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**BRIGHTON**

**PLANNING**

**BOARD**

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February 19, 2025  
At approximately 7 p.m.  
Empire State University  
680 Westfall Road, Room 159  
Rochester, New York 14620

**PRESENT:**

JASON HAREMZA, EXECUTIVE SECRETARY

WILLIAM PRICE, CHAIRPERSON

JOHN OSOWSKI	)	BOARD MEMBERS
DAVID FADER	)	
JASON BABCOCK-STINER	)	
CLARA SANGUINETTI	)	

LAUREN BARON, ESQ.  
Attorney for the Town

**ABSENT:**

KAREN ALTMAN

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 We'd like to welcome everyone to the February 19th  
3 meeting of the Town of Brighton Planning Board.

4           In the unlikely event of any kind of  
5 emergency tonight, there are exits directly behind you  
6 to your right, our left. And I don't think these go  
7 anywhere. So if there is anything, please exit in an  
8 orderly manner.

9           As you know, we are in a temporary location  
10 for Town Hall. If there are any comments you care to  
11 make about tonight's meeting or any of the individual  
12 applications, we encourage you to do so by writing to  
13 Jason Haremza our Executive Secretary and Town  
14 Planner. Jason, -- his email is  
15 Jason.haremza@townofbrighthon.org. It is on the  
16 agenda. So if you do think of anything after you've  
17 heard things tonight, please feel free to submit  
18 comments to him.

19           Would you please start by calling the roll.  
20 (Whereupon the roll was called.)

21           MR. HAREMZA: Altman is absent and we have a  
22 new member as of last week. Surge Strozman (phonetic)  
23 will be joining us next month. He took his oath of  
24 office. He had a pre-existing commitment tonight. So  
25 we have our vacancy filled for right now, which is

1 great.

2 CHAIRPERSON PRICE: Very good. Okay. We  
3 are going to take a few minutes and talk amongst  
4 ourselves about tonight's agenda with our attorney and  
5 the staff and then we'll get back to tonight's agenda.

6 Jason, our first application tonight is  
7 2P-01-25. This is the Nicholas LoBrutto and Josephine  
8 D'Angelo with Greg McMahon for a preliminary and final  
9 site plan and demolition -- site plan approval,  
10 demolition review and approval for a home at 481  
11 French Road.

12 MR. HAREMZA: Yes. So we don't have the  
13 setup that we experimented with at some of our recent  
14 meetings for the pre-meeting conversations. We'll  
15 probably get back to that next month, but apologies  
16 for that tonight.

17 This application is pretty straightforward.  
18 It's demolition of an existing single-family home and  
19 the construction of a new one slightly further back on  
20 the property.

21 The project has already been referred to  
22 Historic Preservation Commission for their review.  
23 They declined to advance landmark designation, which  
24 means demolition can proceed for your review and  
25 approval.

1 Just a few minor comments, issues brought up  
2 by the Town Engineer. Pitching the driveway to the  
3 east so that sheet flow from the paved driveway would  
4 flow onto the property at 481 rather than onto the  
5 neighboring property to the west.

6 And both Town staff and the Conservation  
7 Board had some comments, concerns about the grading on  
8 the west side of the site, how it might impact  
9 existing trees and the neighboring house. They're  
10 relatively close together. So making sure the new  
11 house wouldn't be, you know, too much elevated above  
12 the level of the neighboring house.

13 CHAIRPERSON PRICE: Okay.

14 MS. BARON: Just one comment on this one  
15 too. The demolition portion is an unlisted action  
16 under SEQRA even though the actual construction of the  
17 single-family home is a Type II. So there is a SEQRA  
18 resolution for your consideration as well.

19 CHAIRPERSON PRICE: Demolition is the  
20 type -- is unlisted --

21 MS. BARON: Yeah.

22 CHAIRPERSON PRICE: Yeah. The new home is a  
23 Type II.

24 MS. BARON: Yes. So you still have to do  
25 the SEQRA evaluation for the --

1           MR. HAREMZA: You can ask the DEC about the  
2 logic in that.

3           CHAIRPERSON PRICE: Okay. Thank you. Any  
4 questions? Anybody? We'll hear more about it from  
5 the applicant.

6           Second is application --

7           MR. HAREMZA: Sorry, Mr. Chair. The -- also  
8 the project was reviewed by ARB in January and was  
9 approved as presented with some minor recommendations.

10          CHAIRPERSON PRICE: Okay. Great. Thank  
11 you.

12          Second application is 2P-02-25, 175 Allens  
13 Creek Road. This is Scott Fisk and Robert Coffee,  
14 First Baptist Church. It's a conditional use permit.  
15 I believe this is a daycare facility.

16          MR. HAREMZA: It's similar to a daycare.  
17 The terminology that we used in the legal notice was  
18 an infant development program.

19          It's very small, three children and three  
20 staff and the director. So pretty much one-on-one  
21 care. And it's ages 6 months to 5 years. So not  
22 strictly infants, but young children.

23          And -- but similar to recent projects we've  
24 seen with daycare or preschool activities co-locating  
25 with churches.

1 CHAIRPERSON PRICE: All right. Anybody have  
2 any questions?

3 This is the one that I brought up to you  
4 that -- nothing about the project. I just don't like  
5 that trail being called the Pittsford Trail.

6 MR. HAREMZA: Take it up with Google. Yeah.

7 CHAIRPERSON PRICE: Our next application  
8 will be 1P-NB1-25 and this is 0 Elmwood. This is 293A  
9 Alden Road, LLC, and Home Leasing, Brian Burri,  
10 Bergman Engineers.

