
BRIGHTON

PLANNING

BOARD

August 21, 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)	
DAVID FADER)	
PETER GRISEWOOD)	

LAUREN BARON, ESQ.
Attorney for the Town

ABSENT:

JASON BABCOCK-STINER
CLARA SANGUINETTI

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

1 CHAIRPERSON PRICE: Good evening, everybody.
2 I would like to welcome you all to the August 21st
3 meeting of the Town of Brighton Planning Board.

4 Tonight we will be hearing various public
5 hearings. And if there are comments that you wish to
6 make after tonight, you think of something, you can
7 submit comments to Jason Haremza, our executive
8 secretary. That's him right there. Please submit
9 them here to Town Hall or to Jason via email at
10 jason.haremza@townofbrighton.org. Jason's last name
11 is H-A-R-E-M-Z-A.

12 In the unlikely event of an emergency
13 tonight, you all know there's doors behind you. And
14 there's a door on your left, our right. I just ask
15 that you exit in an orderly fashion. Appreciate that.

16 Jason, would you please call the roll for
17 tonight.

18 (Whereupon the roll was called.)

19 MR. HAREMZA: Babcock-Stiner is absent.
20 Sanguinetti is absent.

21 CHAIRPERSON PRICE: Okay. What we do now
22 folks is we take a few minutes to review the agenda
23 and the applications. We do this in public so that
24 you can hear us.

25 What we'll do is go through the items and

1 discuss it with staff and our attorney. And then we
2 will return to the agenda.

3 So Jason, we've got -- first application is
4 going to be Mother of God Russian Orthodox Church.
5 That's application 8P-01-24. Is there anything about
6 this that --

7 MR. HAREMZA: Just a -- the history of the
8 approval was kind of interesting. The site I believe
9 was purchased in the late 1990s from, at the time,
10 Devissers, which is now Clover Nursery on North
11 Landing Road.

12 The church was constructed in 2000, 2001.
13 It went through the initial site plan review and
14 conditional use permit approval in the year 2000. It
15 included as future phases a church hall and a priest
16 residence. And it was -- those were noted as future
17 phases. The residence was in approximately the same
18 location as what is currently proposed.

19 In the staff reports posted yesterday, I
20 included the original site plan approval from 2000
21 that shows the proposed location of the residence. Of
22 note is a proposed north/south access driveway that
23 would have connected with the dead end on Blossom
24 Circle West.

25 I would perhaps ask the applicant to

1 confirm -- and we've included that in the staff report
2 as to whether this proposed driveway is needed for
3 either fire access or -- an initial submittal in 2000,
4 there was a Monroe County Water Authority easement
5 that generally followed that north/south driveway. I
6 guess just to confirm with the applicant that neither
7 of those are needed.

8 Otherwise, it's very straightforward. It's
9 a single-family house. It's a Type II action under
10 SEQRA. And it has been approved by the ARB.

11 Lauren, anything else?

12 MS. BARON: Nope. That's great.

13 CHAIRPERSON PRICE: Thank you. Guys, have
14 any questions? Okay. We'll get a few questions --
15 answer some of those questions.

16 The second application tonight is
17 application 8P-02-24, PGR, LLC. This is preliminary
18 and final site plan approval, preliminary and --
19 subdivision approval and EPOD woodlot permit approval.
20 This is at 172 Metro Park.

21 This is just parking expansion.

22 MR. HAREMZA: No. It's a building expansion
23 as well.

24 It's a relatively straightforward project.
25 It's a building expansion, parking lot expansion and

1 essentially a lot line adjustment between 172 Metro
2 Park and 1057 East Henrietta Road. They're proposing
3 to purchase a small portion of 1057 East Henrietta
4 Road, the back portion of that.

5 Little bit complicating factor, there is a
6 mapped woodlot, pretty small woodlot in this area.
7 That is proposed to be pretty much cleared. They have
8 proposed some mitigation in the form of planting new
9 higher quality tree species. The existing woodlot is
10 generally of pretty low value trees back there.

11 However, the location proposed for the
12 mitigating trees may not be the best. So Lauren and I
13 did a little bit of research. And through your
14 woodlot EPOD permit approval, you are able to propose
15 offsite mitigation for the loss of the woodlot.

16 The other issue based on initial review by
17 the City -- excuse me -- the Town engineer is there
18 were some concerns over stormwater. And because of
19 the increase in building footprint and parking, he
20 wanted additional time to review the stormwater
21 calculations and management.

22 And for those two reasons, staff is
23 recommending that this be tabled this month.

24 MS. BARON: I'd also like to note staff's
25 classified this as an unlisted action pursuant to

1 SEQRA, not a Type II. For your information.

2 CHAIRPERSON PRICE: It is unlisted?

3 MS. BARON: Yes.

4 CHAIRPERSON PRICE: Okay.

5 MR. HAREMZA: And one final point, today the
6 Fire Marshal provided -- which you have a paper copy
7 with your materials -- a recommendation for a fire
8 access connection actually between the two properties
9 from the rear of 1057 East Henrietta Road to 172 Metro
10 Park.

11 I do know the applicant filled out the fire
12 apparatus access worksheet as part of the application.
13 So they can maybe clarify their findings on what they
14 found. But again, I think it speaks to having
15 additional time for these issues to be worked out
16 between the applicant and the Fire Marshal in this
17 case.

18 CHAIRPERSON PRICE: Is there a relationship
19 between the two property owners?

20 MR. HAREMZA: I don't know. They are
21 different owners.

22 1057 is Flaum Management. It's a
23 multi-tenant structure. And 172 Metro Park is -- I
24 don't know if it's owned by JCS Controls or not, but,
25 again, something to ask the applicant about.

1 CHAIRPERSON PRICE: Okay. All right. Has a
2 landscape plan been submitted?

3 MR. HAREMZA: Yes. There is one in your --
4 it's one of the black and white ones in your --

5 CHAIRPERSON PRICE: I see. Okay.

6 MR. HAREMZA: Not a ton of room for new
7 landscaping.

8 CHAIRPERSON PRICE: Okay. Anybody have
9 questions? Okay. Thank you.

10 The other application tonight is application
11 of Jewish Senior Life, Matt Tomlinson, for preliminary
12 site plan approval. This is for a four-story 90,000
13 square foot senior independent living at 2021 Winton
14 Road South. I recall this being part of a master plan
15 and incentive zoning application going back -- how
16 many years? Ten?

17 MR. HAREMZA: Well, depends on how you look
18 at it. You could go back to the mid-90s for the
19 initial incentive zoning.

20 But this particular portion of the site, the
21 southwest corner was, you know, always anticipated to
22 develop the site. My understanding, the most recent
23 proposal was for three additional, as they call them,
24 Green Houses, the three-story gable-roof structures.
25 There are three of them there now. They were planned

1 for an additional three I believe for six total.

2 That has been revised now for the current
3 proposal which is a single larger building of four
4 stories of 90 independent living apartment units. But
5 it meets the requirements as I understand them of the
6 modified incentive zoning that the Town Board approved
7 in July.

8 MS. BARON: Yup. So the Town Board, they
9 looked over the modification for the proposed plans
10 and approved the modification at the July 10th meeting
11 as well as completed an updated SEQRA at that time.

12 CHAIRPERSON PRICE: Okay. So the incentive
13 zoning approval has been modified.

14 MS. BARON: Yes.

15 CHAIRPERSON PRICE: We're not making an
16 advisory to the Board. This is just coming in for
17 site plan modification or site plan approval?

18 MR. HAREMZA: This came in as a new site
19 plan application. Yeah.

20 The process does not -- for modification of
21 incentive zoning, that does not seem to come back to
22 the Planning Board. So that advisory portion of the
23 incentive zoning process is not part of this.

24 So it's just coming in as a site plan review
25 and approval. It's coming as preliminary only, which

1 is partly why there are two options in your staff
2 report; an option to table or an option to approve
3 with conditions.

4 There do not appear to be any significant
5 red flags or any show stoppers that prevent approval
6 of preliminary site plan knowing it will come back for
7 final approval. However, the town engineer did not
8 have time to go into detail on stormwater analysis,
9 but because this has gone through, you know, SEQRA
10 already and previous engineering reports, there
11 doesn't seem to be the need to delay this.

12 So it's up to the Planning Board to decide
13 what you would like to do tonight in terms of tabling
14 or approving with the conditions.

15 There were also some comments as you may
16 have noted in the staff report from the Conservation
17 Board regarding the parking calculations. It seems
18 that they are proposing to do more parking spaces than
19 what the Code requires. Perhaps some further
20 clarification on that would be useful seeing how this
21 population is likely to have fewer cars than
22 average -- compared to average apartment dwellers.

23 And then also some comments from
24 Conservation Board on landscaping; maybe perhaps
25 consider some additional large trees instead of the

1 shrubs and things of that nature.

