
BRIGHTON

PLANNING

BOARD

May 15, 2024
At approximately 7 p.m.
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

WILLIAM PRICE, CHAIRPERSON

JOHN OSOWSKI)	BOARD MEMBERS
KAREN ALTMAN)	
PETER GRISEWOOD)	
JASON BABCOCK-STINER)	

LAUREN BARON, ESQ.
Attorney for the Town

ABSENT:

DAVID FADER

REPORTED BY: HOLLY E. CASTLEMAN, Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, NY 14020

1 CHAIRPERSON PRICE: Welcome, everybody, to
2 the May 16 -- I'm sorry -- May 15th meeting of the
3 Town of Brighton Planning Board. In the unlikely
4 event of an emergency tonight there are exits behind
5 you, two of them, and one to my right, your left.

6 Mr. Secretary, will you please call the
7 roll.

8 (Whereupon the roll was called.)

9 MR. HAREMZA: Fader is absent.

10 CHAIRPERSON PRICE: Okay. We're going to
11 just take a minute and review with our attorney and
12 our executive secretary tonight's agenda, which,
13 Jason, I take it is down to the one application at
14 this point? All right.

15 That will be St. John's Meadows. These are
16 two elevator towers located at different positions on
17 the campus. Nothing in the -- this was an incentive
18 zoning originally, I believe. Nothing new square
19 footage-wise that triggers anything in any way?

20 MR. HAREMZA: It's very minimal.

21 CHAIRPERSON PRICE: And these are additions.
22 These are within the existing footprint.

23 MR. HAREMZA: Correct.

24 CHAIRPERSON PRICE: Guys, all good with
25 that? All right. I think that's it. Then we have

1 four signs tonight? Or three and three looks like
2 one.

3 MR. HAREMZA: Yeah. Three new signs and
4 then the Starbucks signage that you have approved in
5 part and tabled in part. We discussed this at our
6 staff meeting and if the Board so chooses, one thing
7 to consider is that they are going for their variances
8 on June 5th. And if we kind of go -- we could deny
9 it. We could approve with the condition that they
10 receive their variance on June 5th. Or you could
11 table it again until the next meeting of this Board,
12 which is June 20th.

13 CHAIRPERSON PRICE: Okay.

14 MS. BARON: Also just a note, the other sign
15 application for ALDI, there's a note that says
16 variance required. They did receive variance for
17 their signs at the last Zoning Board meeting.

18 CHAIRPERSON PRICE: Okay. All right.
19 Questions? To both Lauren and Jason, where does ALDI
20 stand at this point, the building permit, do we know?

21 MR. HAREMZA: I don't believe the building
22 permit has been issued yet. It's applied for. I can
23 check and get back to you.

24 CHAIRPERSON PRICE: Thank you. And while
25 you're checking and getting back, how about our two

1 gas stations and our Pizza Hut? Is it Pizza Hut?

2 MR. HAREMZA: Pizza Hut. Yeah. Good
3 memory. I have not heard anything about Pizza Hut.
4 And that's a good reminder to check back in with them
5 to see when -- if they're coming up on their year
6 since they were approved.

7 CHAIRPERSON PRICE: It's been a while, yeah.

8 MR. HAREMZA: Regarding 3108 East Avenue the
9 gas -- Quicklee's there, all of their approvals have
10 expired. So they -- we've had discussions with them
11 recently about applying for the extensions.

12 I'm anticipating that they will apply soon,
13 but they will need to go back to the Zoning Board for
14 a use variance, Historic Preservation Commission for
15 certificate of appropriateness and this Board for site
16 plan approval.

17 Quicklee's Twelve Corners, again, I can
18 check on that, but I know we are close to issuing the
19 building permit for that.

20 CHAIRPERSON PRICE: How did the -- kind of
21 public art aspect of the -- that front circle, did
22 that ever --

23 MR. HAREMZA: That has not yet been
24 resolved. That's in the Supervisor's office.

25 CHAIRPERSON PRICE: Okay. One note for

1 members of the audience tonight, there were a total of
2 three public hearings on the agenda for tonight. Two
3 of those have been -- asked to be postponed to the
4 June 20th meeting.