11 MR. BABCOCK-STINER: Do I need to recuse for  
12 the discussion?

13 MS. BARON: Yeah. Oh. This discussion?  
14 No. You can stay here for that.

15 CHAIRPERSON PRICE: Okay. This -- we saw  
16 this last month and just wondered what is -- what is  
17 new about this or --

18 MR. HAREMZA: Yeah. So as you might recall  
19 last month you had some comments on the project and  
20 staff did as well. Staff met with the applicant, I  
21 believe it was January 22nd, and discussed, you know,  
22 the comments, some of the concerns of the Town  
23 Engineer, the Sewer Department. The applicant  
24 responded with new information submitted on February  
25 5th for this meeting.

1           Per your recommendations, some of the  
2     townhouse buildings have been shifted to the west, so  
3     shortening some of the driveways a bit and increasing  
4     space behind the townhouses to the east.

5           There has been some revision to the  
6     landscaping plan. I know this is something that  
7     probably will continue to be discussed even past  
8     preliminary approval. Which I just want to reiterate,  
9     that's what we're looking at tonight is preliminary  
10    site plan approval. The applicant would have to apply  
11    for final site plan approval. And they have said that  
12    they would like to do that for the March or April  
13    meeting, but that is also something you could ask the  
14    applicant about.

15           Revisions to the Stormwater Pollution  
16    Prevention Plan, the Town Engineer is satisfied with  
17    that. So he does not see any outstanding issues that  
18    would prevent your consideration of approval. And the  
19    same with the Sewer Department, resolved most of those  
20    issues. Couple outstanding ones, but, again, nothing  
21    that would prevent site plan approval.

22           CHAIRPERSON PRICE: All right. Any  
23    questions from anybody? All right. And then we have  
24    quite a number of signs tonight.

25           MR. HAREMZA: Seven signs. You do have the

1 revised one on the back of the staff report  
2 corrections and revisions sheet for Allegro Smiles.  
3 The sign in the online link included a website and  
4 phone number, which is not allowed per our sign code.  
5 And so the sign that was ultimately approved --  
6 recommended for approval by ARB is the one that you  
7 have on that sheet and it does not have the phone  
8 number or website.

9 CHAIRPERSON PRICE: Okay.

10 MR. OSOWSKI: I noticed on the first sign --  
11 not to be really picky, but it said the project  
12 location was East View Mall.

13 MR. HAREMZA: I noticed that too on the  
14 sign -- the contractor's sheet there. I'm guessing  
15 that's an issue of copy and paste.

16 MR. OSOWSKI: On the sixth sign we have,  
17 Citizens Bank, I noticed that they're planning to  
18 paint the entire building and it's mostly brick now.  
19 And that's the last thing in the world I would do  
20 would be to paint a decently good brick building. But  
21 anyway...

22 MR. HAREMZA: I don't disagree. The Code  
23 does not regulate painting of masonry, except on  
24 designated landmarks, which this is not. And so it is  
25 permitted.



1 I can certainly forward the recommendation  
2 to the bank, but that's about the best we can do on  
3 that particular issue.

4 MR. OSOWSKI: Because it really isn't a bad  
5 looking --

6 MR. HAREMZA: It's a mid-century modern  
7 building.

8 MR. OSOWSKI: Yeah. Okay.

9 MR. HAREMZA: Painting brick just, you know,  
10 adds to the maintenance.

11 MR. OSOWSKI: Oh, absolutely.

12 MS. SANGUINETTI: Jason, is there a  
13 requirement that signs have to wait until the Planning  
14 Board approves them before going up?

15 MR. HAREMZA: Yes.

16 MS. SANGUINETTI: So what happens if the  
17 sign goes up before we approve it?

18 MR. HAREMZA: In theory, they could be  
19 issued a notice of violation. In practice, I would be  
20 surprised if that's ever happened.

21 MS. BARON: It might not happen --  
22 typically, you reach out to somebody and say,  
23 you've -- you, you know -- you haven't applied to the  
24 Planning Board or you haven't applied to the ARB and  
25 give them the chance to do that before -- that's

1 typically how enforcement works on this issue over a  
2 notice of violation and pursuing fines immediately,  
3 giving them a chance to comply, to bring the property  
4 into compliance.

5 But -- and if they've already been approved  
6 by the ARB and they put up the sign and they have a  
7 pending application in front of the Planning Board  
8 already, I would be surprised if a notice of violation  
9 is issued at that point in time. But technically that  
10 would be a violation, to put it up before this Board  
11 approves it as well.

12 MR. HAREMZA: I thought of another path  
13 because signs -- all signs do need a building permit.  
14 So once the sign is reviewed by ARB and approved by  
15 Planning Board, then the applicant still needs to  
16 apply for a building permit for the installation of  
17 the sign.

18 So if one of these signs that you think is  
19 already up, they've installed that without a permit, I  
20 think we can double the permit fees for working  
21 without a permit. So instead of \$35, it would be \$70.