2 CHAIRPERSON PRICE: Okay. Guys, have any
3 questions? Okay.

4 All right. What do we got in the way of
5 signs? Is it three or four?

6 MR. HAREMZA: Three actually. Initially, I
7 thought only two, but late this afternoon I learned
8 that the Architectural Review Board actually
9 recommended approval of the Magnet Fried Chicken sign
10 for 2747 West Henrietta Road. So you can consider
11 that later this evening.

12 And then Papa Johns actually has only
13 proposed a single sign for their location on West
14 Henrietta Road. So that is also something for you to
15 consider. They do not need a variance since they're
16 not proposing two signs for that.

17 CHAIRPERSON PRICE: Okay.

18 MR. HAREMZA: And finally a sign for Jacuzzi
19 at Winton Place, which I understand sells Jacuzzis.

20 CHAIRPERSON PRICE: Okay. All right. Any
21 other questions for Jason or Lauren? All right.

22 Let's return to our agenda. Does anybody
23 recall getting the June meeting minutes?

24 MR. HAREMZA: No, including myself. So
25 we -- Rick DiStefano was out and the court reporter is

1 looking for the June minutes. We will, I'm sure, find
2 them.

3 You do have to consider if you so choose.

4 CHAIRPERSON PRICE: We have July. I did
5 receive those. Does anybody have a motion to approve
6 the July 17th meeting minutes?

7 MR. GRISEWOOD: Motion to approve the July
8 minutes.

9 MS. ALTMAN: Second.

10 CHAIRPERSON PRICE: Moved and seconded. You
11 seconded; right?

12 MS. ALTMAN: Yes.

13 CHAIRPERSON PRICE: Move and seconded.
14 Please call the roll.

15 (Ms. Altman, aye; Mr. Fader, aye;
16 Mr. Grisewood, aye; Mr. Osowski, aye;
17 Mr. Price, aye.)

18 (Upon roll motion to approve carries.)

19 CHAIRPERSON PRICE: We're going to hear the
20 public hearings.

21 Jason, can you confirm these have been
22 properly advertised?

23 MR. HAREMZA: These were advertised in the
24 Daily Record of August 15th, 2024.

25 CHAIRPERSON PRICE: All right. Thank you.

1 First application tonight is 8P-01-24.

2 **Application 8P-01-24**

3 Application of the Protection of the Mother
4 of God Russian Orthodox Church, owner, and Ray
5 Raimondi, Costich Engineering, agent, for
6 Preliminary/Final Site Plan Approval to construct a
7 1,320 +/- square foot single family home with a 336
8 +/- square foot attached garage on property located at
9 100 Stanford Drive. All as described on application
10 and plans on file.

11 MR. RAIMONDI: Good evening, Mr. Chairman,
12 board members. My name is Ray Raimondi. I'm with
13 Costich Engineering. And I'm here tonight
14 representing the Protection of Mother God Russian
15 Orthodox Church. Joining me tonight is Father Gregory
16 and Clyde Washburn from the church.

17 Today we are requesting preliminary and
18 final site plan approval for a new proposed priest
19 residence to be built on the site.

20 The project is located at 100 Stanford Drive
21 and involves development of approximately 0.12 acres
22 of the existing 7.3 acre property.

23 The project is going to involve the
24 construction of a new single-family ranch-design home,
25 used -- primarily residence of the priest. It will

1 have an attached garage and driveway.

2 Originally, like Jason said, it was approved
3 on the original 2001 plan, but it was set a little bit
4 farther back. Had an entrance coming from Blossom
5 Circle. That has been changed.

6 We moved it forward for better -- less
7 drainage required, closer to the drainage pond and
8 closer to the utilities. It's also closer to the
9 entrance driveway to the existing church.

10 The church is now requesting approval for
11 this new site plan to be built. Already said that.
12 All right.

13 We have -- as Jason said, we already have
14 approval from ARB. We've gone through county already.
15 And we're looking tonight for both preliminary and
16 fine site plan approvals. And I'm here to answer any
17 questions you may have.

18 CHAIRPERSON PRICE: Ray, I have been here
19 long enough to remember this original application. I
20 think we did at the time talk about the access out to
21 Blossom Circle.

22 Did you look into the alternative of
23 rotating this so that -- I have no idea why that
24 might -- that access would be used in the future, but
25 to not preclude that from happening or --

1 MR. RAIMONDI: It just required a lot more
2 work and really was not necessary. Put the house
3 quite further away from the church. You know, it's --
4 right now it's also farther away from the utilities.
5 It has more of a grading requirement and more drainage
6 issues.

7 So we've brought it forward closer to the
8 entrance road. You know, it's still a nice little
9 piece of land. There's going to be minimal amounts of
10 work. Like you said, we're only going to be
11 disturbing a few -- like 0.12 acres around the house.
12 It's really not a lot of site work.

13 CHAIRPERSON PRICE: No conflicts with the
14 easements or maintenance of any of the utilities --

15 MR. RAIMONDI: No.

16 CHAIRPERSON PRICE: -- for future --

17 MR. RAIMONDI: No. We're about -- we're
18 closer to the water that way. We're closer to the
19 sanitary manhole that way where it's located right
20 now.

21 The only difference on your plan, which
22 happened after I sent that in, is we -- we
23 straightened the driveway out a little bit more so
24 that it comes straight out and then a turnaround about
25 20 feet from the house so they don't have to back all

1 the way out.

2 CHAIRPERSON PRICE: Okay. Tell me a little
3 bit about the house. I take it the plans -- that it's
4 here --

5 MR. RAIMONDI: The house is a
6 1320-square-foot ranch with an attached garage. It's
7 going to have a small entranceway porch and a rear
8 deck. Basic model -- you should have a copy of the
9 basic ranch model. It's fairly straightforward.

10 The review board asked us to do some changes
11 with the windows and that was done already. They made
12 that change in the plans.

13 CHAIRPERSON PRICE: Jason, did this come to
14 the Conservation Board?

15 MR. HAREMZA: It did and they had no
16 comments.

17 CHAIRPERSON PRICE: Okay. Thank you.
18 Questions?

19 MS. ALTMAN: No questions.

20 CHAIRPERSON PRICE: David?

21 MR. FADER: No.

22 CHAIRPERSON PRICE: John?

23 MR. OSOWSKI: Yes, I have some questions.

24 MR. RAIMONDI: Sure.

25 MR. OSOWSKI: The sanitary sewer that runs

1 from the back of the house to the north, is that
2 private sewer that the church owns? Because I picked
3 up somewhere that said it was a private sewer system.
4 Is that correct?

5 MR. RAIMONDI: From on the property, yes.
6 But then it drains into the sewer district.

7 MR. OSOWSKI: Okay. Was there any thought
8 to dedicate it to the sewer district or just leave it
9 as is?

10 MR. RAIMONDI: I don't think there's any --
11 any objection to dedication.

12 MR. OSOWSKI: Something you may want to do,
13 for your consideration. I don't know if that's good,
14 bad or indifferent, but it seemed unusual to me that
15 the big aided sewer was owned by the church and not by
16 the sewer district.

17 Did you consider universal accessibility
18 into the house? Because it appears to be a step of
19 over a foot to get into it. And I don't see any kind
20 of a sidewalk from the driveway up to the front door.

21 MR. RAIMONDI: No. We haven't looked at
22 that, as far as having any kind of access to --

23 MR. OSOWSKI: Rather than having a step and
24 not having to put a future ramp in case some
25 parishioner in a wheelchair wants to go to the rectory

1 to talk to the priest, it'd be nice that the entrance
2 into the house was a nice low-slope entrance rather
3 than having to step into it. It's something nice to
4 consider.

5 MR. RAIMONDI: To be honest, originally we
6 had it pretty much only about a 3- to 4-inch step up,
7 but the architect requested that we bring it higher so
8 that the siding was above the grade, the way it's
9 designed.

10 MR. OSOWSKI: Okay. Is the water service to
11 the house adequate for fire protection sprinklers?

12 MR. RAIMONDI: Being the residential size
13 that it is, I don't believe we need sprinklers.

14 MR. OSOWSKI: That wasn't my question. My
15 question --

16 MR. RAIMONDI: Yes. We have -- I believe
17 it's an 8-inch main that goes through the property.
18 We're tapping into it with a 1-inch line.

19 MR. OSOWSKI: So if someone wanted to
20 sprinkler --

21 MR. RAIMONDI: We could, yes.

22 MR. OSOWSKI: Okay. I notice there's a lot
23 at the Stanford Drive entrance to the property that's
24 owned by the church. Did you consider putting the
25 house there instead? I don't know if there's any --

1 MR. RAIMONDI: That is Father Gregory's
2 residence right now. That was originally purchased --
3 that's why the first house wasn't built because that
4 became available and they purchased it for -- there
5 was an additional priest coming into the parish and
6 this is going to be the house for him.

