement area and which seems to violate the easement language. This conflict must be resolved.
6. It appears that the applicant is proposing to modify and reduce the size of access easement L. 5189 P.284. What is the intent of this modification? The Town of Brighton is not a party to this easement therefore the adjacent property owner must agree with the proposed modification. The final easement modification along with its liber and page must be clearly shown on the final plans. It appears that all other easements will remain unchanged.
7. The O'Neill-Rodak map showing easement L. 5189 P. 284 is not legible. A larger scale map must be provided.
8. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: sanitary sewer, water main, landscaping and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
9. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
10. Section 149-8 of the Code of the Town of Brighton states, "A separate and independent building sewer shall be provided for every building." The Code of the Town of Brighton defines a building as a combination of any materials, whether portable or fixed, having a roof, to form a structure affording shelter for persons, animals or property, but not including a trailer. The cabana could be considered a building and as such a separate sewer is required.
11. The pool excavation will generate a substantial volume of spoil material. Will this material be distributed across the project or removed from the site?
12. Is outdoor lighting proposed?

Sustainability:

1. Pervious pavements should be considered for sidewalks and pool decking.
2. How will the pool be heated. The applicant should consider a heating source that does not use natural gas.

Engineer's Report:

1. The disturbed area illustrated on the plans appears to be greater than 20,000 square feet. Chapter 215 of the Brighton Town Code states that modification of any area greater than 20,000 square feet requires the development of a Stormwater Pollution Prevention Plan (SWPPP) by the applicant in accordance with the specifications outlined by the Town, reviewed by the appropriate board and approved by the Town Engineer. Please develop a SWPPP for this project. The SWPPP must meet the design criteria set forth in the most recent version of the Town of Brighton's Design Standards; NYS Stormwater Management Design Manual; and NY Standards and Specifications for Erosion and Sediment Control; and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the Town Engineer.
2. A sketch showing the extent of the water system that was reviewed should be provided. The calculations must consider the meter losses. Also, the calculation must indicate the flow rate that was used to complete the friction loss in the water service and how the flow rate was computed.
3. The area of disturbance referenced on the plans does not coincide with the area of disturbance referenced in the Engineer's report. This discrepancy must be resolved.

SWBR

Plans

1. Modified Site Plan

- a. The construction vehicle access road must be shown on the plans including any necessary grading and temporary roadway base material.
- b. The plans must clearly depict proposed improvements and existing conditions.
- c. The existing contours must be labeled.
- d. The sanitary sewer lateral and water service including the service and lateral to the house must be clearly shown along with their size and material. Chapter 199 of the Code of the Town of Brighton requires that water service pipe must be of copper. The engineer's report suggests the PE water pipe will be used.
- e. How and where will water be discharged from the proposed pool. The location of this discharge point must be shown on the plans.
- f. Will the pool filter backwash be discharged to the sanitary sewer? Any discharge to the sanitary sewer must comply with Chapter 149 of the Code of the Town of Brighton. The Town of Brighton Sewer Commissioner must review and approve this connection.
- g. A landscaping plan should be provided. The plan must list the type and size of the landscape materials.
- h. Chapter 203-2.1 B. (2) of the Code of the Town of Brighton indicates that a screen, garden or tea house, gazebo, tool storage shed or a cabana for a swimming pool, none of which shall exceed 250 square feet in area is permitted within a RLA district. The proposed cabana is larger than 250 sq.ft. in size and will require a variance.
- i. Building plans for the outdoor bar area cabana will need to be reviewed and approved prior to the issuance of a building permit.
- j. Orange construction fencing shall be used to delineate the limits of disturbance on this site and shall be depicted on the plans accordingly.
- k. The plans should indicate that an erosion fabric material such as jute mesh must be used to stabilize all slopes that are greater than or equal to 3H to 1V. The extent of the placement of this erosion material must be shown on the plans.
- l. Restoration of disturbed areas should immediately follow the disturbance of the area and include the redistribution of topsoil to facilitate vegetative growth. At least six inches of topsoil shall be replaced where the topsoil is removed or stripped. The disturbed area shall be reseeded with a permanent pasture mixture or other fast-growing surface vegetation to create growth within 30 days of the original disturbance.
- m. 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.
- n. Sanitary sewer lateral cleanouts must be installed every 75 feet.
- o. Four feet of cover shall be maintained over the entire length of the sanitary lateral.
- p. Invert elevations for the proposed sanitary sewer lateral must be provided on the plans. Will a pump station be required?
- q. Where will the cabana roof drains discharge. The roof drains must be shown on the plans.

Detail Sheet, L7

SWBR

1. The following details must be provided on the plans:

- a. Erosion and control measures
- b. Cabana
- c. Pool fencing
- d. Sanitary lateral
- e. Water service
- f. Proposed walls.
- g. A concrete washout

Notes - The following notes must be added to the plans:

1. The references to the NOI and NOT on the Sequence of Construction notes should be removed from the plans.
2. The installation of the orange construction fencing protecting the floodway, and Watercourse EPOD should be installed before construction begins. The Sequence of Construction should be modified.
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. All construction of the water supply system shall conform to the specifications, rules and regulations of the Monroe County Water Authority.
5. All utility services shall be installed underground.
6. All water services shall be either copper or ductile iron pipe.
7. Restoration of disturbed areas should immediately follow the disturbance of the area and include the redistribution of topsoil to facilitate vegetative growth. At least six inches of topsoil shall be replaced where the topsoil is removed or stripped. The disturbed area shall be reseeded with a permanent pasture mixture or other fast-growing surface vegetation to create growth within 30 days of the original disturbance.
8. All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
9. Sanitary sewer lateral cleanouts must be installed every 75 feet.
10. Four feet of cover shall be maintained over the entire length of the sanitary lateral.

PLANNING BOARD REPORT

HEARING DATE: 6P-04-23

APPLICATION NO: 6P-04-23/4P-NB2-23

LOCATION: 1950 and 1966 Monroe Avenue

APPLICATION SUMMARY: Application of 1950-1966 Monroe Avenue, LLC, owner, for Final Subdivision Approval, Final Site Plan Approval, Final Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation.

Note: The pending Preliminary Site Plan Review has been combined with the Final Site Plan Review Application.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. The site is made up of two parcels: 1950 and 1960 Monroe Avenue, which are proposed to be combined into a single parcel.
2. 1950 Monroe Avenue currently contains a gas station with vehicle repair. Records indicate that a gas station has been at this location since at least 1938 and that the present gas station was constructed in 1956, with subsequent renovations. The property is currently zoned Neighborhood Commercial (BF-1). The gas station and vehicle repair is a pre-existing nonconforming use in this district.
3. 1966 Monroe Avenue currently contains a hair salon in a converted residence, likely originally built in the 1910s or 1920s. The property is currently zoned Neighborhood Commercial (BF-1). The gas station and vehicle repair is a pre-existing nonconforming use in this district.
4. Incentive Zoning for these two parcels was adopted by the Town Board 3-8-2023. The Planning Board reviewed the Incentive Zoning on 12-21-2022 and provided an advisory report to the Town Board (attached). The advisory report contains comments related to the site development plan and its furtherance of the Town of Brighton Comprehensive Plan (Envision Brighton 2028).
5. The site plan contains a location for a proposed sculpture (public art) or other decorative element. The Town Board's Public Works Committee suggested that the applicant might install one of Brighton's iconic harp-style street lights at this location. The Planning Board discussed other options at the 4-19-2023 meeting and recommended the applicant explore

a circular element mounted on a pole, reminiscent of historic Gulf and other gas station brands from the 1920s-1950s. The applicant has responded with a conceptual design for this, included in the Architectural Review Board (ARB) application. Final details on the vertical 'Decorative Feature' at the center of the 'Raised Concrete Wall with Brick Veneer Planter' referenced on the Site Plan Sheet will have to be submitted. In addition, final details on the cast stone '12 Corners logo' indicated on the 'Round Planter Detail' on Detail Sheet 3 will also have to be submitted.