22 CHAIRPERSON PRICE: Okay. You all set,  
23 everybody? All right.

24 Getting back into the agenda. I don't  
25 recall receiving the January meeting minutes.

1 MR. HAREMZA: You did not -- nobody received  
2 the January meeting minutes.

3 CHAIRPERSON PRICE: And do you recall  
4 receiving the 18th of December? I don't.

5 MR. OSOWSKI: No.

6 CHAIRPERSON PRICE: I don't recall those  
7 either.

8 MR. HAREMZA: Okay. I will -- I thought  
9 they went out. If not, we can just roll it over to  
10 next month.

11 CHAIRPERSON PRICE: Okay. We'll take those  
12 up next month after we've reviewed them.

13 At this time we'll go forward with the  
14 public hearings. Were they properly advertised prior  
15 to tonight's meeting?

16 MR. HAREMZA: The public hearings were  
17 advertised in the Daily Record of February 13th, 2025.

18 CHAIRPERSON PRICE: All right. First  
19 application tonight is 2P-01-25.

20 **Application 2P-01-25**

21 Application of Nicholas LoBrutto and  
22 Josephine D'Angelo, owners, and Greg McMahon, McMahon  
23 LaRue Associates, engineer, for Preliminary/Final Site  
24 Plan Approval and Demolition Review and Approval to  
25 raze an existing house and construct a new 2,384

1 square foot one-story single-family home with a 734  
2 square foot attached garage on property located at 481  
3 French Road.

4 CHAIRPERSON PRICE: Hey, Greg.

5 MR. McMAHON: Good evening. Greg McMahon,  
6 McMahon LaRue, 822 Holt Road, Webster, New York. And  
7 also here tonight is Nick LoBrutto, who is the owner  
8 and is -- will be building the house.

9 CHAIRPERSON PRICE: Good evening.

10 MR. McMAHON: As was mentioned earlier, this  
11 project calls for the demolition of an existing home  
12 on the lot. He currently has a circular driveway. We  
13 would be abandoning one of the driveway entrances onto  
14 French Road going with a single access.

15 And Nick is proposing to construct a new  
16 one-story single-family home. We've moved the home  
17 back on the lot to be even with the -- pretty much  
18 even with the homes on both sides. The current home  
19 is forward on the lot at the setback, but, again,  
20 we've gone back to make it more uniform.

21 The current home is on a septic system.  
22 That will be abandoned. We are proposing to tie into  
23 the sewers across the street. We have -- the sewer  
24 connection is part of our plans. We've reviewed those  
25 with the Sewer Department. And we are in the process

1 of seeking approval of the Town Board to incorporate  
2 this parcel into the Sewer District. So that  
3 paperwork has been submitted for Town review. We're  
4 early in that process, but we will need to incorporate  
5 this into the Sewer District.

6 CHAIRPERSON PRICE: Got a backup in case  
7 that doesn't happen? Or that's just a matter of time?

8 MR. McMAHON: It's just a matter of time.  
9 It's a petition. They're just voting on the petition  
10 to accept this parcel into the district.

11 CHAIRPERSON PRICE: The district exists.  
12 It's there.

13 MR. McMAHON: The sewer's there. The Sewer  
14 Department has no problem with our connection. As a  
15 matter of fact, there's another home on that side of  
16 the road that has already done a similar connection to  
17 the sewers. So we did meet with the Town to discuss  
18 this and there didn't seem to be any concern from  
19 staff that this would be a problem.

20 I think other than that, it's fairly  
21 straightforward. The house meets all of the Town  
22 zoning requirements. As Jason mentioned, ARB has seen  
23 the plans. Historic Preservation declined to pursue  
24 anything. So at this point, I think we'd be happy to  
25 answer any questions.

1 Oh. And I would -- we did receive just a  
2 couple engineering comments and we don't see any  
3 issues with resolving those comments.

4 CHAIRPERSON PRICE: Okay. I have a question  
5 for Nick. Nick, just give me a little background. I  
6 know you got ARB approval. I'd like to know how you  
7 chose this house style and why you chose a house with  
8 the garage sticking out front like that.

9 MR. LoBRUTTO: So the original plan was to  
10 kind of offset it over to the side, but then when  
11 discussing some of the side setback distances, we were  
12 struggling to try to fit all of it into one -- to the  
13 66 feet that we have for the lot allowance.

14 And the overall plan itself was --  
15 obviously, between my fiancé and I, that's kind of the  
16 layout that we like. So we actually went back and  
17 forth three or four times with how to make the garage  
18 look right in the property and really get it so it  
19 doesn't look out of place. And that was kind of  
20 the -- that was the latest revision after a handful of  
21 options and considerations without having to chop up  
22 the house too much more than what we already had to  
23 do.

24 CHAIRPERSON PRICE: And you're looking at  
25 two doors instead of one massive door on the garbage?

1 MR. LoBRUTTO: Yes. That's our plan.

2 CHAIRPERSON PRICE: And the thing that kind  
3 of triggered me thinking about this was this asphalt  
4 turnaround that is in front of your front door so that  
5 you can back up and drive out forward. That  
6 particular little backup thing is just awkward and I'd  
7 encourage you to look at an alternative material.

8 We really don't have too much jurisdiction  
9 over the style of the house, but it was that  
10 turnaround that caught my eye.

11 MR. LoBRUTTO: Okay. We can double-check  
12 and see if there's any other options.

13 CHAIRPERSON PRICE: Or just some materials.  
14 You probably do need to back into it to back out  
15 without the second curb cut.