7 MR. OSOWSKI: Good deal. All right.

8 MR. RAIMONDI: They're going to keep that
9 house.

10 MR. OSOWSKI: And I notice in the corner of
11 the site plan in the lower right-hand corner it says
12 Russian Orthodox Church, 460 East Avenue.

13 MR. WASHBURN: That was the original church
14 address before.

15 MR. OSOWSKI: Oh, really. From 20-plus
16 years ago. Okay. Maybe that doesn't apply anymore.
17 All right. Thank you.

18 MR. GRISEWOOD: I'm fine. Thank you.

19 CHAIRPERSON PRICE: Jason?

20 MR. HAREMZA: Nope.

21 CHAIRPERSON PRICE: All good. Thank you,
22 Ray.

23 MR. RAIMONDI: Thank you.

24 CHAIRPERSON PRICE: This is a public
25 hearing. Is there anyone in the audience that cares

1 to address this application? Please.

2 MR. WASHBURN: My name is Clyde Washburn.
3 I'm the parish secretary and the in-house coordinator
4 for the house building project.

5 With regard to ramp access, the existing
6 parsonage will continue to be the rectory for the
7 parish. And the rector will continue to live there.

8 The new housing is intended for an auxiliary
9 priest. So it is unlikely to be accessed for church
10 functions, but we did -- we did assure that it is
11 "rampable." It is arranged so that ramps can readily
12 be placed should any of the occupants of the house
13 need ramps for access. So I thought I'd address those
14 questions.

15 CHAIRPERSON PRICE: Sure.

16 MR. WASHBURN: Thank you.

17 CHAIRPERSON PRICE: Thank you. Anyone else
18 care to address this application?

19 MR. TAYLOR: My name is Mike Taylor. I live
20 on Blossom Circle East.

21 And I just want to verify where the entrance
22 to this is going to be. There's a dead-end street
23 at -- right where my corner is. And is the entrance
24 going to be off of the main entrance to the church or
25 is it going to be going through Blossom Circle?

1 CHAIRPERSON PRICE: No. It doesn't go
2 through Blossom Circle. It comes off the -- off of an
3 existing drive that circles the church and the
4 parking.

5 MR. TAYLOR: Okay. Cool. Thank you very
6 much.

7 CHAIRPERSON PRICE: Thank you. That's a
8 good point. We should pull the board up so the
9 applicant can post their drawings.

10 Anyone else? All right. Thank you.

11 Brings us to our second application. This
12 is 8P-02-24.

13 **APPLICATION 8P-02-24**

14 Application of PGR, LLC, owner, and Matt
15 Tomlinson, Marathon Engineering, agent, for
16 Preliminary/Final Site Plan Approval,
17 Preliminary/Final Resubdivision Approval and EPOD
18 (woodlot) Permit Approval to acquire .25 +/- acres of
19 land from property at 1057 East Henrietta Road and
20 construct a 12,200 +/- square foot building addition
21 with associated parking on property located at 172
22 Metro Park. All as described on application and plans
23 on file.

24 CHAIRPERSON PRICE: Good evening.

25 MR. TOMLINSON: Hello, everyone. Matt

1 Tomlinson, Marathon Engineering. With me tonight are
2 Greg and Robert from JCS Controls. They have the
3 business here on the property. Also I have Brad,
4 who's the project architect and Melissa is using our
5 newly placed board to put up the plan. She's also
6 from Marathon Engineering.

7 So as mentioned, 172 Metro Park. And there
8 is a subdivision as part of this. There's a small
9 portion of 1057 East Henrietta Road that we are
10 purchasing, about a quarter of an acre, to help
11 facilitate the expansion of the business here on the
12 property.

13 As mentioned early on, we do have a woodlot
14 EPOD on the portion of the property as well as in the
15 area of the project.

16 So we are -- this building is set back quite
17 a bit from Metro Park. There's an entry drive on --
18 between a couple of other parcels that go to the rear.
19 And we've got a total of 59 parking spaces along with
20 the existing building on the site today.

21 We're proposing to place a 12,200 roughly
22 square foot addition to allow for expansion of the
23 business on the east side of the building. And
24 there's a need to add some parking space to facilitate
25 additional staff parking as it's relatively tight and

1 they do anticipate adding several employees. That
2 parking that we're proposing will be mostly located on
3 the parcel of land that we are purchasing on the east
4 side there and proposing to add our parcel.

5 The -- as mentioned, again, in the workshop
6 or the introduction portion, we have completed the
7 Fire Marshal worksheet for the Town of Brighton,
8 providing turning movements and a turnaround for a
9 fire lane at the rear of the building and ensure we're
10 in compliance with separations and travel distances
11 around that building for the Fire Marshal.

12 I'll come back to the connected drive
13 comment in a little bit.

14 We did submit a landscaping plan and a
15 summary of the existing vegetation within the EPOD.
16 And it's mostly second-row trees, not a lot of health
17 back there. And so we're proposing to add five shade
18 trees to the project. One of the -- the Conservation
19 Board was satisfied with that and there were no
20 comments is my understanding.

21 But I know in the staff report there's a
22 suggestion, because of all the existing utilities that
23 service the building running along the driveway, to
24 relocate several of those trees out in the dedicated
25 right-of-way along Metro Park. And my client is

1 perfectly happy to do that. There's no problem at all
2 if the Board so chooses.

3 Going back to the Fire Marshal's comments, I
4 did have a brief discussion with Mr. Roth earlier
5 today to talk about this. And currently, we're under
6 an acre of disturbance. We will have a SWPPP because
7 of the Town of Brighton's tighter requirement, over
8 20,000 square feet.

9 But that would further disturb the EPOD. We
10 haven't looked at drainage offsite to see if that
11 would cause any issues. We would have to take down
12 more trees.

13 And we are proposing to fully sprinkler this
14 building. I know that was an option that he presented
15 in his email that I believe this Board has a
16 satisfactory way to ensure that additional fire
17 protection was provided for the site.

18 So I think we're -- we would like to avoid
19 constructing a driveway through the middle of the
20 EPOD. I think it's very consistent with the treatment
21 of other buildings along this roadway with a single
22 point of access. And we are along the section of
23 Metro Park that allows access to both ends of it. We
24 are not off the dead-end fortunately. It's a little
25 bit further to our west.

1 So other than our driveway itself, there are
2 two means of access to the property itself from
3 further outside of the dedicated roadways.

4 Let's jump back to stormwater a little bit.
5 We are proposing a stormwater quality unit to address
6 stormwater quality. I know there are various
7 easements throughout all of Metro Park. I don't know
8 that there's a lot of regional stormwater management
9 per se, but we are adding a little bit of quantity, if
10 you will, to the existing system. But we're
11 oversizing the storm sewer within our proposed parking
12 lot and then routing that through an appropriately
13 sized Barracuda storm chamber in order to treat water
14 quality in an effort to address those comments or
15 concerns. All drainage will be directed to the
16 existing storm system that's present on the property
17 today.

18 We have gone to ARB. I believe we were
19 tabled and we're back on for Tuesday of next week.
20 There were a couple comments about color that we can
21 have Brad come up and talk about if the Board so
22 desires.

23 And in the beginning I dropped off a handout
24 to show kind of the overall lot configuration. And
25 there is an elevation of the proposed building both

1 from the south side where it shows an addition to the
2 existing building and then the other sides being west
3 and east elevations as it relates to the existing
4 building so the Board had an idea of what that was
5 going to look like.

6 The only neighbors, if you will, other than
7 other similar industrial and commercial buildings are
8 the apartments that are north. We are trimming some
9 of the trees along the north side of the existing
10 drive aisle that goes around the building, but that
11 entire hedgerow is going to remain in place.

12 Other than that, I understand that the Town
13 engineer may have some additional comments forthcoming
14 and we understand that the Board may consider tabling
15 this tonight, which would be fine. We do have to
16 obtain ARB approval before coming back for final
17 anyway.

18 So with that, I'd be happy to answer any
19 questions that the Board may have.

20 CHAIRPERSON PRICE: Thank you. Matt, can
21 you tell us a little bit about operations? I'm not
22 sure what does this business do.

23 MR. TOMLINSON: Sure. I'll have Robert come
24 up and talk to that. I think he lost the arm
25 wrestling contest with Greg.

1 CHAIRPERSON PRICE: Thank you.

2 MR. VEITCH: So JCS, we've been in business
3 for about 35 --

4 CHAIRPERSON PRICE: Can you just give her
5 your name?

6 MR. VEITCH: Yes. Robert Veitch,
7 V-E-I-T-C-H.

8 So we've been in business for about 35, 36
9 years. We produce food processing equipment for food
10 and beverage companies. So the Fairlife building that
11 they just put in Webster, we would provide the
12 different processing equipment for receiving the milk,
13 processing the milk and handing it off to fillers.