6. Subdivision Approval is required for the combination of the two parcels.
7. Full site, grading, utility, landscaping, lighting, and architectural plans have been submitted.
8. Applicant should provide additional information/rationale behind the proposed lighting levels. Staff has concerns about these levels; see also the memo from the Town Engineer dated 6-14-2023.
9. A demolition plan and asbestos survey has been submitted.
10. The proposed demolitions were review by the Historic Preservation Commission (HPC) at the 4-27-2023 meeting. The HPC declined to schedule a hearing to consider the designation of these structures as landmarks, thus allowing demolition review by the Planning Board to proceed.
11. Applicant has confirmed the proposed hours of operation will be 6AM to midnight.
12. Conditional Use Permit Findings. The following findings are recommended for the Planning Board's consideration.
 - a. The Planning Board finds that the proposed use, a convenience store with gasoline sales (with electric vehicle charging), complies with the standards of the adopted Incentive Zoning.
 - b. The Planning Board finds that the proposed use, is in harmony with the purpose and intent of [Code Sections 217-3 through 217-7.2](#) (Conditional Uses). The location and size of the convenience store and gas sales, the intensity (hours of operation), size of the site and access have all been considered in the Board's review.
 - c. The Planning Board finds that the establishment of a convenience store and gas sales in this location, 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.
 - d. The convenience store and gas sales will be developed on a previously developed site and not result in the destruction, loss or damage of any natural, scenic or significant historical resource.

- e. The Planning Board finds that the establishment of a convenience store and gas sales will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.
 - f. The Planning Board finds that the establishment of a convenience store and gas sales will be adequately served by essential public facilities.
 - g. The Planning Board finds that the establishment of a convenience store and gas sales will not result in the loss or damage to trees.
 - h. The proposed finds that the establishment of a construction warehouse facility with outdoor storage essentially conforms to the Town Master Plan: Envision Brighton 2028. See Incentive Zoning Advisory Report.
13. The project was reviewed and approved by the Architectural Review Board (ARB) on 6-6-2023. The ARB also reviewed the project conceptually at the 7-5-2022 meeting and was viewed positively by the board.

TOWN ENGINEER: See attached memo dated 6-14-2023 (Note: SWBR is providing engineering services to the Town on an interim basis). The following items from the memo are of particular importance:

1. Lighting levels.
2. Monroe County DOT concerns regarding cars exiting the site northbound onto Elmwood Avenue westbound.
3. In addition, several items on the attached memo are highlighted in yellow, indicating particular attention is to be given to those items.

SEWER DEPARTMENT:

These comments were previously provided by the Sewer Department in May. The applicant may have already addressed these comments and should contact Tim Jason (tim.jason@townofbrighton.org 585-784-5289) in the Sewer Department with any remaining questions.

1. Address roof and canopy drainage.
2. There is a steep drop off into the bio-retention basin on the Monroe Avenue side of the project, along the sidewalk.
3. Maintain pedestrian traffic or provide a detailed detour.
4. Sewer permits are required.
5. Sewer must be capped prior to demolition.
6. Sanitary sewer must be televised and approved prior to reconnecting.

CONSERVATION BOARD:

Advisory comments

All previous comments appear to have been adequately addressed.

ENVIRONMENTAL REVIEW/SEQR

Environmental Review, dated 2-21-2023, was conducted by the Town Board as part of the adoption of Incentive Zoning. The environmental determination (Negative Declaration) is attached. Staff recommends that the Planning Board adopt the findings and environmental determination of the Town Board.

BOARD ACTION/DECISION

Option 1: If the Planning Board entertains approval, staff recommends the following conditions, along with any others imposed by the Board:

1. Meet all requirements of the Town of Brighton's Department of Public Works.
 - a. Applicant shall respond to Planning Board and Town Engineer comments in writing.
 - b. Applicant shall address comments and concerns of the Town of Brighton Sewer Department.
2. All Monroe County comments shall be addressed. In particular the comment of Monroe County DOT (Brent Penwarden) in an email dated 5-23-2023 regarding northbound left turns exiting the site onto Elmwood Avenue westbound.
3. The location of any HVAC or other mechanicals and/or generators shall be shown on the site plan along with details of their proposed screening.
4. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
5. Show locations of proposed trash receptacles (Detail Sheet 2) on the site plan.
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 ten (10) feet. The proposed material shall be shown on plans and shall be approved by the Building & Planning Department. In addition, per Town of Brighton Code Section 207-14.1A(4) the Planning Board or the Building Inspector may modify the conditions of this Section 207-14.1A based on site-specific constraints or conditions, provided that potential aesthetic and litter impacts on surrounding properties are controlled.
7. A revised lighting plan shall be submitted that follows IESNA guidelines.
8. The height of the light pole bases shall be six inches above finished grade.

9. Submit final details on the cast stone '12 Corners logo' indicated on the 'Round Planter Detail' on Detail Sheet 3.
10. Submit final details on the vertical 'Decorative Feature' at the center of the 'Raised Concrete Wall with Brick Veneer Planter' referenced on the Site Plan Sheet. Renderings of this feature were included in the submittal to the Architectural Review Board.
11. The entire building shall comply with the most current New York State Fire Prevention and Building Code. The proposed building shall be sprinklered in accordance with Town of Brighton sprinkler requirements.
12. All comments and concerns of the Town Fire Marshal shall be addressed. Comments can be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220). A turning radius analysis demonstrating that emergency vehicles can adequately access and navigate the site shall be submitted to the Town Fire Marshal for review. An Operational Permit shall also be obtained from the Town of Brighton Fire Marshal.
13. The project will comply with the requirements of NYSDOL Code Rule 56 regarding asbestos control and Chapter 91 of the Code of the Town of Brighton, Lead-Based Paint Removal. In addition to any other requirements of Code Rule 56, the applicant shall verify that the project will comply with Section 56-3.4(a)(2) regarding on-site maintenance of a project record, and Section 56-3.6(a) regarding 10 Day Notice requirements for residential and business occupants. The property owner shall ensure that the licensing requirements of Section 56-3 and asbestos survey and removal requirements of Section 56-5 are met.
14. Any signage, building or parking lighting not necessary for security purposes shall be placed on automatic timing devices which allow illumination to commence each day ½ hour before the business is open to the public and to terminate ½ hour after the close of business.
15. 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.

Option 2: If the Planning Board entertains tabling, the following reasons are recommended by staff, along with any others added by the Board:

1. Address the comments of the Town of Brighton's Department of Public Works.
 - a. Applicant shall respond in writing to all comments of the Planning Board, Town Engineer, Sewer Department, Building and Planning Department, and Fire Marshal.
2. All Monroe County comments shall be addressed. In particular the comment of Monroe County DOT (Brent Penwarden) in an email dated 5-23-2023 regarding northbound left turns exiting the site onto Elmwood Avenue westbound.
3. A revised lighting plan shall be submitted that follows IESNA guidelines.

4. Submit final details on the cast stone '12 Corners logo' indicated on the 'Round Planter Detail' on Detail Sheet 3.
5. Submit final details on the vertical 'Decorative Feature' at the center of the 'Raised Concrete Wall with Brick Veneer Planter' referenced on the Site Plan Sheet. Renderings of this feature were included in the submittal to the Architectural Review Board.



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Architecture
Graphic Design
Interior Design
Landscape Architecture
Structural Engineering

Date: June 14, 2023
From: Michael Guyon
To: Evert Garcia
Copy: File
Re: Application No.

Application Description: 1950-1966 Monroe Avenue, LLC, Owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation.

Property Address: 1950/1966 Monroe Avenue

We have completed our review of the above referenced project including the applicant's responses to the Town Engineer's April 16, 2023 comment memo and offer the following comments for the Planning Boards consideration: Comments from this memo that were not satisfactorily addressed will be repeated in our review to reaffirm the need to provide a satisfactory response.