16 MR. LoBRUTTO: Right.

17 CHAIRPERSON PRICE: Just --

18 MR. LoBRUTTO: Such as pavers as opposed to  
19 asphalt?

20 CHAIRPERSON PRICE: Concrete or something.  
21 Concrete versus asphalt.

22 MR. LoBRUTTO: Yeah.

23 CHAIRPERSON PRICE: Just something so that  
24 when you drive by it doesn't look like really wide  
25 asphalt.

1 MR. LoBRUTTO: Okay.

2 CHAIRPERSON PRICE: That was my only comment  
3 on that. Any other questions or comments on anything?

4 MR. OSOWSKI: Yeah. Regarding the  
5 abandonment of the septic system, is there a septic  
6 tank that needs to be basically demolished? You know,  
7 the top demolished and filled in.

8 MR. McMAHON: It's -- there's a note on the  
9 plans that describes the options. It can be  
10 demolished and removed. It also could be filled with  
11 low-density fill. You cannot leave it untreated.

12 So, I mean, it just depends on what they  
13 choose, but they can totally remove it or get -- fill  
14 it.

15 MR. OSOWSKI: Okay.

16 MR. McMAHON: Other than that, there would  
17 be no features that would need to be abandoned.

18 MR. OSOWSKI: And is the -- the domestic  
19 water supply to the house, is it large enough to  
20 supply water for fire protection sprinklers?

21 MR. McMAHON: Sprinklers aren't necessary,  
22 but it is a 1-inch service, which is the standard  
23 Water Authority service. We've got pressures --  
24 adequate pressures over there to provide -- but due to  
25 the distance from the road and the distance to a



1 hydrant, it doesn't need sprinklers.

2 MR. OSOWSKI: Okay. And I noticed that it  
3 looks like there might be two steps to get into the  
4 house from an outdoor sidewalk up into the finished  
5 floor. Did you consider perhaps universal  
6 accessibility, say a low sloping ramp of a sidewalk so  
7 you wouldn't need to have a couple steps going up into  
8 the house?

9 MR. LoBRUTTO: We didn't necessarily  
10 consider it but we could.

11 MR. McMAHON: We can take a look at that.

12 I believe -- I believe we've -- I'll take a  
13 look. We see a lot of the newer houses too go with no  
14 step from the garage into the house. Code doesn't  
15 require that we have that 6-inch lip anymore on the  
16 door into the garbage.

17 MR. OSOWSKI: All right. And one other  
18 question. There's a couple details on sheet 4, detail  
19 S 5.1 and S 5.2, shows some standard sanitary sewer --  
20 sanitary sewer clean out and the sanitary sewer  
21 building lateral. And I question whether those apply  
22 because you have the low-force main instead.

23 MR. McMAHON: Well, they do apply because  
24 what we're -- we have to do is from the manhole, which  
25 is across the street, we're actually running a 4-inch

1 lateral approximately 10 feet out of the manhole to a  
2 clean out and then connecting the force main at the  
3 end of that lateral. That reduces the velocity of the  
4 sewage as it goes into the manhole. It runs in just  
5 like within a normal lateral. So we do need those.

6 MR. OSOWSKI: Thank you. That's all I had.

7 CHAIRPERSON PRICE: Thank you. Clara?

8 MS. SANGUINETTI: No. I'm good.

9 CHAIRPERSON PRICE: The generator that's a  
10 part of this application, was there any information  
11 about it that you needed to submit or -- there's just  
12 a generator shown on the back corner.

13 MR. McMAHON: They asked us to show it to  
14 make sure that if -- as long as it's on the rear of  
15 the house, we didn't require --

16 CHAIRPERSON PRICE: You don't need a  
17 variance.

18 MR. McMAHON: -- variance.

19 So Nick plans to install a generator and we  
20 just picked the location on the back of the house.

21 CHAIRPERSON PRICE: Natural gas?

22 MR. LoBRUTTO: Yes.

23 MR. HAREMZA: And that will be included on  
24 the building permit for the house if installed at the  
25 same time. Or if at a later date, then the generator

1 will get its own building permit.

2 CHAIRPERSON PRICE: Okay. All right.

3 MS. BARON: I just had a quick question.

4 Can you speak a little bit to the amount of trees that  
5 are being removed on the site and maybe your  
6 landscaping plans if you know what you want to do?

7 MR. McMAHON: Well, there's one tree that  
8 we're certain needs to be removed on the west side of  
9 the house. We've shown that on the plan.

10 As far as any proposed landscaping, I don't  
11 know. Maybe, Nick, you want to talk?

12 MR. LoBRUTTO: Yeah I don't think we've  
13 really spent the time to formalize what the  
14 landscaping will look like at this time. So we kind  
15 of just want to leave it vacant and not shown.

16 MR. McMAHON: There will be landscaping,  
17 bushes and planting beds and so forth around the  
18 house, but we didn't feel it was necessary to get into  
19 that level of detail.

20 MR. HAREMZA: Just procedurally, landscaping  
21 is part of your purview through site plan review. So  
22 there is a condition drafted in the staff report that  
23 if, you know -- again, you can discuss during  
24 deliberations how you want to handle that, to delegate  
25 to staff or to, you know, require them to come back.

1 MS. BARON: Yeah.

2 MS. SANGUINETTI: I have a question. So  
3 speaking of trees, there's trees covering the very  
4 front of the house; right? Are those -- are you  
5 planning to keep those there?

6 MR. McMAHON: Yes.

7 MS. SANGUINETTI: Okay.

8 CHAIRPERSON PRICE: Conservation Board  
9 comment on this? Did it go to them?

10 MR. HAREMZA: Yes. That's on the  
11 corrections page. They said it appears the proposed  
12 grading between the house driveway and the west  
13 property line may have a negative impact on the trees  
14 to remain.