14 We work primarily with liquid companies. So
15 a lot of work the Mott's Applesauce up in Williamson.
16 But we work in all 48 states, little bit of work in
17 Canada and Mexico and Puerto Rico as well.

18 We build all the equipment here in
19 Rochester, hence the need for expansion. We've just
20 run out of space in our current facility. We're
21 actually renting some space at the moment to help us
22 by.

23 CHAIRPERSON PRICE: Interesting. All right.
24 Thank you.

25 Matt, does this facility use a generator?

1 MR. TOMLINSON: Rob, do you have a
2 standby generator? I'm not sure if you have one.

3 MR. VEITCH: So we have a portable standby
4 generator.

5 MR. TOMLINSON: Yeah. And they're
6 currently, correct me if I'm wrong, a one-shift
7 operation. So not running B and C shifts. So that's
8 part of the reason -- you know, they could have
9 extended, but we want to expand and keep normal
10 working hours. So it's single shift at least at this
11 time.

12 MR. VEITCH: Essentially it's more space.
13 We've just physically run out of space to build the
14 equipment.

15 CHAIRPERSON PRICE: What are your hours of
16 operation?

17 MR. VEITCH: So typically 8 to 5 p.m.,
18 8 a.m. to 5 p.m.

19 MS. ALTMAN: How many current employees do
20 you have?

21 MR. VEITCH: So we have about 50 employees
22 onsite.

23 MS. ALTMAN: Thank you.

24 CHAIRPERSON PRICE: And besides the
25 building, would there be building-mounted lighting or

1 are you proposing any --

2 MR. TOMLINSON: There'll be building-mounted
3 lighting at the egress doors. We're not really
4 proposing to add lighting in the rear, correct me if
5 I'm wrong.

6 MR. VEITCH: We have no lighting in the
7 back.

8 MR. TOMLINSON: Yeah. We're not proposing
9 any lights in the back.

10 CHAIRPERSON PRICE: Okay. I do see one
11 dumpster it appears on -- I'm sorry. That's a
12 concrete walkout. So that won't be a permanent --
13 that's not structure. Okay.

14 And what is the long drive to the northeast
15 there?

16 MR. TOMLINSON: That's a turnaround for fire
17 or emergency vehicles. It meets the requirements of
18 Appendix D. Yup.

19 CHAIRPERSON PRICE: Guys, have any -- I do
20 want to talk about fire access.

21 MR. GRISEWOOD: I was just going to ask, I
22 understand a fair number of trees will need to come
23 out. Do you have an idea of approximately how many
24 12-inch diameter trees will be --

25 MR. TOMLINSON: I don't have that piece of

1 paper with me. I believe the Board has that. There
2 was a letter submitted with a landscaping plan that
3 talks through how many. Yeah.

4 I would say there's 10 to 12 that are 12
5 inches or larger. Many of them are either dead or
6 very poor condition.

7 MR. GRISEWOOD: Okay.

8 MR. TOMLINSON: Yeah. There's a couple
9 pines that seem to be doing okay, but we're going to
10 have to take those down.

11 MR. GRISEWOOD: Okay. And then you're
12 looking to replace -- there's like five identified
13 spots. So about five trees or so.

14 MR. TOMLINSON: That's correct. Yup.
15 That's what we're proposing. Again, staff has
16 suggested that some of those be relocated out into the
17 public right-of-way to avoid some utility conflicts.

18 MR. GRISEWOOD: Okay. Thank you.

19 CHAIRPERSON PRICE: I don't think we have a
20 problem with that --

21 MR. GRISEWOOD: No.

22 CHAIRPERSON PRICE: -- those trees being
23 used in the right-of-way. I guess we'll leave that up
24 to --

25 MR. TOMLINSON: And we can coordinate with

1 staff to place those.

2 CHAIRPERSON PRICE: The fire access issue,
3 is this -- this is a -- I'm sorry. I'm seeing this
4 for the first time. Is this a requirement or is this
5 a recommendation?

6 MR. TOMLINSON: It's a recommendation from
7 the Fire Marshal. It's not a requirement. We fully
8 meet the fire code for proximity to walls from fire
9 lanes and from hydrants as well as providing a
10 turnaround lane.

11 MS. BARON: So if I can just make one
12 comment. So as Matt indicated before, the letter you
13 have in front of you from the Fire Marshal, the
14 recommendation is a fire lane or if that's not
15 possible, a fully sprinklered building, which is
16 recommended by the Board and they are going to do.

17 CHAIRPERSON PRICE: I wasn't sure what the
18 relationship was, whether you were buying some
19 property from the adjacent. But I didn't know if they
20 were going to want to allow that.

21 MR. TOMLINSON: It was new to us this
22 afternoon as well. Again, I think there's a lot of
23 considerations outside of whether or not it's
24 feasible, like additional impact to the woodlot, cost
25 obviously, but also drainage, some other things that

1 crack some thresholds for us on this project that
2 we're currently avoiding which we would like to
3 maintain.

4 CHAIRPERSON PRICE: All right.

5 MR. OSOWSKI: I have a question. I noticed
6 that the new addition appears to be 10 to 15 feet
7 taller than the existing building.

8 MR. TOMLINSON: Yeah. That's correct.

9 MR. OSOWSKI: Was there any -- was there
10 consideration given to snow load along the side of the
11 existing building?

12 MR. TOMLINSON: I'll have Brad come up and
13 talk about that.

14 MR. HUMBERSTONE: Good evening. Brad
15 Humberstone, Director of Architecture.

16 So with the snow load, that's certainly
17 going to be addressed. Obviously, we're going to be
18 adding snow to the existing structure. That will be
19 something that gets dealt with at a building code and
20 building permit level for sure. But certainly,
21 considerations for that.

22 MR. OSOWSKI: All right. Thank you.

23 MR. HUMBERSTONE: Absolutely.

24 CHAIRPERSON PRICE: Pete, you all set?

25 MR. GRISEWOOD: I'm all set. Thank you.

1 CHAIRPERSON PRICE: Lauren.

2 MR. HAREMZA: I just have one quick question
3 probably for Matt. I might have missed it, but is
4 there a dumpster proposed or a dumpster location?

5 MR. TOMLINSON: They have an existing
6 dumpster on the north side that's screened by the
7 building. I think we were planning on leaving it
8 where it is today and not touching it. It's slightly
9 outside of the project area currently, right near the
10 rear door to the north side.

11 MR. HAREMZA: Okay.

12 CHAIRPERSON PRICE: I'd just ask that that
13 be added to the site plan. Okay. Thank you, Matt.

14 MR. TOMLINSON: Thanks.

15 CHAIRPERSON PRICE: This is a public
16 hearing. Is there anyone in the audience that cares
17 to address this application? All right. Thank you
18 all for coming out.

19 Our next application -- just a quick note,
20 once we've heard all the applications, we will
21 deliberate and make a decision on them. You're
22 welcome to stay to hear the decisions of the Board or
23 you can call Jason in the morning for our decision.

24 All right. Our last application is
25 8P-NB1-24.

1 **Application 8P-NB1-24**

2 Application of Jewish Senior Life, owner,
3 and Matt Tomlinson, Marathon Engineering, agent, for
4 Preliminary Site Plan Approval to construct a 4-story,
5 90,000 +/- square foot senior independent living
6 apartment building, consisting of 90 dwelling units,
7 with a 7,596 +/- square foot carport structure on
8 property located at 2021 Winton Road South. All as
9 described on application and plans on file.

10 CHAIRPERSON PRICE: Good evening.

11 MR. GOLDMAN: Mr. Chairman, members of the
12 Board, my name is Jerry Goldman. I'm the attorney and
13 agent for Jewish Senior Life, now rebranded as Jewish
14 Home, who's here this evening on the 90-unit
15 independent living buildings to be located at the
16 southwest portion of what was Lot 1 of the overall
17 Jewish Senior Life campus.

18 You had asked and Jason had given a good
19 introduction relative to the history. I'll just add a
20 little bit of color to that if you will. Jewish Home
21 itself, the tower was established in the 1980s. In
22 the mid-90s, the Summit and Wolk assisted living --
23 independent living facility was established to the
24 west of the -- of this parcel.

25 And in the early 2010s, a major master

1 planning effort was made by the Jewish Home to
2 essentially spread out the population out of the Tower
3 and that effort was resulting in the Green Houses in
4 the large buildings, which are in front of the Tower
5 on our present lot.

6 Originally, we thought we were going to have
7 six buildings, but we're able to relocate the
8 population -- basically to take double rooms, make
9 them single rooms for all the residents of the skilled
10 nursing facility.

11 As a part of that plan in the early 2010s,
12 there was a six -- originally a 65-unit independent
13 living -- moderately priced independent living
14 building outside of the continuum of care, which was
15 to be established and it was to be 65,000 square feet
16 in the initial application. Before we were done with
17 the application and as approved, it became a 75-unit
18 building at 75,000 square feet.