General:

1. The sheets must be numbered consistently.
2. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements. Upon satisfactory completion of these documents, the easements shall be filed at the Monroe County Clerk's Office with the Town being provided with 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.
3. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: demolition, restoration, driveway entrance within the NYSDOT/MCDOT right of way, sanitary sewer, water main, stormwater water management facilities, landscaping, and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
4. The project will require multiple jurisdictional approvals, including but not limited to MCDOT, MCDOH, NYSDEC, MCPW, and MCWA. All approvals must be obtained prior to the Town endorsing the final plans.
5. The owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the Town, or its contractor or agent, to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Code of the Town of Brighton, if necessary, implement emergency repairs to protect the health, safety and welfare of the public.

SWBR

6. The Fire Apparatus Access and Fire Hydrant Worksheet must be signed by the owner or agent of the property.

Sustainability:

1. The applicant indicated that the contractor will develop a waste reduction plan to divert a minimum of 50% of construction debris from the waste stream. A copy of this plan must be submitted prior to final endorsement of the project.

Engineer's Report & Stormwater Pollution Plan:

1. The Engineer's Report must include calculations justifying the sewer, water and sprinkler demands.
2. The Engineer's Report & Stormwater Pollution Prevention Plan includes stormwater calculations but does not include the associated mapping and Cn and Tc computations. There is not sufficient information to review these calculations. The stormwater calculations must include supporting information. In addition, the plans include four bio-retention basins and a bio-retention swale. We commend the applicant for proposing these water quality features. Design calculations per the NYS Stormwater Design Manual must be provided for the bio-retention features.
3. The Engineer's report must include supporting computations on how the capacity of the existing sewer lateral was determined.
4. The Fire Apparatus Access and Fire Hydrant Worksheet indicates that the building is completely protected by an automatic sprinkler system, whereas the Engineer's Report suggests otherwise. The Engineer's Report states, "We will work with the MCWA and MC Health Dept. to determine the necessary backflow protection and increased water service size if building sprinklers are required." It is our understanding that sprinklers are required. Calculations must be provided demonstrating that the water system and service line have sufficient capacity to accommodate the domestic and sprinkler flow demands.
5. The Engineer's report indicates that the proposed development results in a decrease of 10% of impervious area from existing conditions. Mapping comparing the existing and proposed conditions and showing this reduction should be provided to substantiate this claim.
6. 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?
7. The Applicant's response letter indicates that the project disturbance will be under 10,000 square feet. The project site is 20,662 square feet in size and the mapping suggests that the entire site will be disturbed. A map showing the disturbed area should be provided. The NYSDEC has developed criteria for determining whether parking lot reconstruction constitutes site disturbance. Please review these criteria when developing the disturbed area map. Also, be advised that Chapter 215 of the Brighton Town Code states that modification of any area greater than 20,000 square feet requires the development of a Stormwater Pollution Prevention Plan (SWPPP) by the applicant in accordance with the specifications outlined by the Town.
8. The proposed project is located within the Irondequoit Creek watershed and must conform to IWC Stormwater Management Report Requirements. Additionally, the project should evaluate pollutant loading generated by the proposed project and consider treatment alternatives to reduce the pollutants discharged from the project site. A copy of the IWC Stormwater Management Report Requirements is attached.
9. Stormwater mitigation must be provided to meet the requirements of Chapter 215, Stormwater Management, of the Brighton Town Code. Will the proposed development cause an increase in peak flows, volume, velocity, and duration of stormwater concentration? How are these effects being mitigated? Technical calculations demonstrating compliance with the Code of the Town of Brighton and the NYS DEC Unified Stormwater Sizing Criteria must be provided.

SWBR

Traffic Impact and Roadways:

1. Has the Traffic Impact Study (TIS) previously developed for this project been updated to address the comments by MCDOT? The email from Brent Penwarden dated May 22, 2023 indicates that left turns out will be in direct conflict with left turns across the street and the owner must enter a contract stating that the entrance will be moved or closed if an accident problem develops. This contract would be difficult to enforce. Has the applicant considered a right in right out arrangement for the Elmwood Ave. driveway? This comment must be resolved.
2. The applicant's response letter indicates that the existing facility review does not consider the changes made to existing bus routes under the Reimagine RTS program. The TIS should be revised to indicate such.

General Utility:

1. The planning board application includes correspondence from Holley construction indicating that the sanitary sewer lateral was televised and is in good condition. The sewer video tape must be submitted to the Town of Brighton Sewer Department for their review and concurrence.
2. Note 4 on sheet 3 of 9 should include the following language, Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer use Law.
3. Sheet 4 of 9 Grading and Erosion Control Plan must include the erosion control measures. How will the bioretention basins and swales be protected from sediment disposition?

Demolition:

1. The project must comply with the requirements of NYSDOL Code Rule 56 regarding asbestos control and Chapter 91 of the Code of the Town of Brighton, Lead-Based Paint Removal. In addition to any other requirements of Code Rule 56, the project must comply with Section 56-3.4(a)(2) regarding on-site maintenance of a project record, Section 56-3.6(a) regarding ten-day notice requirements for residential and business occupants. The property owner shall ensure that the licensing requirements of Section 56-3 and the asbestos survey and removal requirements of Section 56-5 are met.
2. A restoration plan should be developed and submitted for review. The restoration plan should depict how the site would be graded and stabilized should construction not commence immediately after demolition.
3. An estimate of the cost of restoring the site, including the costs of materials, grading, landscaping, and maintenance until the site is fully restored, shall be submitted to determine the Letter of Credit amount. The letter of credit amount must be sufficient to ensure the restoration of the property following demolition and/or redevelopment and must be submitted to and accepted by the Town prior to the issuance of a permit for demolition or a building permit.
4. The material storage area should include precautions to eliminate the discharge of petroleum and other pollutants.
5. The applicant should consider temporary chain link fencing in lieu of the orange construction fencing along the perimeter of the project. The orange construction fencing is difficult to maintain in good condition.

Plans

1. Final Plat
 - a. The plat map is difficult to read and the existing property line dividing 1950 and 1966 Monroe Avenue is illegible. The intent of the re-subdivision should be easily discernable on the map.
 - b. The lines and purposes of existing and proposed easements along with their liber and page designation immediately adjoining and within the subdivision must be shown on the plans.
 - c. The map should include the zoning of the property within the subdivision and demonstrate that the proposed lots comply with the property zoning.
2. Site Plan, Sheet 1 of 7

SWBR

- a. It is not uncommon for a separate set of plans to be developed for the MCDOT and NYSDOT review and approval. If separate plans have been prepared, they must be submitted to the Town to verify that the improvements shown on these plans are consistent with the plans that are being reviewed by the Town Planning Board and Town staff. The NYSDOT and MCDOT approved plans must be provided to the Town prior to final approval by this department.
- b. The plans include a notation, BRB=BIO=RETENTION BASIN, on the Elmwood Ave. sidewalk. What is the intent of this notation?
- c. We strongly suggest that separate plans with greater detail be developed for the decorative area at the intersection of Monroe and Elmwood Avenues. The plans could include a rendering illustrating the full extent of the amenity.
- d. Detectable warning strips must be installed on the sidewalk on either side of the driveways.
- e. A copy of the NYDOT Perm33-COM application and other DOT permits should be submitted to the Town for their records.
- f. Additional detail and clarity must be provided regarding the curb cut removal location and the replacement of the sidewalk and curbing.
- g. The electrical service for the proposed building and canopy area must be installed underground. A note indicating such must be included on the plans.
- h. Is the street light along Monroe Ave at the northwest corner of the proposed building new? The wiring for this light should be placed underground.
- i. A detail of the canopy should be included on the plans.
- j. The distance between pump islands should be noted on the plans.
- k. The note regarding the aluminum fence should reference the detail.
- l. The note referencing the dumpster should reference the detail.
- m. The location, size and volume of the underground tanks should be shown on the plans. The location of the fill ports should be illustrated.
- n. A detail for the proposed permeable pavers depicted on this sheet shall be depicted on the plans.
- o. A detail/schematic for the proposed decorative light pole and fixture depicted on this sheet shall be provided for review.
- p. The plans indicate that the bio-retention areas will be used as snow storage. This will require the removal of sediment each spring after the snow melts. The stormwater maintenance agreement should note that the basins and swale will be cleaned of sediment each spring.