15 CHAIRPERSON PRICE: How soon do you want to  
16 get going?

17 MR. LoBRUTTO: I would say within the next  
18 few months at least start with the demolition. And  
19 then, you know, come spring and decent weather we'd  
20 like to break ground and begin new construction.

21 We're not opposed to doing the demo itself  
22 prior to decent weather because it's not really  
23 required. But for the new construction, come May we  
24 would like to --

25 CHAIRPERSON PRICE: I think we just want to

1 make sure that when you do the demolition that you're  
2 able to restore the site --

3 MR. LoBRUTTO: Absolutely. Yup.

4 CHAIRPERSON PRICE: -- and then keep going  
5 on the rest of it.

6 MR. McMAHON: We did add the notes on the  
7 plan, which were typical for the Town, that if there's  
8 any lag in that, that it has to be seeded, mulched and  
9 mowed if it goes for any length of time.

10 CHAIRPERSON PRICE: Okay. All right. We  
11 may talk about the condition of the landscape plan  
12 being brought in at some point. Okay?

13 MR. LoBRUTTO: And that is a requirement for  
14 the actual submission?

15 CHAIRPERSON PRICE: Well, it's within our  
16 purview to review it -- it's not in the plan -- just  
17 to look at generally where you want to put trees.

18 Really more concerned about the front yard,  
19 consistency with the rest of the street and at least  
20 where massings of the foundation will go. I don't  
21 think we're concerned about your backyard or, you  
22 know, any patios or things you're going to do back  
23 there.

24 MR. LoBRUTTO: Yeah. Our general thought,  
25 you know, in broad, was to not add in larger trees to

1 the front yard because it's already pretty well -- the  
2 neighbors both have a bunch of shrubs and trees and so  
3 on and so forth. So we weren't necessarily planning  
4 to add any larger trees in the front.

5 CHAIRPERSON PRICE: Greg, does the survey  
6 show all the trees that are there?

7 MR. LoBRUTTO: Yes.

8 CHAIRPERSON PRICE: I thought I drove by  
9 and --

10 MS. SANGUINETTI: There's a lot of trees  
11 covering the --

12 MR. McMAHON: I don't think --

13 MR. LoBRUTTO: The survey does -- this  
14 drawing shows all the trees that are currently  
15 existing at the home. I think the pictures online are  
16 far outdated.

17 MS. SANGUINETTI: So you're saying those  
18 trees have been removed.

19 MR. LoBRUTTO: Yes.

20 MR. McMAHON: Yeah. We've got half a dozen  
21 or more that we've shown with the caliper sizes.

22 CHAIRPERSON PRICE: Okay. Any other  
23 questions? You guys are all set? Lauren? Jason?

24 MR. OSOWSKI: The shed in the backyard  
25 stays?

1 MR. LoBRUTTO: Oh, yeah. We just built  
2 that. We don't want to get rid of that.

3 MR. OSOWSKI: And there's a neighbor,  
4 Anthony D'Angelo. Is that person related to you?

5 MR. LoBRUTTO: That's my fiancé's brother.  
6 It's his home. Partially why we had bought the home.  
7 That's a questionable decision; right? I guess we'll  
8 find out.

9 MR. OSOWSKI: You're not planning to put a  
10 sidewalk between the two houses?

11 MR. LoBRUTTO: I was thinking like a big  
12 large chain link fence or, you know, some barbed wire,  
13 but --

14 CHAIRPERSON PRICE: That will need a permit.

15 MR. LoBRUTTO: All right. Fair.

16 CHAIRPERSON PRICE: Okay. Thank you, guys.  
17 This is a public hearing. Is there anyone  
18 that cares to address this application?

19 MR. LoBRUTTO: Thank you.

20 CHAIRPERSON PRICE: Thank you. You can  
21 stick around and hear our deliberation or you can call  
22 Jason in the morning.

23 Okay. Moving on with the agenda, our second  
24 application is 2P-02-25.

25 **Application 2P-02-25**

1           Application of Scott Fisk, agent, Robert  
2   Coffee, lessee and First Baptist Church of Rochester,  
3   owner, for Conditional Use Permit Approval to allow  
4   for an infant development program on property located  
5   at 175 Allens Creek Road.

6           MR. FISK: Good evening. I'm Scott Fisk,  
7   Pardi Partnership Architects. And I was retained by  
8   James Coffee -- there's a typo for the name -- as --  
9   basically to help him through the process of what he  
10   needed for tonight.

11           We have submitted an application to you for  
12   the program, but I think it's best that he speak  
13   directly as to what it is about. Other than that, I  
14   think this is, we believe, fairly straightforward, but  
15   I'll leave that up to you to decide. So I will let  
16   him speak.

17           MR. COFFEE: Thanks for the opportunity.  
18   Jim Coffee. I'm a 40-year resident of Brighton. So  
19   I'm very happy to be here.

20           We are seeking a conditional use permit to  
21   open a daycare center at the First Baptist Church of  
22   Rochester on Allens Creek Road.

23           I would be the director. I have a partner  
24   in this project, Dr. Neil Herendeen, who's the  
25   clinical director of the pediatric practice of the



1 Golisano Children's Hospital.

2 What's unusual about the project is we're  
3 only dealing with three babies and three poor mothers.  
4 So Neil will be the pediatrician. I'll be the  
5 director there.