5 Application 5P-02-24, that's 55 Stonybrook
6 Drive, that has to do with a building permit and flood
7 zone. And application 4P-01-24, that's application at
8 1402 Blossom Road, that's for a single-family detached
9 home on that lot at that address. Those will not be
10 heard tonight. They have been postponed. So if
11 you're here for either of those, we will not be
12 reviewing those.

13 Jason, were -- wait. We have the meeting
14 minutes. We did receive the minutes for the April
15 17th meeting. If anyone cares to make a motion for
16 approval, I'd entertain that.

17 MR. BABCOCK-STIENER: I move we approve the
18 minutes.

19 CHAIRPERSON PRICE: Second?

20 MR. GRISEWOOD: Second.

21 CHAIRPERSON PRICE: Moved and seconded. Any
22 discussion? All right please call the roll.

23 (Ms. Altman, aye; Mr. Babcock-Stiner, aye;
24 Mr. Grisewood, aye; Mr. Osowski, aye;
25 Mr. Price, aye.)

1 (Upon roll motion to approve carries.)

2 CHAIRPERSON PRICE: All right. Secretary,
3 were tonight's public hearings properly advertised?

4 MR. HAREMZA: They were advertised in the
5 Daily Record of May 9th, 2024.

6 CHAIRPERSON PRICE: And when are these
7 posted on -- when is the agenda posted on the website?

8 MR. HAREMZA: Preliminary agenda posts
9 approximately two weeks prior to the meeting. The
10 final agenda with the staff reports was posted
11 yesterday evening.

12 CHAIRPERSON PRICE: Okay. Very good. Thank
13 you. We will now hear the one application that we do
14 have tonight for the public hearing. That's 5P-01-24.

15 **Application 5P-01-24**

16 Application of St. John's Meadow, owner, and
17 Stantec Consulting, agent, for Preliminary/Final Site
18 Plan Approval to construct two elevators and small
19 elevator lobbies on property located at 1 Johnsarbor
20 Drive - Chestnut Court. All as described on
21 application and plans on file.

22 CHAIRPERSON PRICE: Good evening.

23 MR. FARMER: Good evening, Mr. Chairman,
24 members of the Board. My name is Mel Farmer. I'm a
25 project manager with Stantec. With me tonight is Tony

1 Zaccagolino. He's the vice president of senior housing
2 for St. John's.

3 The project before you tonight is located on
4 the east side of Chestnut Court, within the north and
5 south courtyards. Approximately 10 by 16 feet
6 building additions are going in each courtyard to
7 accommodate the installation of elevators.

8 Chestnut Court currently has only one
9 elevator in each wing. And the two wings do not
10 connect on the second floor. So this will rectify
11 that.

12 Mechanically, the existing sprinkler system
13 will be extended into the new elevator lobby and
14 follow all applicable building codes.

15 Site improvements within the project
16 footprint include concrete sidewalks, minor grading
17 and relocating short runs of the existing telecom and
18 water services.

19 We also have submitted plans to the Health
20 Department and the Water Authority. We received minor
21 comments, which we will address to their satisfaction.
22 We're also in receipt of County DOC comments and take
23 no exception. They are mostly boilerplate.

24 The project did receive Town ARB approval on
25 April 23rd of this year. And we respectfully request

1 the Board to set the SEQRA and request preliminary and
2 final site plan approval conditioned upon satisfying
3 all town and agency comments.

4 With that, more than happy to answer any
5 questions you might have.

6 CHAIRPERSON PRICE: Thanks. You mentioned
7 SEQRA. What type of action --

8 MR. FARMER: Type II.

9 CHAIRPERSON PRICE: Okay. And
10 architecturally, the plans don't include the
11 elevation. I assume everything's just --

12 MR. FARMER: It does. I do have it if you
13 want to see it.

14 CHAIRPERSON PRICE: Would you say it matches
15 the --

16 MR. FARMER: It does. Everything matches.
17 Same colors. Same scheme.

18 CHAIRPERSON PRICE: You really got to hunt
19 to find the --

20 MR. FARMER: You really can't -- when you're
21 driving Johnsarbor, you have to know where the
22 courtyards are because of the garages in front.
23 There's just kind of a peek-a-boo a little bit. But
24 you wouldn't know it's there.