2. Existing Conditions and Demolition Plan, Sheet 2 of 7

- a. A maintenance and protection of traffic plan must be developed for this project to accommodate the work being proposed in the NYSDOT and MCDOT right of way as part of the curb cut removal. This MP&T plan must be submitted for review and included in the approved set of plans.
- b. Will the foundations of the buildings be removed?
- c. How will pedestrian traffic be maintained throughout construction and disturbance to the sidewalk? Pedestrian access must be safely maintained along Monroe and Elmwood Avenues along the project site. A pedestrian detour plan must be developed and included on the plans.
- d. The location of the stabilized construction entrance requires driving over a 6" – 8" curb. This entrance should be relocated to avoid the curb. Is a stabilized construction entrance necessary?

3. Utility Plan, Sheet 3 of 9

- a. All existing sewer laterals which currently serve the site and are to be abandoned shall be cut and capped prior to demolition of the facilities. The plans should indicate the laterals to be capped and cut.
- b. The note, "Four feet of cover over the entire length of the sanitary sewer lateral must be maintained" should be added to the Town of Brighton sewer lateral detail.
- c. A detail for the proposed charging station should be provided on the plans.

SWBR

- d. The location of the RPZ should be shown on the plans.
- e. Please review the proposed invert elevations for the 6" underdrain. A cursory review suggests that they are incorrect.
- f. The plans should indicate that the electric service for the building will be installed underground. The approximate location of the electric service for the canopy should be shown on the plans. This service must also be installed underground.
- g. If known, the size of the water service and sanitary sewer lateral should be noted on the plans.
- h. Has the MCDOT approved the proposed underdrain connection to the existing catch basin? The plans should illustrate the section of sidewalk and curbing that will be removed during the installation of the underdrain,
- i. A hydrologic and hydraulic model which correlates with the proposed storm sewer system plan must be provided before our review of the proposed stormwater design for this development is completed.

4. Grading Plan, Sheet 4 of 9

- a. The location of a stabilized construction entrance should be revised.
- b. The shading obscures the existing contour lines. A thorough review of the grading plan cannot be completed at this time.
- c. The spot elevations within the plaza area are illegible. Please revise.
- d. The proposed grading does not permit the stormwater generated by 1978 Monroe Ave. to flow to the north. Please confirm that this stormwater is intended to flow to the south east into the existing catchbasins. Stormwater cannot be trapped between the two parcels.
- e. We are concerned that the 16" Maple tree shown to remain along the rear property line will not survive the disturbance associated with the bio-retention swale. An arborist should be consulted to determine whether the tree is viable. We are also concerned regarding the health of the 16" Honey locust along Elmwood Ave.
- f. The Elmwood Ave driveway grading should be adjusted to reduce the slope of the entrance drive.
- g. The 490 and 489 contours are in conflict throughout the grading plan. Also, it appears that the proposed 490 contour conflicts with the existing elevations in the plaza area. Please review the grading plan.
- h. The sequence of construction should address how vehicles will ingress and egress the site during construction. Construction vehicles should not access the site during the time when the buses are delivering and picking up students. The construction sequence must specify the period when construction vehicles will access the site.
- i. The construction sequence must address the installation of the bio-retention facilities. The installation of these facilities should be scheduled to limit the deposition of debris and sediment.
- j. The construction sequence must indicate when the pedestrian detour will be in-place.
- k. The construction sequence must discuss dust control.
- l. The pavement restoration and removal schedule must be included in the construction sequence.

6. Landscape Plan 5 of 9

- a. The landscape plan should include a maintenance schedule describing the required maintenance and the maintenance period for the bio-retention practices.
- b. The proposed and existing landscaping must not obstruct the driver's ability to see pedestrians using the Elmwood and Monroe Avenue sidewalks. Please check the sight distance at these entrances.
- c. Section 207-21C indicates that unless otherwise approved by the Planning Board or the Building Inspector, the landscaping plan shall be prepared by a licensed landscape architect who affixes his seal or registration number to the plan and signs it. Has the landscape plan been prepared by licensed landscape architect?

SWBR

- d. Will the landscaping trees planted within the bio-retention swale affect its ability to convey stormwater?
- e. The red chokeberry bushes planted along the south side of the proposed building may encroach into the pedestrian space. These shrubs will need to be maintained to limit encroachment onto the sidewalk.

7. Lighting Plan, Sheet 6 of 9

- a. The lighting of this site is critical. It must be a pleasant color with a comfortable brightness. There should be no glare interference. The lighting must not distract Monroe and Elmwood Avenue drivers. The lighting plan must consider IESNA recommendations.
- b. The pole height does not correspond with the lighting information shown in the Luminaire Schedule.
- c. The lighting designation on the Luminaire schedule must match the labels on the lighting plan.
- d. The location of the canopy lighting fixtures and their labels must be shown on the plans. The International Commission on Illumination suggests that the average illuminance, (lx) beneath the canopy should be 150 lx which converts to approximately 14 foot candles. The plans suggest that the lighting beneath the canopy is more than 60 footcandles and appears excessive. How was the intensity of the canopy lighting determined? The canopy lighting must not produce glare interference. The lighting source should not be visible.
- e. Does the lighting plan include building mounted lights?
- f. Light fixtures proposed as part of the improvements should be fully shielded with a correlated color temperature (CCT) of no more than 3000 kelvins. Cutsheets for the proposed luminaires must be provided for review.
- g. The light fixtures on the perimeter of the site should be shielded as necessary to reduce light spill onto adjacent properties. Please review and revise.
- h. The lighting plan includes the note, "Light Pole, 1 Head, Pole 20', Base 2' (typ)". This note contradicts the information on sheet 6 of 9. What is the intent of this note?
- i. The wall mounted lights should have shields to reduce lighting glare. The shield should block the visibility of the light source (bulb).

8. Details 1 sheet 7 of 9

- a. The Typical Handicapped Parking Space detail suggests that the project will include two accessible parking spaces. The Site Plan shows a single accessible space. Please resolve this discrepancy.
- b. The details must differentiate the construction in the MCDOT & NYSDOT versus the details for the private site.

9. Details 2 sheet 8 of 9

- a. The aluminum fence detail should indicate that the fence will be 4 feet high.

10. Details 3 sheet 9 of 9

- a. The Round Planter Detail includes an area labeled Cast Stone 12 Corners Logo. Details of this logo should be provided for review.
- b. The detail sheet includes a grease interceptor detail. The location of the grease interceptor must be shown on the site plan. Calculations confirming that the capacity of the interceptor is sufficient for its intended use must be provided.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: ER-1-23

Date: February 21, 2023

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 Town 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: Quicklee's 12 Corners

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Incentive Zoning approval to combine two parcels and construct a new gas station with a 2,667 \pm sf convenience store.

Location: 1950-1966 Monroe Avenue, Town of Brighton, Monroe County, New York

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 Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. Air, Water, Waste, Erosion, Drainage, and Site Disturbance.

The Project is taking place on a previously disturbed site with most areas of disturbance taking place in previously disturbed areas. The site is relatively flat and the proposal does not significantly alter grade or drainage on the site. The proposed use is a gas station and convenience store, and in itself will not disturb the site beyond the work done during the site improvement. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plans.

The proposed development results in a 20+/-% reduction of site impervious surface. The storm water drainage system will be constructed in accordance with all applicable Town requirements and designed in a manner so as to mitigate storm water pollutant loads.