19 Ultimately, the demand for the moderately
20 priced independent living increased during that time
21 period and redesigned -- reconfiguration was done.
22 Three of the Green House buildings were eliminated and
23 we sought a modest increase in the size of the
24 building to allow us to have 90 residential units, 90
25 dwelling units in a 90,000-square-foot building in

1 four stories.

2 This is in the RHD-1 Zoning District, which
3 does allow seven stories. So we are well within that.
4 And the reason why the change to increase the square
5 footage didn't come to your Board for review was it
6 wasn't really a modification of the incentive zoning
7 as it was a relief from a condition of the incentive
8 zoning, which didn't warrant an amendment because it
9 did not alter the incentives or amenities, which are
10 granted.

11 So the Town Board took it on itself to take
12 that on, hold a public hearing and increase the --
13 authorize the increase to the size of the building and
14 the number of dwelling units. And that is how we got
15 here this evening on this particular site.

16 The basic configuration of the building, the
17 location of it is consistent with what was originally
18 proposed in the early 2010s. We think that we have
19 the site plan which works within the campus and we'll
20 talk about it.

21 Our group of speakers and experts will speak
22 to that. Primary presenter will be Matt Tomlinson
23 from Marathon Engineering. Also with us is Leticia
24 Fornataro from SWBR Architects, who's involved in
25 architecture, landscape architecture. We also have

1 Carly Zecher, Chief Financial Officer of Jewish Senior
2 Life, Jewish Home, as well as Barry Ingalsbe, who is
3 the project coordinator from LeCesse and Pike.

4 After Matt's presentation, and if Leticia
5 has any further comments beyond that, we'll be
6 prepared to answer questions and, in particular, those
7 items within the staff report, which we received this
8 morning will be addressed by Matt.

9 So with that, I will turn over this portion
10 of the presentation to Matt. Well, before I do that,
11 Jason did indicate that you have a couple of options
12 relative to how to act at the end of this meeting. If
13 possible, we would advocate and would prefer that you
14 take option two, which is preliminary -- conditional
15 preliminary.

16 We understand that we are coming back for
17 final. And we will address all open items before that
18 final approval. SEQRA is done and behind us,
19 essentially having been done as part of the original
20 incentive zoning as well as the -- was relief from the
21 condition earlier this year.

22 So with all that, I will turn it over to
23 Matt. And we'll be available to answer any questions
24 that the Board may have. Thank you.

25 MR. TOMLINSON: Thank you. Matt Tomlinson,

1 again, from Marathon Engineering. And I handed out to
2 the Board an overall aerial with the proposed project
3 location on it just to give a feel for where that is
4 on the campus. What's on the board behind me is the
5 blowup of the project proper, the project area.

6 So as mentioned, we are the main Jewish
7 Senior Life property in the lower -- or southwest
8 corner of it. And as Jerry mentioned, this is
9 generally the exact same location, orientation for
10 parking, building, et cetera as the previously
11 approved plan that wasn't built.

12 And in so doing, back in -- I believe it was
13 2015, a previous engineer and construction group put
14 together or installed utilities, stormwater, et
15 cetera, contemplated development on this property.

16 So I know in some of the Town comments
17 received in the staff report specifically related to
18 sanitary sewer. For example, that was stubbed for a
19 lateral for a connection. So all of the utilities
20 including water, sanitary, gas, electric, I believe,
21 and stormwater contemplated this building -- this
22 parking being in this location.

23 So from that standpoint, it's a relatively
24 straightforward one. I do anticipate, again, that we
25 will have town engineer comments to address as we move

1 the project forward.

2 The site itself generally slopes from north
3 to south. And the orientation or placement of the
4 building helps to facilitate a closer pedestrian
5 connection to the interior pedestrian circulation on
6 the project. While this is a standalone project, it
7 is integral to the campus itself. And we felt that
8 pedestrian connectivity towards the loop road was an
9 important part of that.

10 We are providing pedestrian connections out
11 to the sidewalks along Meridian Centre Boulevard
12 which, of course, lead or can provide access to the
13 town park to our west as well.

14 I wanted to talk a little bit about the
15 parking and some of the comments received. So as part
16 of the incentive zoning, there was relief granted for
17 a lesser ratio of parking, 1.4 spaces per unit versus
18 the Town's requirement and no requirement for covered
19 parking.

20 We are proposing a carport on the project.
21 And that is an item we have to appear before the
22 Zoning Board for. I believe that's upcoming in a week
23 or so, that meeting.

24 But -- so 126 parking spaces is required for
25 the number of units, 90 units that we're proposing.

1 In the site plan package that we submitted,
2 you'll notice that there's an existing 19-car parking
3 lot adjacent to the Green House, which is not shown on
4 the rendering. But those 19 parking spaces are
5 parking for staff and support for the Green House
6 immediately to the east of this project, which can be
7 seen on the aerial here.

8 And so we're removing and creating green
9 space and the access drive through the existing entry
10 point off of the private road. So those 19 parking
11 spaces are incorporated into our parking field to
12 ensure we're not impacting the other usage or
13 residence on here.

14 So while there may have been -- it may not
15 have been very clear in my project stats on the plans,
16 we're not creating additional parking that isn't
17 needed. We're simply relocating those 19 spaces
18 within the parking field proper.

19 From a landscaping standpoint, you'll notice
20 in the landscaping package that SWBR put together,
21 it's very nicely landscaped in keeping with the
22 overall campus itself. We really want this to be a
23 cohesive part of the property and project.

24 So while the Conservation Board did have
25 several comments as it relates to some species, snow

1 storage -- which we are providing in several green
2 areas around the parking area, the large green area on
3 the north. Along the south there's plenty of room in
4 the border of the trees that we're proposing. And
5 then over to the east there's also quite a bit of
6 available snow storage.

7 We will address, of course, the Conservation
8 Board comments as it relates to species. We will take
9 a look at some additional shade trees, although we are
10 adding quite a few. And I believe the planting plan
11 is in keeping with the overall project.

12 And then the other handout that we handed
13 out is of the building itself. And we are appearing
14 before the ARB I believe at its next scheduled meeting
15 to discuss the building.

16 As part of the incentive zoning
17 modification, the building massing, heights and all of
18 that was reviewed and compared to the original visuals
19 that were provided to the Town Board to ensure no
20 impacts to the park and some of the access ways or
21 approaches to the property. And obviously, the Town
22 Board was satisfied with those.

23 So Leticia is here to answer any questions
24 as it relates to the building, but we did want to hear
25 from the Board as it related to the project. So

1 myself or my team would be happy to answer those at
2 this time.

3 CHAIRPERSON PRICE: Thank you. This is more
4 of a question for staff or -- I think -- you weren't
5 here, Jason, when we went through these different
6 iterations of the master plan or the incentive zoning
7 phase. I believe that we made comments and an
8 advisory report back to the Town Board on the initial
9 application. I, frankly, don't remember the six-unit
10 plan. But I do remember three or four units and then
11 another -- I think a 65-unit building that was tabled
12 at that time. Or not tabled, but the applicant
13 decided not to proceed with that.

14 So it would be interesting for even yourself
15 and the other Board members that weren't here at the
16 time to have that background as to how it got to where
17 we are. Peter wasn't here and Karen wasn't. David
18 was here. Jason was here. John was here. So it
19 would be interesting to have that background.

20 That said, I take it you guys don't see any
21 future change in the programming where you're going to
22 want to come back and do another Green House in here.

23 MR. GOLDMAN: We do not. I made that
24 inquiry before we commenced this round of relief from
25 the condition that -- that was in place to allow us to

1 increase the size of the building, specifically asked
2 whether we had any intention or desire.

3 And given the configuration of the buildings
4 as they are, we anticipate staying with the three
5 buildings that we have and eliminating the other
6 three, which was part of the -- part of the program.
7 And in lieu of that, we're basically increasing 15
8 units within the building that we're here for on site
9 plan this evening.

10 CHAIRPERSON PRICE: Okay. From a design
11 standpoint, I understand, you know, the change in
12 grade. I guess the only things that kind of catch me
13 is it does -- I know you have very nice pedestrian
14 connections both to Meridian Centre and to the
15 internal part of the campus. The road network feels
16 very auto-centric. And I understand it. But are your
17 lane widths -- what are your lane widths? Like, you
18 know, more than 12 or --

19 MR. TOMLINSON: Within the parking field
20 itself or --

21 CHAIRPERSON PRICE: Well, I think the access
22 drive coming and then once you get in, you got, you
23 know, two lanes of traffic coming across the front of
24 the building, which is the back of the building,
25 but --

1 MR. TOMLINSON: Yeah.

2 CHAIRPERSON PRICE: I'm just thinking about
3 everybody in cars -- or I'm sorry. Pedestrians trying
4 to get across that. And, you know, you get an idea of
5 whether we should be putting parking first and then a
6 drive aisle and not making it so much like a road
7 right in front there.