6 My specialty, my background is in language  
7 development, especially with infants. And the whole  
8 project really is tied to the discoveries in infant  
9 brain development, which, in a real nutshell, we have  
10 millions of -- billions of cells. They have to  
11 connect to trillions of other synaptic connections.  
12 And what we've learned is that those connections have  
13 to be made in the very beginning of life.

14 So an example that was given was a baby is  
15 born. They open their eyes. Light hits the optic  
16 nerve. And by the trillions, these synaptic  
17 connections go back to the visual cortex in the brain.  
18 But they discovered with MRIs and PET scans that if  
19 you withhold light from a baby's -- the baby opens its  
20 eyes. If you withheld the light for nine months and  
21 then turn the lights on that the baby is blind for  
22 life because as a human baby awakens into the world,  
23 the environment stimulates all these different parts  
24 of the brain. And it has to be done by age 3.

25 So that's the impetus for this project

1 because our goal is to, number one, provide an  
2 educational opportunity for the three moms. So they  
3 will, in three years -- we've designed a program where  
4 they'll get their associate's degree at MCC in three  
5 years. The three babies, once they go through my  
6 first three years, they have full scholarships to MCC  
7 in 2044.

8 So what's unusual, again, about this is that  
9 what we know about the infant brain development,  
10 everything is done through relationships. There isn't  
11 anything literally materially that an infant needs.  
12 And so we're really stocking on the relationship part  
13 of the project.

14 And so what's unusual about this is we are  
15 recruiting six older volunteers. You can't say senior  
16 citizens anymore, but older volunteers. And they're  
17 all volunteering to have a relationship with these  
18 babies.

19 So of the volunteers, we've asked them to  
20 guarantee between two and four hours -- between four  
21 and six hours a week working with the babies. So we  
22 will always have a one-to-one ratio.

23 That's about it I guess. The daycare  
24 center, it's only going to have three kids. We have  
25 no plans to have any more than that. And really focus

1 on those first three years and on the brain  
2 development.

3 I'm confident in saying that the three  
4 babies that I'll be dealing with in 2033, when they're  
5 8 years old and tested in third grade for reading,  
6 we'll put them in the top 10 percent of the nation's  
7 reading scores.

8 We're looking for -- by having volunteers  
9 and poor mothers, the County will actually pay \$16,000  
10 a year per child for child care. But you don't have  
11 to pay the volunteers. And so we're calling it a team  
12 and that team can generate \$48,000.

13 So the church is all on board.  
14 Dr. Herendeen and I have made multi-year commitments.  
15 And so we're in the middle right now. We're  
16 recruiting the volunteers. We're shooting for babies  
17 that will be born in May.

18 I think that's a mouthful.

19 CHAIRPERSON PRICE: Important stuff. Can I  
20 ask you some boring questions?

21 MR. COFFEE: Sure.

22 CHAIRPERSON PRICE: There are no  
23 improvements to the building that you are like  
24 modifying rooms or --

25 MR. COFFEE: No.

1 MR. FISK: We will have to obviously meet  
2 code compliance as a daycare. There is a regulation  
3 for that.

4 And that -- we are working through that  
5 right now. I've been in conversation with Chris Roth,  
6 the Fire Marshal about that. We may need to make some  
7 minor modifications there. One, to get through this  
8 procedure tonight to know that we would be able to do  
9 this project and then we will work through that.

10 CHAIRPERSON PRICE: Number of employee --  
11 total number? Because you have volunteers, but...  
12 and hours of operation.

13 MR. COFFEE: We go from -- applying for 7:30  
14 to 5:30. And -- but, again, just three children. Six  
15 volunteers will be considered employees, I guess, even  
16 though they're not paid. But they have to go through  
17 all the -- to be fingerprinted and actually be  
18 qualified to be childcare providers.

19 MR. FISK: At any one time he was talking  
20 about seven -- three infants, three one-on-one and  
21 then a staff member.

22 CHAIRPERSON PRICE: So is there -- is it  
23 five days a week or seven days?

24 MR. COFFEE: Five days.

25 CHAIRPERSON PRICE: Five days.

1 MR. COFFEE: Yup.

2 CHAIRPERSON PRICE: So you're not really  
3 overlapping with other church --

4 MR. COFFEE: No.

5 CHAIRPERSON PRICE: -- services or things  
6 that are going on?

7 MR. COFFEE: The room they made available to  
8 us wasn't being used. They use it on Sunday for two  
9 babies. So they were happy to host us.

10 CHAIRPERSON PRICE: No parking improvements?  
11 No lighting? No dumpsters? No --

12 MR. FISK: None of that, no. The existing  
13 facility meets all requirements for that. Actually,  
14 the room is bigger than technically what you would  
15 need by daycare standards.

16 CHAIRPERSON PRICE: Do you envision this  
17 being a continuous -- you're going to stay with these  
18 kids?

19 MR. COFFEE: Stay with them for the first  
20 five years.

21 So I'll be with them -- I'll be a primary  
22 relationship with them. And the volunteers all have  
23 to make a commitment to a long-term relationship also.