The final design will incorporate an Irondequoit Watershed Collaborative Stormwater Pollution Prevention Plan demonstrating site compliance.

The proposed use as a gas station with convenience store will not create a substantial increase in solid waste production.

The Project will not create any significant adverse impact in the existing air quality or water quality, nor in solid waste production, nor potential for erosion, nor promote drainage problems.

2. Noise, Visual, and Neighborhood Character.

The Project will not impact the neighborhood character of the surrounding area nor will it create any adverse noise or visual impacts. The Project is rebuilding a gas station and adding a convenience store to a site that had been used as a gas station and auto repair facility for many years. The project will improve the overall look of the property by adding landscaping and eliminating the outdoor storage of automobiles and other related items to a repair facility. Noise generated will be from vehicle traffic and minimal truck deliveries and from temporary construction activities.

The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the area of the proposed use and will not be detrimental or injurious to property and improvements in the area or to the general welfare of the Town.

3. Agriculture, Archeology, Historic, Natural, or Cultural Resources.

The Project will not adversely impact agricultural, archeological, historical, natural, or cultural resources. The EAF Mapper Summary Report indicates that the project area is located near archaeologically sensitive areas. Proposed improvements are taking place on a previously disturbed site. There are no known archaeological resources within the project site.

4. Vegetation, Fish, Wildlife, Significant, Habitats, Threatened or Endangered Species, Wetlands, Flood Plains.

The Project will not have a significant adverse impact on plant or animal life. The property does not host any threatened or endangered species, and therefore the Project will have no impact on any threatened or endangered species. The Project is not located within a flood plain and there are no wetlands on the project site.

5. Community Plans, Use of Land, and Natural Resources.

The Project is located in a BF-1 Neighborhood Commercial District and will be installed on already disturbed areas and will have no adverse impacts on the natural resources found on the site. The incentive zoning proposal will allow for a gas station with convenience store with the building moved closer to Monroe Avenue and Elmwood Avenue than as currently allowed by code. This proposed “building forward” site design creates a “village-like” feel and is in keeping with recommendations of Envision Brighton 2028. The Project will also create a sense of space with a modern hardscape design as a welcoming spot with direct pedestrian accessibility, add greenspace and reduce curb cuts.

6. Critical Environmental Area.

The Project will not have an impact on any designated Critical Environmental Area as set forth in 6 N.Y.C.R.R. Section 617.14(g).

7. Traffic.

A traffic study dated May 2021 and updated in December 2021 was submitted for the proposed project by SRF and Associates. The report indicates that the projected traffic impacts resulting from the development can be accommodated by the existing road network and will not result in any significant adverse traffic impacts.

The Project site is currently served by three curb cuts on Monroe Avenue and two curb cuts on Elmwood Avenue. The proposed redevelopment results in a single access for each right-of-way as far from the intersection as practical. The reduction in conflict points and the maximum spacing from the intersection are in keeping with Town, County and State design goals and will result in improved safety for both pedestrians and vehicles in the area.

The Project will not have a significant adverse impact on vehicular, bicycle, or pedestrian traffic. Thus, the Project will not result in any significant adverse traffic impacts.

Monroe County Department of Transportation is in favor of the proposed incentive zoning improvements.

8. Public Health and Safety.

The Project will not have a significant adverse impact on public health or safety. The Project is subject to all applicable Federal, State, and Local laws, regulations, and code requirements.

For further information:

Contact Person: Rick DiStefano, Environmental Review Liaison Officer

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



Town of
Brighton

APPLICATION for ARCHITECTURAL REVIEW

Town of Brighton 2300 Elmwood Ave Rochester NY 14618 (585) 784-5250

App. Number 5AR-1-23 App. Date 5-3-23 Meeting Date 5-22-23

REQUIRED MATERIALS:

- SCALED SITE PLAN SHOWING THE PROJECT AND EXISTING STRUCTURES
- SCALED ELEVATIONS OF THE PROJECT FROM ALL SIDES. - The scale should be shown on drawings. Elevations should show enough of the existing structure to provide context for the project. Elevations should include labels to clearly explain styles and materials of the existing and proposed structure.
- LABELED, SCALED, DIMENSIONED FLOOR PLANS
- FOR ADDITIONS, PHOTOGRAPHS OF BUILDING SIDES WHERE PROJECT IS PROPOSED
- MATERIAL AND COLOR SAMPLES SHOULD BE BROUGHT TO THE MEETING

1) ADDRESS WHERE WORK WILL BE DONE 1950 Monroe Avenue Brighton, NY

2) PROPERTY TAX ID # 137.10-5-1 and 137.10-5-2

3) PROPERTY OWNER 1950-1966 Monroe Ave LLC Phone 716 228-8860

Address 2697 Lakeville Road Suite 1 Avon, NY Zip 14414

4) LESSEE n/a Phone _____

5) DESCRIPTION OF WORK TO BE DONE:
Demolish the existing structures and construct an approx 2,600 sf. Quicklees Convenience
Store with fuel assets.

6) APPROVALS (App. # or NA):

Certificate of Compliance: n/a Planning Board: App Zoning Board: n/a

Will a variance be required? n/a

7) APPLICANT PEMM LLC Phone _____

Address 2697 Lakeville Road Suite 1

City, State Avon, New York Zip 14414

MEETING PROCEDURE

- ▶ THE MEETING IS AT 4:30 IN THE TOWN HALL. CASES ARE REVIEWED IN THE ORDER RECEIVED
- ▶ SOMEONE MUST BE PRESENT AT THE MEETING THAT CAN DISCUSS PROJECT DETAILS
- ▶ A DECISION LETTER IS MAILED TO THE APPLICANT, USUALLY WITHIN TWO DAYS. A COPY OF THE DECISION LETTER MUST BE SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR THE PROJECT

Call the Building & Planning Department at 784-5227 with questions or for more information



QUICKLEE'S DESIGN PACKAGE

1950 & 1966 Monroe Ave

Brighton, NY

May 9th, 2023



RENDERING VIEW



RENDERING VIEW



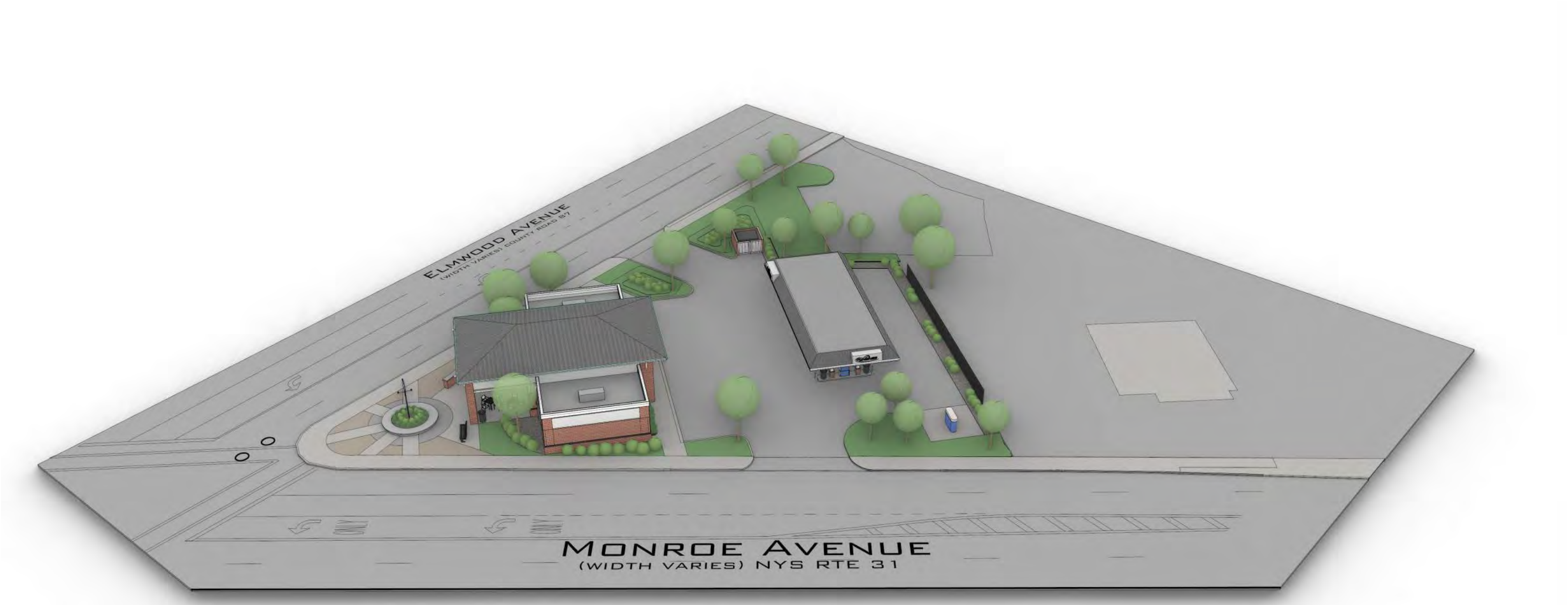
RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