8 MR. TOMLINSON: I have a great answer to
9 that.

10 CHAIRPERSON PRICE: You do.

11 MR. TOMLINSON: Yes. So we did look at many
12 different configurations, including trying to
13 incorporate some of the pedestrian plaza area, if you
14 will, in terms so it didn't feel as much as a parking
15 lot at the arrival point.

16 Some of the challenges that we have, of
17 course, are complying with fire code. And so because
18 of the height of the building being over 30 feet, we
19 have to have an area for an apparatus access road.
20 Has to be free and clear. Has to be within a certain
21 distance from the building.

22 So if we moved the parking inward, instead
23 of having some nice green space with the patios, that
24 would push parking headlights right up to the ground
25 floor residences on that side with the patios and not

1 really an opportunity to provide a little bit of
2 separation for those ground floor units.

3 So while we would prefer that as well, we
4 felt that this was a very good landing point and
5 compliant with the Code while also providing adequate
6 access.

7 And one other point I would give is that
8 this is not like the Green Houses where there's staff
9 arriving all the time. This is independent living.
10 No supportive type -- so it's residents coming in and
11 out. And typically that does tend to slow folks down
12 when they live there. They're not rushing to clock in
13 on time, that kind of thing. So it's slightly
14 different than the remaining campus.

15 CHAIRPERSON PRICE: Talk to me a little bit
16 about the number of parking spaces. You say that the
17 incentive zoning allowed for a lower ratio, 1.4 per
18 unit versus a different ratio. That's what you
19 provided is --

20 MR. TOMLINSON: Correct. Yeah. I think we
21 have one additional space in total. We have 127
22 essentially that are outside of the 19 that we are
23 relocating where 126 are required. So we're meeting
24 the minimum.

25 CHAIRPERSON PRICE: Even though -- I

1 understand the capacity that you're providing. It
2 does seem like some of them are a real hike away.
3 They're just very far away.

4 MR. GOLDMAN: The ones furthest away are
5 really ones that we anticipate being utilized in
6 conjunction with Green House Number 3.

7 I was recently at Green House Number 3. I
8 have a cousin that resides there. We did a will
9 signing. I had to ride around the parking lot waiting
10 for somebody to leave. There are a lot of staff in
11 there so there is going to be -- so there is a need
12 for that.

13 And I think we anticipate that it's probably
14 going to be more staff parking in that area. And that
15 frees us up to be able to bring some quality green
16 space a little bit further into the campus.

17 MR. TOMLINSON: And one other note I would
18 make is folks that do live here -- my paper's going to
19 slide off. We have provided three access points
20 oriented to the parking lot. And so while yes, that
21 is far away -- Jerry mentioned this east and most
22 south side. We provided sidewalk connection up to the
23 existing routing.

24 You know, when you look at distance to the
25 three access points, the majority of the parking lot

1 is all within a couple hundred feet of that. So it
2 does allow an opportunity for folks to park where they
3 want to enter the building and not be as far away as
4 it appears.

5 CHAIRPERSON PRICE: Okay. Matt, what is the
6 dark black line around the Jewish Home parcel? Is
7 this a separate parcel from that?

8 MR. TOMLINSON: On the overall aerial?

9 CHAIRPERSON PRICE: Yeah.

10 MR. TOMLINSON: It is all one parcel. It is
11 separate from the Summit, which is to our west.

12 CHAIRPERSON PRICE: Okay. So the incentive
13 zoning was specific to this.

14 MR. TOMLINSON: The Summit has its own
15 incentive zoning approval, that is correct.

16 CHAIRPERSON PRICE: Okay. Last time we were
17 here with -- this is for Barry more than anything I
18 guess. We were -- we ended up with an excess of soil
19 during the construction. And we ended up in a kind of
20 protracted negotiation on placing that soil to the
21 west of the Summit. I'm sure you remember that,
22 Barry.

23 MR. INGALSBE: Of course.

24 CHAIRPERSON PRICE: I mean, it's
25 preliminary. Have you figured out if this is --

1 MR. TOMLINSON: We've been through
2 several --

3 CHAIRPERSON PRICE: -- balanced in the cut
4 and fill?

5 MR. TOMLINSON: -- pricing exercises with
6 excess topsoil, but generally it is balanced.

7 And we do have a pending project that this
8 Board has seen and approved at the Summit to our west
9 that needs a little bit of soil. So I anticipate that
10 everything will be proximate to this project.

11 CHAIRPERSON PRICE: Kind of what I wanted to
12 hear. Wanted to avoid that pile of dirt sitting for a
13 year and then having to go through wetlands issues to
14 find a solution to that.

15 That's all I had. Is there any questions?

16 MR. OSOWSKI: Yeah. I just want you to
17 review it with me again. So the parking spaces in the
18 front of what I'll say is the two southern Green
19 Houses, are those -- those you said were staffed and
20 they would be relocated to this parking lot for staff
21 parking.

22 MR. TOMLINSON: There are 19 parking spaces.
23 There's a driveway that comes across the access drive
24 aisle here with 19 spaces in it currently that we are
25 eliminating today. So that's the excess that's

1 provided within our parking field. We're just
2 relocating from there to internally to our parking
3 lot.

4 MR. OSOWSKI: Thank you.

5 CHAIRPERSON PRICE: Pete?

6 MR. GRISEWOOD: I'm good thank you.

7 CHAIRPERSON PRICE: Anything?

8 MR. FADER: No.

9 CHAIRPERSON PRICE: Karen?

10 MS. ALTMAN: I have a very minor question.
11 Is there a dining hall in this building where
12 residents can eat versus cooking in their own units?
13 Or they have to go elsewhere on the campus if they
14 didn't want to cook?

15 MR. TOMLINSON: If they didn't want to cook,
16 there is no meal service within. There's a community
17 room with like a kitchenette, but no prepared meals.

18 MS. ALTMAN: There's no sit-down tables and
19 chairs or staff or anything like that like at the
20 Summit.

21 MR. TOMLINSON: No. That's correct.

22 CHAIRPERSON PRICE: I can't have the
23 architect come out and not harass her. Leticia, can
24 you just tell us a little bit about the layout, what's
25 where in the building and what some of the adjacencies

1 are to the outside.

2 MS. FORNATARO: Sure. Leticia Fornataro,
3 SWBR.

4 So what we have here is nine units. And the
5 mix of the units is about a third, a third, a third.
6 So one-third is one bedrooms; one-third is one
7 bedroom/den; one-third is two-bedroom units. They
8 range from about 600 square feet to about 850, 860 to
9 be exact.

10 And what we have changed from the previous
11 application was instead of increasing the footprint of
12 the building, we went a story higher. So the
13 footprint didn't change much.

14 So as far as amenities within the building,
15 it's a pretty efficient building. As you walk in
16 from the parking lot -- I'll step over here. But as
17 you walk in from the parking lot, you have a lobby
18 area with an office for their marketing or property
19 manager. And then across diagonal from that, that's
20 the community room. So that volume is a
21 one-and-a-half story volume. Vaulted ceilings. So
22 this is a little bit outside of the building footprint
23 from above.

24 Adjacent to that is outdoor amenities that
25 would have like a patio with fire pits and similar to

1 what we've done at the Summit. But other than that,
2 it's units on both wings and then stacked three
3 stories above that first floor.

4 At the ground floor the units will have
5 patios that are walkouts. So from each one of those
6 units you'll have the ability to go out into the patio
7 and have connectivity to the rest of the campus.

8 And what we tried to do -- to your question
9 about dining, we don't offer dining in the building,
10 but there is the intent to connect the residents from
11 here into the rest of the community.

12 So the hours at Leo's are changing so
13 they'll be able to have -- Leo's Deli. They'll have
14 extended hours for meal service there and as well as
15 other activities and services that --

16 MS. ALTMAN: I was thinking about it in
17 terms of back and forth of parking. If people want to
18 drive to the Summit rather than walking, you know, is
19 there a creation of in-and-out traffic at mealtime for
20 that purpose.

21 MS. FORNATARO: No. No, that wouldn't be
22 the case. So yeah. I think that's all I had.

23 CHAIRPERSON PRICE: Materials similar to
24 Green House ones, just different colors?

25 MS. FORNATARO: Fiber cement siding, mostly

1 lap siding and some board and batten. Asphalt
2 shingles. And the roof, pitched. We do have a roof
3 well for some of the equipment in the very core of the
4 building. Very similar to the Green Houses. It ties
5 into the remainder of the campus. Yeah.

6 CHAIRPERSON PRICE: Okay. All right. Thank
7 you.

8 MR. OSOWSKI: Were solar panels considered
9 to put on the roof of the apartment building?

10 MS. FORNATARO: Not in the apartment
11 building, but we are looking at providing the capacity
12 for solar panels to be added to the carports in the
13 future.