25 CHAIRPERSON PRICE: And you said there --

1 there's -- they're not connected at the second level
2 that's why this is happening.

3 MR. FARMER: Right. I'll let Tony answer
4 that if you don't mind.

5 MR. ZACCAGLINO: Hello. Tony Zaccaglino,
6 St. John's.

7 So we have two elevators in the Chestnut
8 Court building, but the middle of the building is not
9 connected. So we have one elevator that goes down.
10 There's no way to get to that side of the building up
11 or down without using stairs. The other elevator is
12 on the other side of the building, which is not
13 connected to the second floor.

14 CHAIRPERSON PRICE: Gotcha. Okay. Thanks.
15 That's all I had.

16 MR. OSOWSKI: The elevator shaft
17 construction, concrete masonry units?

18 MR. FARMER: That's my understanding, yes.

19 MR. OSOWSKI: Okay. And the elevator cab,
20 is it big enough for an ambulance gurney to wheel in
21 and out?

22 MR. ZACCAGLINO: Yeah. We requested
23 full-service elevators.

24 MR. OSOWSKI: Okay. Thank you.

25 CHAIRPERSON PRICE: No exterior lighting?

1 You're not lighting the towers --

2 MR. FARMER: No.

3 CHAIRPERSON PRICE: -- or proposing
4 downlights?

5 MR. FARMER: Absolutely not. Right.
6 Correct.

7 CHAIRPERSON PRICE: Okay. All right thank
8 you.

9 Lauren or Jason, any questions?

10 MR. HAREMZA: Just a quick note that staff
11 concurred with the Type II SEQRA action.

12 MR. FARMER: Thank you.

13 CHAIRPERSON PRICE: Okay. Thank you. So
14 I'll just -- do you have any desire to comment on this
15 application?

16 UNIDENTIFIED SPEAKER: No. We're just
17 listening.

18 CHAIRPERSON PRICE: I have to ask. Okay.
19 Thank you.

20 We've never had this short of an agenda. I
21 don't know what to do with myself. Should we just
22 talk about it and that's it? So why don't we see if
23 the --

24 MR. BABCOCK-STIENER: I move we close the
25 public hearing. Do you need to --

1 CHAIRPERSON PRICE: I think I did.

2 MR. BABCOCK-STIENER: I move we close the
3 public hearing for application 5P-01-24.

4 MS. ALTMAN: Second.

5 CHAIRPERSON PRICE: Moved and seconded to
6 close the public hearing. Any conversation? Any
7 discussion? Please call the roll.

8 (Ms. Altman, aye; Mr. Babcock-Stiner, aye;
9 Mr. Grisewood, aye; Mr. Osowski, aye;
10 Mr. Price, aye.)

11 (Upon roll motion to close the public
12 hearing carries.)

13 MR. BABCOCK-STIENER: I move the Planning
14 Board approve application 5P-01-24 for preliminary and
15 final site plan approval based on the testimony given
16 the plans submitted and the four conditions outlined
17 in the Planning Board report.

18 CHAIRPERSON PRICE: We have the motion. Is
19 there a second?

20 MR. GRISEWOOD: Second.

21 CHAIRPERSON PRICE: Moved and seconded. I
22 just have one quick question. On Type II actions,
23 that's neither a positive or negative -- not
24 declaration, but somebody has to sign the Type II
25 action, do they not?

1 MS. BARON: Nope. So Type II basically
2 means that's completely outside of SEQRA, that if it
3 falls within the Type II lists, it's been deemed to
4 not have any type of environmental impact.

5 CHAIRPERSON PRICE: Okay. All right. So
6 the Town as the -- this is for my edification because
7 Type IIs get all kinds of wild treatment as far as
8 what has to happen. But so as the -- the Town does
9 not have to file a Type II action with DEC or --

10 MS. BARON: No.

11 CHAIRPERSON PRICE: Thank you very much.
12 That clarifies something for that.

13 MR. HAREMZA: You know, one of the things we
14 try to do is document why or how we arrived at that
15 and that's in the staff report. We've talked a little
16 bit about having a very brief, you know, one-page
17 memo-type thing that would, again, document how we
18 arrived at that.