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RENDERING VIEW



RENDERING VIEW



EXTERIOR ELEVATIONS



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

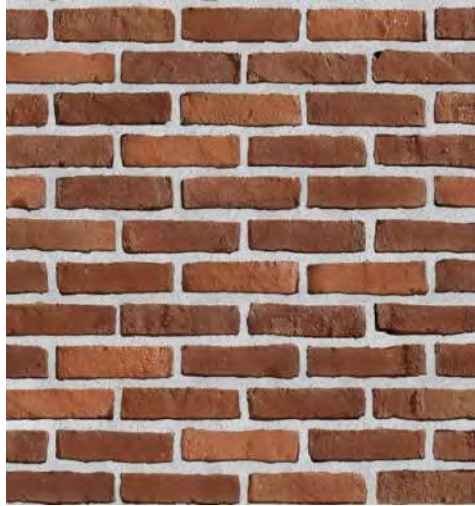


NORTH WEST ELEVATION

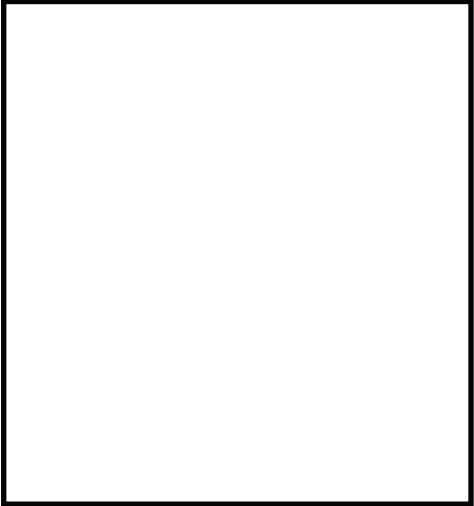


SOUTH WEST ELEVATION

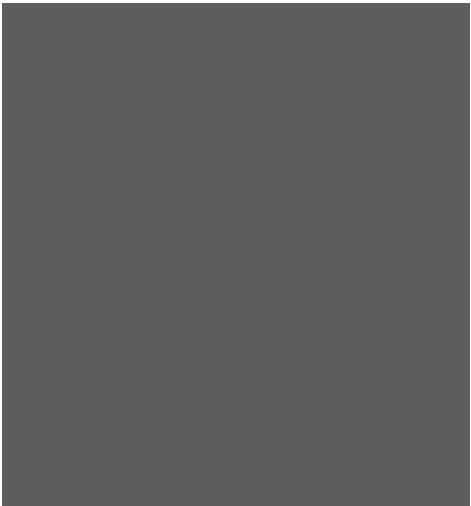
MATERIAL PALETTE



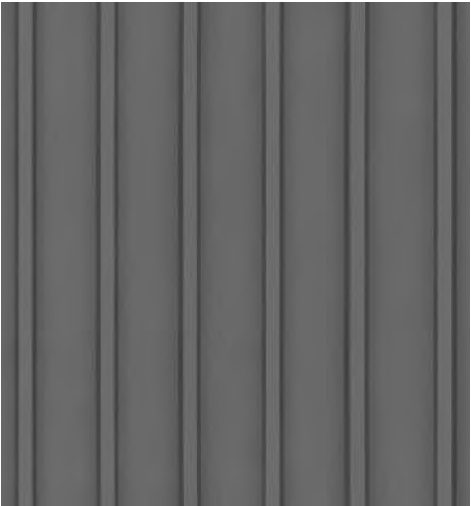
BRICK VENEER



PAINTED WHITE HARDIE BOARD TRIM



KYNAR GREY WINDOW FRAME



GREY STANDING SEAM METAL ROOFING

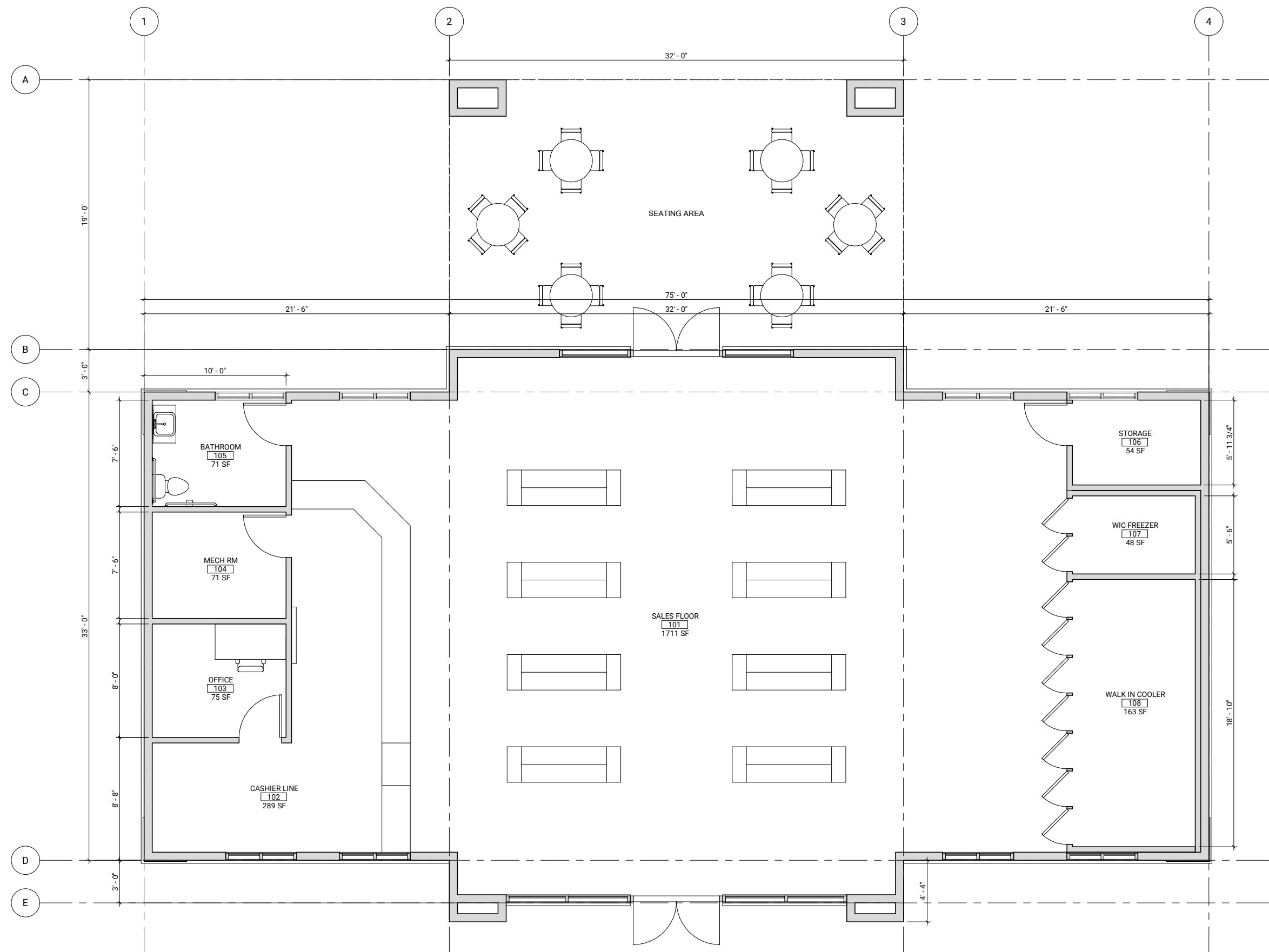


TAN PAINTED STUCCO



FRONT ELEVATION

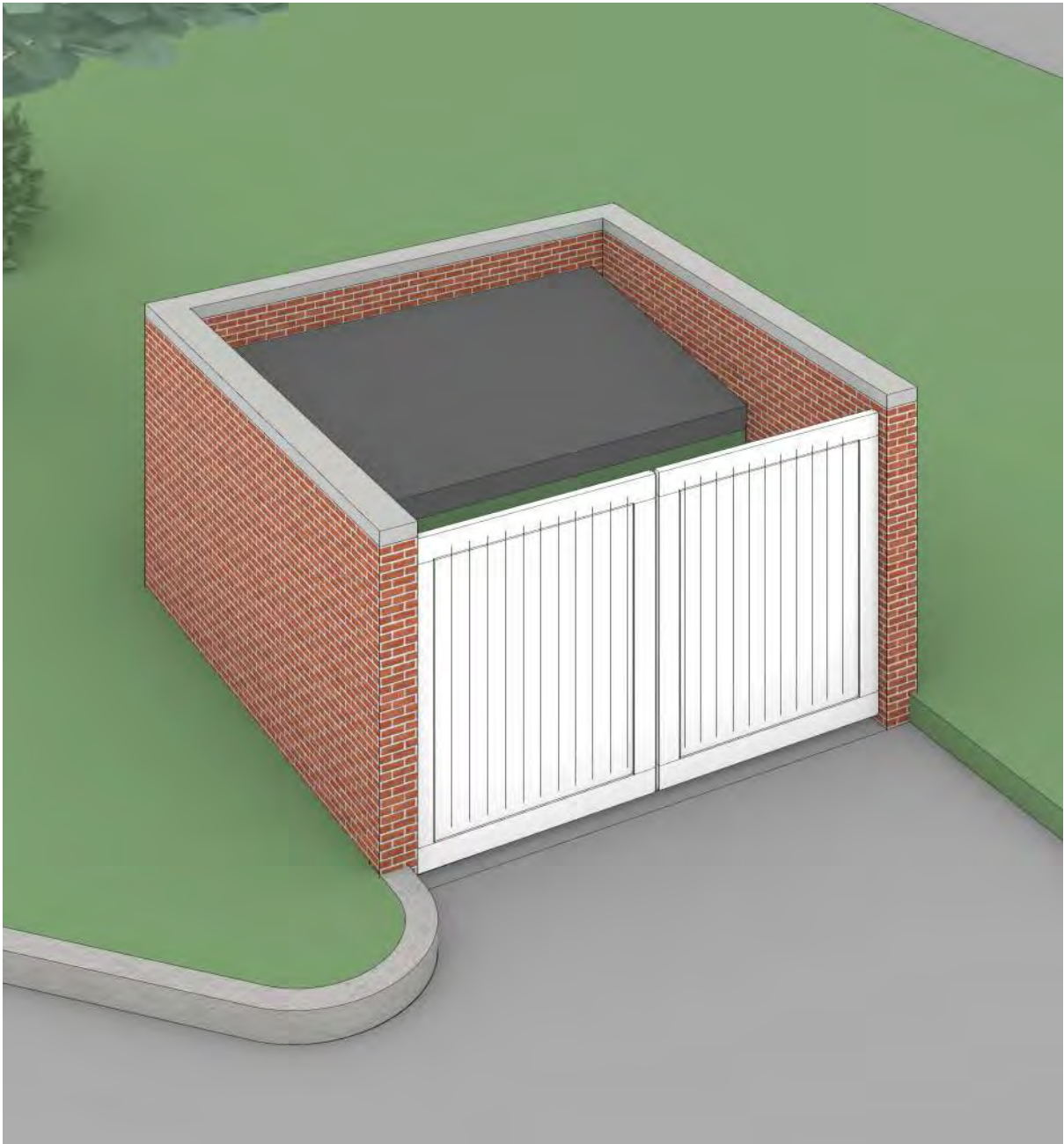
FLOOR PLAN



TRASH DISPOSAL



TRASH CANS TO BE USED ON SITE



TRASH ENCLOSURE