14 MR. OSOWSKI: Okay. But what's -- how about
15 geothermal heating and cooling for the complex? Was
16 that considered? Maybe put into the ground under the
17 parking lot.

18 MS. FORNATARO: We did not look at
19 geothermal here, no.

20 MR. OSOWSKI: Thank you.

21 CHAIRPERSON PRICE: Thank you. Matt, I got
22 one more question. So you're looking to use the
23 existing stormwater facilities. I think there's a
24 water quality basin between the last -- between this
25 project and the last Green House. It looks like it's

1 pretty jammed with Phragmites.

2 MR. TOMLINSON: Yeah. We're proposing to
3 clean it out and expand it slightly. We are
4 increasing impervious by less than a tenth of an acre,
5 but we'll be cleaning that out and reshaping it as
6 part of this.

7 CHAIRPERSON PRICE: Okay. I don't know that
8 I've seen a grading plan. Are you proposing any
9 berms?

10 MR. TOMLINSON: No. There's a berm with
11 some --

12 CHAIRPERSON PRICE: That's all you have to
13 say.

14 MR. TOMLINSON: Okay. Got it.

15 CHAIRPERSON PRICE: Okay. All right.

16 MS. BARON: I just had one question just for
17 the record and for clarification purposes. So you do
18 need a variance for the carport because it's
19 technically placed in the -- what is considered the
20 front yard; correct?

21 MR. GOLDMAN: Correct. That is the only
22 variance which is necessary as a result of the
23 carport. The carport itself is fine from a zoning
24 compliance point of view according to Mr. DiStefano.
25 But because of the interpretation of the Code that

1 even though we may be behind the front -- the front of
2 the one leg of the building, it's -- the front really
3 is measured by the building in total.

4 So you know, the carport area is going to be
5 over here behind this front line, but the
6 interpretation of the Town Code is that all of this is
7 deemed to be the front setback. So this would be in
8 the front yard. And that's why we're before the
9 Zoning Board.

10 Also just for clarification, we are
11 scheduled to be before the ARB. That application has
12 been filed and is scheduled to be heard next week.

13 CHAIRPERSON PRICE: Okay.

14 MR. GOLDMAN: Zoning Board is two weeks from
15 now.

16 CHAIRPERSON PRICE: You have filed a Zoning
17 application?

18 MR. GOLDMAN: That's correct. That's
19 correct.

20 CHAIRPERSON PRICE: All right.

21 MR. GOLDMAN: One of the mandates of the
22 Town Board approval was that we file the Planning
23 Board and Zoning Board applications concurrently.

24 MR. HAREMZA: Oh. So they're responsible
25 for the tangled mess.

1 MR. GOLDMAN: That was the last paragraph of
2 their approval.

3 MR. HAREMZA: I see. Just two minor
4 questions or comments, and you don't need to respond
5 today necessarily, but following up on Mr. Osowski's
6 comments about solar and the Conservation Board's
7 comments, I noticed the roof of the carport is almost
8 flat, very gently pitched. And I'm not an expert on
9 solar, but I would direct you to our Assistant Town
10 Engineer, Brendan Ryan, to see if there -- if a more
11 steeper pitch on that roof would be more conducive to
12 future solar.

13 My only other comment, is this the -- the
14 overall site is the end of Route 12, the RTS Route 12.
15 And as part of your final site plan application,
16 including some data on utilization of that transit
17 route by staff or residents would be helpful to get a
18 sense of whether it is utilized, if there's any
19 opportunity to work with RTS to modify where the stop
20 is or things like that.

21 And then finally a question, why are they
22 called Green Houses?

23 MR. GOLDMAN: It's -- they aren't
24 greenhouses like greenhouses for agriculture. It's
25 Green Houses. And it's a design -- I forget the name

1 of the designer, but that's what he named them.

2 MR. HAREMZA: Green as in ecologically
3 friendly?

4 MR. GOLDMAN: Correct.

5 MR. HAREMZA: I see. Because they aren't
6 colored green as I recall.

7 MR. GOLDMAN: Yeah. I'm not really sure,
8 but it is a product.

9 CHAIRPERSON PRICE: It's the latter. It
10 wasn't painted green.

11 MR. HAREMZA: Okay. It's not where you put
12 grandma out to pasture.

13 MR. GOLDMAN: No. No. You may not want to
14 put that in the record.

15 MR. HAREMZA: It's caused much confusion for
16 me over the years.

17 MR. GOLDMAN: Yeah. And that's why I'm very
18 careful to make sure it's two words, not one. And the
19 G and the H are capitalized.

20 MR. OSOWSKI: Do you know what the
21 anticipated structure might be for the carport?
22 Precast concrete or steel or --

23 MR. GOLDMAN: Now we got to get Barry up
24 here.

25 MR. INGALSBE: Barry Ingalsbe from -- as a

1 consultant for the Jewish Home.

2 The carport will be a structural steel
3 supporting structure for the metal -- pre-finish metal
4 roof deck and painted.

5 MR. OSOWSKI: Are the piers tied in so the
6 cars won't run into the steel and maybe bend it?

7 MR. INGALSBE: Well, with the -- so in the
8 drawings you have in front of you, there's a
9 cross-section -- which the drawings are not
10 necessarily for this project. They're from another
11 project, but the design intent is to come very close
12 to what that design is. It's another project we
13 built.

14 And so if you notice that it's a cantilever
15 design for the roof beams so that it allows us to pull
16 the columns back in from the perimeter of the
17 structure thereby lessening the chance of a resident
18 pulling in and hitting the column. So we don't
19 believe it's required.

20 MR. OSOWSKI: Are you considering perhaps
21 galvanized steel on the columns so you don't have so
22 much of a maintenance issue in the future with having
23 to repaint them and salt corrosion and whatnot?

24 MR. INGALSBE: It will be a high-performance
25 paint going on those.

1 MR. OSOWSKI: Okay. All right. Thank you.

2 MR. INGALSBE: Yup.

3 CHAIRPERSON PRICE: Barry, just is -- are
4 all the utilities in this building electric? Or is
5 this going to have natural gas?

6 MR. INGALSBE: For the most part, yes. So
7 the heat pump units, electric heat pumps that are in
8 the units themselves are all electric. Each common
9 area also has an electric heat pump.

10 The only gas equipment is for the central
11 hot water system. And there is an air ventilation
12 unit up on the roof and that has a gas service to it.
13 So majority is electric.

14 CHAIRPERSON PRICE: So appliances in each
15 unit are electric.

16 MR. INGALSBE: All electric.

17 CHAIRPERSON PRICE: Thank you. Any
18 questions? You guys good?

19 MS. BARON: I think I'm good. I just pulled
20 up the aerial on my computer. These are the 19 spots
21 you're taking that are being proposed.

22 MR. TOMLINSON: That's correct. The other
23 parking was temporary for construction workers and
24 that was not permanent. It's been removed.

25 MS. BARON: Gotcha.

1 CHAIRPERSON PRICE: All right.

2 MR. HAREMZA: Sorry. Just one more process
3 question. Is there a timeline that you anticipate
4 applying for final site plan approval or --

5 MR. TOMLINSON: As soon as possible. We --
6 obviously, without receiving town engineer comments
7 yet, we weren't sure how many changes were going to be
8 necessary, but we'll be reaching out probably
9 tomorrow, Jason, to talk through that with you.

10 MR. GOLDMAN: This is potentially fall
11 start --

12 MR. INGALSBE: Yes.

13 MR. GOLDMAN: -- of this year.

14 MR. TOMLINSON: We don't have to jump
15 through hoops for approvals outside of the boards here
16 like we have on the other neighboring project. So we
17 can get started as soon as we're ready.

18 CHAIRPERSON PRICE: Okay. Thank you. This
19 is a public hearing. Is there anyone that cares to
20 address this application? Okay.

21 Let's reconvene at -- try for 8:20.

22 (The proceeding recessed at 8:16 p.m.).

23 (The proceeding reconvened at 8:22 p.m.; deliberations
24 and decisions begin.)

25 CHAIRPERSON PRICE: All right, team. Let's

1 circle back to our first application, 8P-01-24.

2 **Application 8P-01-24**

3 Application of the Protection of the Mother
4 of God Russian Orthodox Church, owner, and Ray
5 Raimondi, Costich Engineering, agent, for
6 Preliminary/Final Site Plan Approval to construct a
7 1,320 +/- square foot single family home with a 336
8 +/- square foot attached garage on property located at
9 100 Stanford Drive. All as described on application
10 and plans on file.

11 CHAIRPERSON PRICE: Do I have the motion to
12 close the public hearing?

13 MR. FADER: I move we close the public
14 hearing.

15 MR. GRISEWOOD: Second.

16 CHAIRPERSON PRICE: Moved and seconded.
17 Give it to John. He said it under his breath. He
18 gets the second.

19 Okay. Moved and seconded. Is there any
20 discussion? Jason, call the roll.

21 (Ms. Altman, aye; Mr. Fader, aye;
22 Mr. Grisewood, aye; Mr. Osowski, aye;
23 Mr. Price, aye.)