24 CHAIRPERSON PRICE: Are you a separate  
25 corporation of some kind?

1           MR. COFFEE: It's a -- we're a nonprofit.  
2       Baby Corp. So I incorporated that in 2019.

3           MS. SANGUINETTI: Will you be open through  
4       the summer and --

5           MR. COFFEE: Yeah.

6           CHAIRPERSON PRICE: -- breaks as well?

7                   And how will the babies and the families be  
8       selected?

9           MR. COFFEE: We're working with a county  
10       organization called Nurse Family Partnership. And  
11       Dr. Herendeen and I did a big project with them ten  
12       years ago. And they have nurses to work with pregnant  
13       moms in the last couple months of pregnancy. And then  
14       they stay with them for the first two years, meet with  
15       them every week. And they help us choose the mothers  
16       because, especially in the pilot, we want them to  
17       be -- really want an interest in going to college.

18                   But a successful pilot could easily be, you  
19       know, replicated right afterwards. And we see that  
20       as -- I've done this work before where I worked with  
21       four babies under the age of 3 months. And I'm alone  
22       for hours and days. That's just not good.

23                   You know, so what we've done is up that so  
24       now it's a one-to-one ratio. But again, all  
25       relationships.

1 MS. SANGUINETTI: Thank you.

2 MR. OSOWSKI: You mentioned in particular  
3 language development. People reading to the babies or  
4 something like that?

5 MR. COFFEE: Yeah. The volunteers will be  
6 active in my program.

7 MR. OSOWSKI: Have you considered multiple  
8 language development, introducing these young children  
9 to a foreign language that --

10 MR. COFFEE: It has recently come up and it  
11 was asked of us if we had an interpreter. And  
12 honestly, for the pilot we're not preparing for that  
13 at all. It will be straight English.

14 Subsequent teams though -- one of my board  
15 members, she could recruit and actually influence  
16 that. So I'd love to have a second language in there,  
17 but I think in the pilot it would be too much.

18 CHAIRPERSON PRICE: David? Good? Jason?

19 MR. HAREMZA: So just to clarify on the --  
20 I'll call them staff. So four employees and up to six  
21 volunteers; is that correct?

22 MR. COFFEE: Only six volunteers and myself.  
23 And the mothers will be part of that too.

24 MR. FISK: But the volunteers are  
25 one-on-one. So not six at one time.

1 MR. COFFEE: Yeah.

2 MR. HAREMZA: I guess -- yeah. The  
3 rationale for the question is to sort of assess demand  
4 on the parking on the site. So just trying to  
5 understand how many driving adults will be there at  
6 any one time.

7 MR. COFFEE: I can't imagine more than  
8 three.

9 MR. HAREMZA: Okay. Any signage  
10 anticipated?

11 MR. COFFEE: No.

12 MR. HAREMZA: Do you foresee any expansion  
13 in terms of the number of children or hours of  
14 operation?

15 MR. COFFEE: No. The door's open that we  
16 could take a second set of three, but that's just in  
17 our application through OCFS. You know, they want to  
18 know. So we said, "Well, we'll just keep the door  
19 open." But our plan is only to have three for five  
20 years.

21 MR. HAREMZA: And for the Board, you know,  
22 the rationale for this is, you know, would the Board  
23 want to consider granting a conditional use permit  
24 with excess capacity so that, you know, if there were  
25 another three children, would you want them to come



1 back or, you know, is that a minor enough change  
2 that --

3 CHAIRPERSON PRICE: I think the enrollment  
4 being doubled or tripled would be fine. I think a  
5 trigger might be any building modifications or  
6 additions.

7 MR. FISK: I can speak to that. The daycare  
8 regulations have a certain square foot per infant  
9 requirements. Even if the program doubled, the room  
10 is more than large enough to meet that capacity.

11 So 35 square feet per child, three children  
12 is 110, whatever -- you know, 105 square feet. The  
13 room is 600-plus.

14 So even with all of your requirements  
15 additional to it, it's more than large enough to  
16 handle, even if it were doubled.

17 MR. HAREMZA: So the conditions have some  
18 optional language in it. So when we get to the  
19 deliberations, we can consider, you know, what you'd  
20 like to do.

21 MR. COFFEE: Could I just add a comment too?  
22 The idea of using older folks to be the ones providing  
23 the relationships for the infants' life span just gave  
24 us a Second-Half Hero's award because of the extensive  
25 use of the older folks. Because, you know, an

1     awakening baby doesn't care if it's looking up in the  
2     face of a 90-year-old in a wheelchair. You know,  
3     doesn't matter.

4             And the feedback that we've gotten, it's  
5     overwhelming support for older people because there's  
6     a -- you know, there's a real epidemic of loneliness  
7     and despair and that -- that feeling alone and this  
8     actually connects them to a team.

9             The volunteers and the mothers have to go  
10    through a 45-hour training. This doesn't work unless  
11    the people taking care of the babies -- that would  
12    create an atmosphere of harmony, which we want the  
13    babies to awaken to. I mean, that in itself actually  
14    helps to stimulate good brain growth.

15            MS. SANGUINETTI: If the mothers don't have  
16    transportation, will they be provided transportation  
17    through the program?

18            MR. COFFEE: Yes. That's still in flux  
19    right now. You know, I own a van that I could donate.

20            The mothers -- because they're poor, they're  
21    eligible for free bus passes. They also get full  
22    scholarships to MCC.

23            And if you could picture how this would  
24    work, maybe I've got one of the babies and two of the  
25    volunteers are there and the mothers are off to class

1 at MCC, they come back and they're with their babies.  
2 Because we've designed a certificate that has the  
3 associate's degree in Liberal Arts, the CDA, which is  
4 the Child Development Associate and \$2,500 of  
5 training. And all that training is on early language  
6 development.