- 6' CMU WALLS WITH BRICK VENEER TO MATCH BUILDING
- WHITE HARDIE BOARD GATE
- SEE SITE DRAWINGS FOR MORE INFO

SITE BENCHES AND BIKE RACKS BY SITESCAPES



MODEL: CITY VIEW - ARCHED BACK



MODEL: ATHENS BIKE RACK

TYPICAL EXTERIOR LIGHTING

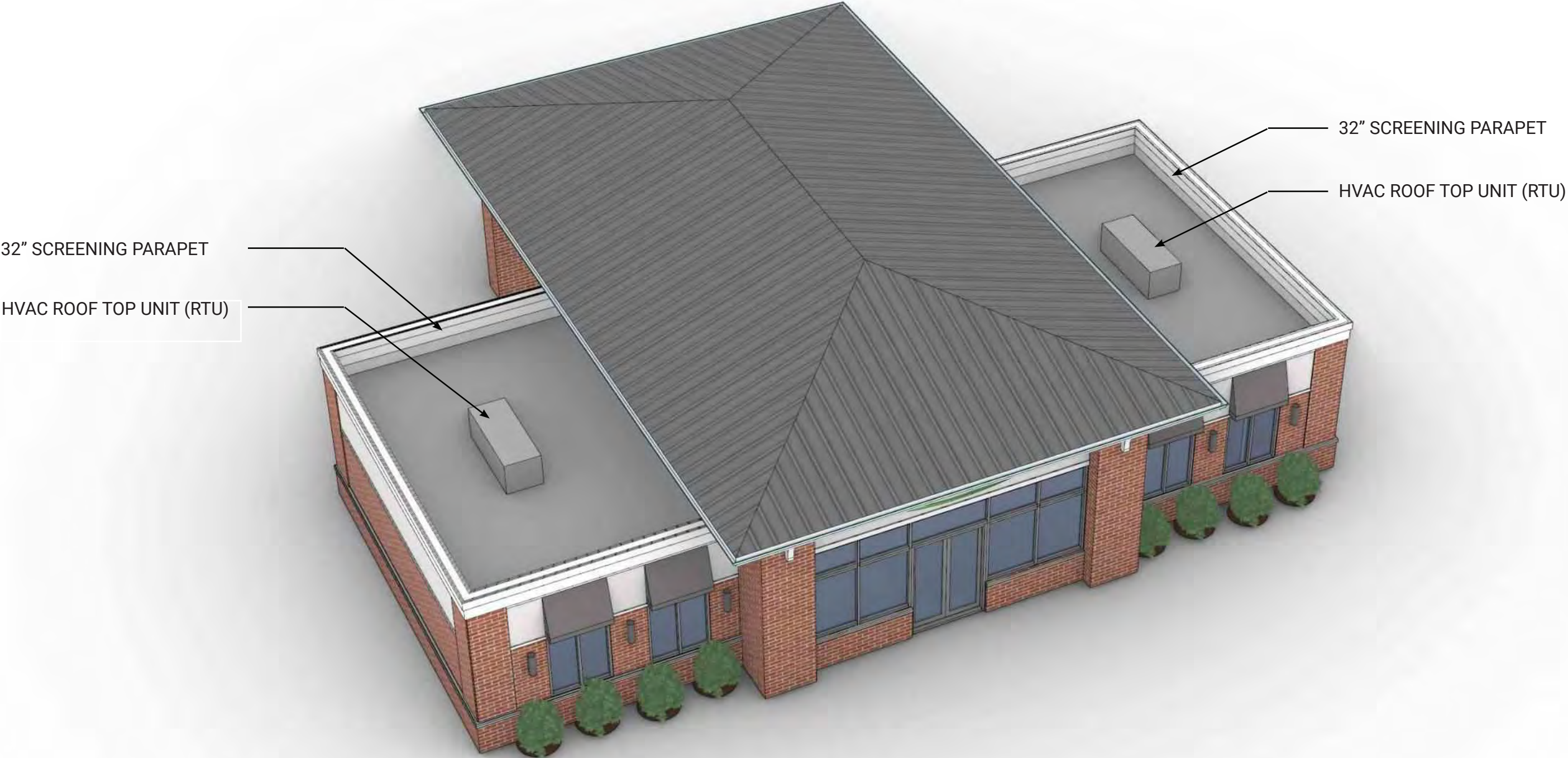


Regressed Deep LED 4 Inch Round Recessed Trim
By Lotus LED Lights

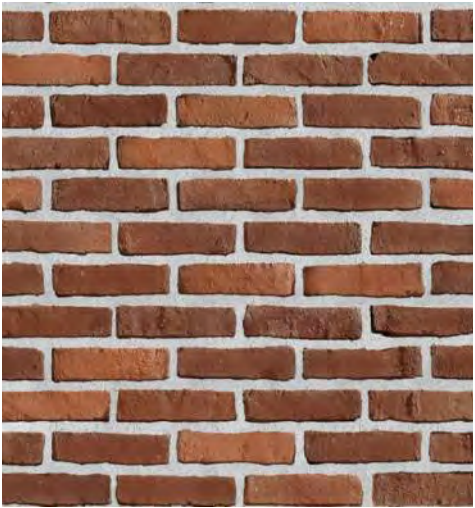
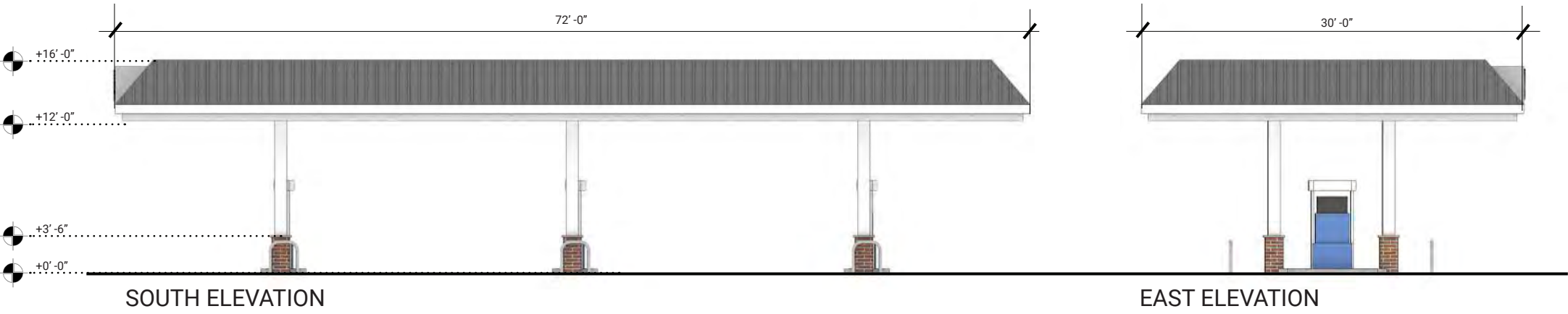


Cylinder LED Outdoor Wall Sconce
By WAC Lighting

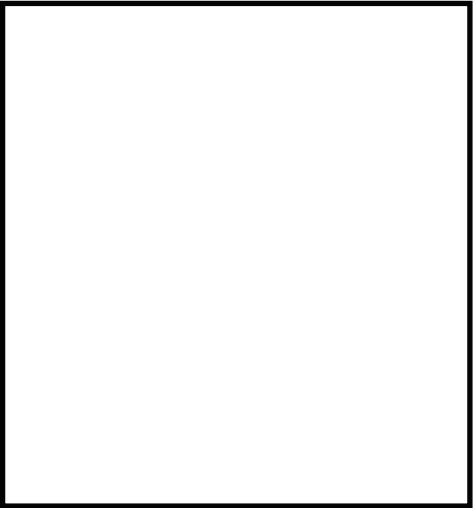
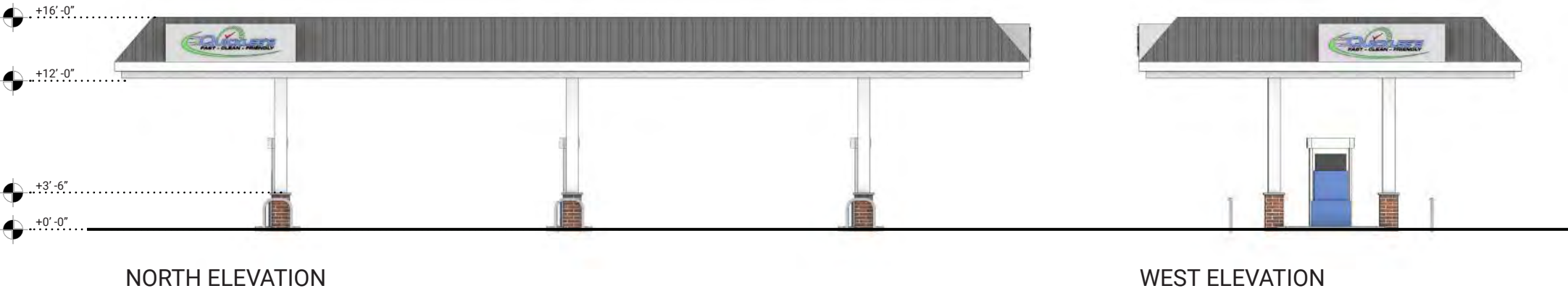
ROOF TOP HVAC UNIT DIAGRAM



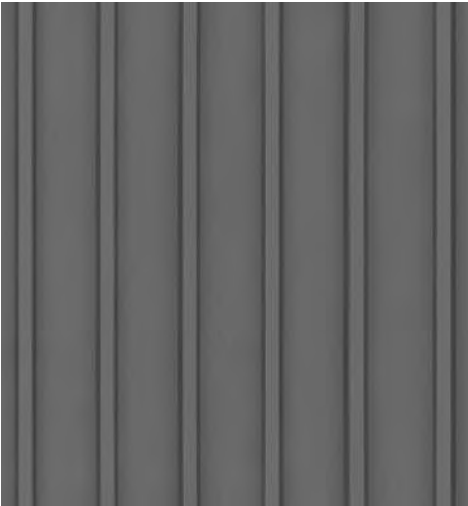
CANOPY DESIGN



BRICK VENEER



PAINTED WHITE STEEL
FRAME



GREY STANDING SEAM METAL
ROOFING





Historic Preservation Commission

Secretary – Jason Haremza, AICP

May 31, 2023

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

Re: Historic Preservation Commission Advisory Report -
Demolition of 125 Old Mill Road

To the Planning Board:

At the Historic Preservation Commission meeting on 5-25-2023, the Commission reviewed the demolition application for 125 Old Mill Road and decided request that a Cultural Resources Survey (CRS) be completed. The Commission requests that the Planning Board table consideration of demolition of this property until such time that the CRS is completed, and the Commission makes a decision on scheduling a hearing on landmark designation.

Sincerely,

Jason Haremza, AICP
Historic Preservation Commission Secretary