24 (Upon roll motion to close the public
25 hearing carries.)

1 CHAIRPERSON PRICE: All right. Preliminary
2 and final site plan approval. Do we have a motion?

3 MR. FADER: I move that the Planning Board
4 grants preliminary and final site plan approval for
5 application 8P-01-24 based on the testimony given,
6 plans submitted with the six conditions outlined in
7 the Planning Board report.

8 CHAIRPERSON PRICE: I'll second.

9 Is there any further discussion? All right.
10 Jason, please call the roll.

11 **Conditions:**

12 1. Applicant shall respond in writing to all comments
13 of the Planning Board, Department of Public Works
14 (including the Sewer Department and Town Engineer),
15 Building and Planning Department, and Fire Marshal.

16 2. The applicant shall provide documentation from the
17 Town of Brighton Fire Marshal and the Monroe County
18 Water Authority that the proposed north-south access
19 drive and easements from the 2000 Site Plan Review and
20 approval are not needed.

21 3. Monroe County comments, if any, shall be
22 addressed.

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

1 5. All Town codes that relate directly or indirectly
2 to the applicant's request shall be met.

3 6. The project shall be constructed in accordance
4 with the design approved by the ARB and the final site
5 plan drawing set.

6 (Ms. Altman, aye; Mr. Fader, aye;
7 Mr. Grisewood, aye; Mr. Osowski, aye;
8 Mr. Price, aye.)

9 (Upon roll motion to approve with conditions
10 carries.)

11 CHAIRPERSON PRICE: Okay. Thank you. Good
12 luck.

13 Our next application is 8P-02-24.

14 **APPLICATION 8P-02-24**

15 Application of PGR, LLC, owner, and Matt
16 Tomlinson, Marathon Engineering, agent, for
17 Preliminary/Final Site Plan Approval,
18 Preliminary/Final Resubdivision Approval and EPOD
19 (woodlot) Permit Approval to acquire .25 +/- acres of
20 land from property at 1057 East Henrietta Road and
21 construct a 12,200 +/- square foot building addition
22 with associated parking on property located at 172
23 Metro Park. All as described on application and plans
24 on file.

25 CHAIRPERSON PRICE: I believe this is going

1 to get a table.

2 MR. FADER: I move that application 8P-02-24
3 be tabled based on the testimony given and plans
4 submitted. Additional information is requested in
5 order to make a determination of significance to have
6 a complete application. The three items outlined in
7 the Planning Board report are required to be submitted
8 no later than two weeks prior to the next Planning
9 Board meeting.

10 MS. ALTMAN: I would second.

11 CHAIRPERSON PRICE: Moved and seconded. Any
12 further discussion? Jason, please call the roll.

13 **Requested Information:**

- 14 1. Allow for final review of the stormwater
15 documentation and management plans by the Town
16 Engineer.
17 2. Work with town staff on an alternate mitigation
18 plan for the loss of the mapped woodlot.
19 3. Response to the ARB's 7-23-2024 comments.

20 (Ms. Altman, aye; Mr. Fader, aye;
21 Mr. Grisewood, aye; Mr. Osowski, aye;
22 Mr. Price, aye.)

23 (Upon roll motion to table carries.)

24 CHAIRPERSON PRICE: Our last application
25 tonight is 8P-NB1-24.

1 **Application 8P-NB1-24**

2 Application of Jewish Senior Life, owner,
3 and Matt Tomlinson, Marathon Engineering, agent, for
4 Preliminary Site Plan Approval to construct a 4-story,
5 90,000 +/- square foot senior independent living
6 apartment building, consisting of 90 dwelling units,
7 with a 7,596 +/- square foot carport structure on
8 property located at 2021 Winton Road South. All as
9 described on application and plans on file.

10 MR. FADER: I move to close the public
11 hearing.

12 CHAIRPERSON PRICE: I second. Any
13 conversation? Okay. Please call the roll on the
14 motion.

15 (Ms. Altman, aye; Mr. Fader, aye;
16 Mr. Grisewood, aye; Mr. Osowski, aye;
17 Mr. Price, aye.)

18 (Upon roll motion to close the public
19 hearing carries.)

20 MR. FADER: Okay. I'll do this in two
21 motions. The first one is I move that the Planning
22 Board finds the proposed action will not have a
23 significant impact on the environment and adopts the
24 negative declaration associated with the incentive
25 zoning modification on July 10th, 2024, that was

1 prepared by the Town Board.

2 CHAIRPERSON PRICE: Do we want to -- we want
3 to approve the SEQRA as a separate motion?

4 MR. FADER: Yeah I was going to do that
5 because I want to make sure I had it worded right.

6 CHAIRPERSON PRICE: I'll second. All right.
7 Moved and seconded on SEQRA.

8 You all good, Jason? Moved and seconded.
9 Anything further on SEQRA? All right. Please call
10 the roll.

11 (Ms. Altman, aye; Mr. Fader, aye;
12 Mr. Grisewood, aye; Mr. Osowski, aye;
13 Mr. Price, aye.)

14 (Upon roll motion carries.)

15 MR. FADER: I move that Planning Board
16 grants preliminary site plan approval for application
17 8P-NB-124 based on the testimony given, plans
18 submitted and with the seven conditions outlined in
19 the Planning Board report.

20 CHAIRPERSON PRICE: There's a motion. Is
21 there a second?

22 MS. ALTMAN: I'll second.

23 CHAIRPERSON PRICE: Moved and seconded.

24 My only comment is this is a little bit
25 untraditional where we are making approval or made a

1 motion to approve prior to the variance and the ARB
2 actual approval. But I think this is subsequently in
3 the right place and we get another crack at final.

4 So moved and seconded. Please call the
5 roll.

6 **Conditions:**

7 1. Applicant shall respond in writing to all comments
8 of the Planning Board, Department of Public Works
9 (including the Sewer Department and Town Engineer),
10 Building and Planning Department, and Fire Marshal.

11 2. Applicant shall provide more details on parking
12 calculations and assumptions and/or submit a revised
13 site plan drawing with the application for Final Site
14 Plan Approval that shows no more than 126 parking
15 spaces.

16 3. Applicant shall include a revised landscaping plan
17 with the application for Final Site Plan Approval that
18 takes into consideration the Conservation Board
19 comments.

20 4. Submit an application to the Architectural Review
21 Board.

22 5. Obtain the necessary area variances.

23 6. Address any comments from Monroe County.

24 7. Submit an application for Final Site Plan
25 Approval.

1 (Ms. Altman, aye; Mr. Fader, aye;
2 Mr. Grisewood, aye; Mr. Osowski, aye;
3 Mr. Price, aye.)

4 (Upon roll motion to approve with conditions
5 carries.)

6 MR. GOLDMAN: Thank very much.

7 CHAIRPERSON PRICE: Thank you for coming
8 out. Good to see you all.

9 **Signs:**

10 CHAIRPERSON PRICE: We have three signs.
11 Our first sign is for Jacuzzi.

12 **Application Number: SN-24-15 (1724)**

13 3450 Winton Pl

14 An aluminum channel letter internally illuminated LED
15 sign for 'Jacuzzi'. ARB recommended approval.

16 CHAIRPERSON PRICE: I make a motion to
17 approve based on the recommendation of the ARB.

18 MR. GRISEWOOD: Second.

19 CHAIRPERSON PRICE: Moved and second. All
20 in favor?

21 ALL BOARD MEMBERS: Aye.

22 **Application Number: SN-24-16 (1725)**

23 2852 W. Henrietta Rd

24 Two internally illuminated raceway mount signs for
25 'PAPA JOHNS'. ARB recommended approval.

1 CHAIRPERSON PRICE: I recommend -- make a
2 motion to approve based on the recommendation of the
3 ARB. Is there a second?

4 MS. ALTMAN: I would second.

5 CHAIRPERSON PRICE: Moved and seconded. All
6 in favor?

7 ALL BOARD MEMBERS: Aye.

8 **Application Number: SN-24-19 (1726)**

9 2747 W Henrietta Rd

10 An illuminated business identification cabinet sign
11 for '*The Magnet Fried Chicken*'. ARB recommended
12 approval.

13 CHAIRPERSON PRICE: I'll make a motion for
14 approval based on the recommendation of the ARB.

15 MR. GRISEWOOD: I'll second that.

16 CHAIRPERSON PRICE: Moved and seconded. All
17 in favor?

18 ALL BOARD MEMBERS: Aye.

19 (Proceedings concluded at 8:35 p.m.)

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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 21st day of August, 2024
at Brighton, New York.



Holly E. Castleman ACR,
Official Court Reporter