19 CHAIRPERSON PRICE: Okay. We have the
20 motion and second. Any further conversation? Please
21 call the roll.

22 **Conditions:**

23 1. Applicant shall respond in writing to all comments
24 of the Planning Board, Department of Public Works,
25 Building and Planning Department, and Fire Marshal.

1 2. Monroe County comments, if any, shall be
2 addressed.

3 3. The entire project shall comply with the most
4 current New York State Fire Prevention and Building
5 Code and the Town of Brighton sprinkler requirements.

6 4. All Town codes shall be met that relate directly
7 or indirectly to the applicant's request.

8 (Ms. Altman, aye; Mr. Babcock-Stiner, aye;
9 Mr. Grisewood, aye; Mr. Osowski, aye;
10 Mr. Price, aye.)

11 (Upon roll motion to approve with conditions
12 carries.)

13 **Signs:**

14 **Application Number: SN-24-5 (1717)**

15 1780 Monroe Ave

16 Building face illuminated sign for 'Needle Drop
17 Records'. ARB recommended approval.

18 CHAIRPERSON PRICE: I make a motion to
19 approve.

20 MR. BABCOCK-STINER: Second.

21 CHAIRPERSON PRICE: Approved based on
22 recommendation of ARB. Moved and seconded. All in
23 favor?

24 ALL BOARD MEMBERS: Aye.

25 **Application Number: SN-24-6 (1718)**

1 1925 S Clinton Ave
2 Two building face internally illuminated signs for
3 'ALDI'. ARB recommended approval. *Note: Signs*
4 *require variances.*

5 CHAIRPERSON PRICE: I'll move approval based
6 on the recommendation of the ARB.

7 MR. BABCOCK-STIENER: I'll second.

8 CHAIRPERSON PRICE: Moved and seconded. Any
9 discussion? All in favor?

10 ALL BOARD MEMBERS: Aye.

11 **Application Number: SN-24-7 (1719)**

12 1357 Monroe Ave
13 A building face non-illuminated sign for 'Elysian
14 Homes'. ARB recommended approval.

15 CHAIRPERSON PRICE: I move to approve based
16 on the recommendation of the ARB.

17 MS. ALTMAN: I'll second.

18 CHAIRPERSON PRICE: Moved and seconded. All
19 in favor?

20 ALL BOARD MEMBERS: Aye.

21 **Application Number: SN-24-4 (1716)**

22 1905 South Clinton Avenue
23 TABLED IN PART
24 Building face signs and detached directional signs for
25 'Starbucks'. ARB recommended approval. *Note: At the*

1 3-20-2024 meeting, Planning Board approved two code
2 compliant signs and tabled the remaining signs that
3 require variances. The applicant has applied for the
4 necessary variances and is on the 6-5-2024 ZBA agenda.
5 If the Planning Board considers approving the signs,
6 it would be on condition of receiving ZBA approval.

7 MR. BABCOCK-STIENER: So I move that we
8 approve sign application SN-24-4 with two conditions.
9 The first is that signs G and both instances of sign C
10 be removed. The second condition is that the
11 variances be gained for the remainder of the signs.

12 CHAIRPERSON PRICE: Second. Any discussion?
13 Moved and seconded. All in favor?

14 ALL BOARD MEMBERS: Aye.

15 (Proceedings concluded at 7:50 p.m.)

16 * * *

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REPORTER CERTIFICATE

I, Holly E. Castleman, do hereby certify
that I did report the foregoing proceeding, which was
taken down by me in a verbatim manner by means of
machine shorthand.

Further, that the foregoing transcript is a
true and accurate transcription of my said
stenographic notes taken at the time and place
hereinbefore set forth.

Dated this 15th day of May, 2024
at Brighton, New York.



Holly E. Castleman ACR,
Official Court Reporter