7 MS. SANGUINETTI: But lack of transportation  
8 wouldn't be an obstacle for mom to be able to be  
9 enrolled?

10 MR. COFFEE: Yeah. And it's been brought up  
11 because the mothers are poor, even though they have  
12 free bus passes, we're out in Brighton.

13 MS. SANGUINETTI: Yeah. It's hard to get  
14 to.

15 MR. COFFEE: Yeah. And we have explored the  
16 idea of providing the transportation. The only holdup  
17 right now -- like that van I could just give them --  
18 the insurance. If you're carrying children around --  
19 I got one estimate at \$9,000 a year. The lowest one  
20 was 4,000. If we went that way, we probably would.

21 But, again, it's going to depend on the  
22 recruitment of the mothers. Will they be able to --  
23 can they drive themselves there?

24 We would easily provide transportation to  
25 MCC, you know, so that they could -- so they could

1       come and go pretty much --

2               MR. HAREMZA: Clara, to report, the site is  
3       relatively accessible by the Monroe Avenue bus through  
4       the Whole Foods Plaza and then to the back of the  
5       church property.

6               MS. SANGUINETTI: Just pushing an infant  
7       through the snow, I'm just --

8               MR. HAREMZA: Better than Allens Creek Road.  
9       That doesn't have sidewalks.

10              MS. BARON: Just one additional question.  
11       Are you planning on prepping or serving lunch, any  
12       food for the volunteers or the moms or the babies?

13              MR. COFFEE: The volunteers have to provide  
14       for themselves.

15              MS. BARON: Okay.

16              MR. COFFEE: But the babies -- we're  
17       starting with three babies ideally within six weeks  
18       after birth. So it will be nursing ideally. We'll be  
19       promoting that.

20              MS. BARON: Okay.

21              MR. COFFEE: But as they grow, we have to  
22       feed them.

23              CHAIRPERSON PRICE: All right.

24              MS. SANGUINETTI: Is there a separate room  
25       for pumping? Will there be a --

1 MR. FISK: There is a bathroom. There is a  
2 separate room that they can utilize for that, yes.

3 MS. SANGUINETTI: That's not a bathroom.

4 MR. FISK: That's not a bathroom, yes.

5 MS. SANGUINETTI: Yes.

6 MR. COFFEE: There's actually a really big  
7 room that he was describing, but there's a smaller  
8 room that they identified as an infant's room.

9 MS. SANGUINETTI: It's got its own  
10 refrigeration?

11 MR. COFFEE: Yeah.

12 MS. SANGUINETTI: Okay.

13 MR. HAREMZA: One more question on the  
14 question of food. As the children get older, do you  
15 anticipate like cooking a hot meal for them or using  
16 prepackaged? I assume the church has an existing  
17 kitchen.

18 MR. COFFEE: The church does have a kitchen.

19 MR. HAREMZA: It does not?

20 MR. COFFEE: Pardon?

21 MR. HAREMZA: It does not?

22 MR. COFFEE: It does have a kitchen.

23 MR. HAREMZA: Okay.

24 MR. COFFEE: But I can't anticipate hot  
25 meals. In previous experience when I worked with

1 those children, everything was not cooked.

2 MR. HAREMZA: Lunchables?

3 MR. COFFEE: Yeah.

4 CHAIRPERSON PRICE: All set? Thank you,  
5 gentlemen.

6 This is a public hearing. Is there anyone  
7 that cares to address this application? All right.  
8 Thank you.

9 Our next application is 1P-NB1-25.

10 **Application 1P-NB1-25**

11 Application of 293A Alden Road, LLC, owner,  
12 Home Leasing, project agent, and Brian Burri, Bergmann  
13 Engineers, for Preliminary Site Plan Approval and  
14 Preliminary EPOD (woodlot) Permit Approval to  
15 construct 120 units of affordable and supportive  
16 housing consisting of seven Townhouse buildings (40  
17 units) and a four-story apartment building (80 units)  
18 on property located on the south side of Elmwood  
19 Avenue, adjacent to the City of Rochester municipal  
20 line, known as Tax ID #136.14-1-1.2 and #136.14-1-1.3.  
21 TABLED AT THE 1-15-2025 MEETING - PUBLIC HEARING  
22 REMAINS OPEN

23 CHAIRPERSON PRICE: Please note that Jason  
24 is leaving, recusing himself.

25 MR. BURRI: Good evening. Brian Burri with

1 Bergmann Engineers. If it's okay, I will just touch  
2 on what we changed from our last meeting if that's  
3 okay with everybody.

4 CHAIRPERSON PRICE: Thank you.

5 MR. BURRI: So the first thing we did was we  
6 moved -- we were able to move four of the buildings --  
7 four out of the seven buildings, townhouse buildings,  
8 to the west slightly to provide a little more room in  
9 the back and a little less paving for the driveways.  
10 And that would be Building 1, 3, 4, and 6.

11 So 1, we're able to move 4 feet to the west.  
12 Building 3 was -- we moved it 1 foot for 2 feet. And  
13 then 6 was 3 feet.

14 The other three buildings could not move  
15 because they're already at the 12-foot setback.

16 We also added to the site plan the schematic  
17 layout of the solar panel fields. It is schematic at  
18 this point. The final will have a little bit better  
19 idea of what that layout would look like.

20 While I'm on the site plan, part of the  
21 staff comment was to widen the sidewalk along the  
22 apartment building to 7 feet where it's adjacent to  
23 the parking. So we did that. That was added.

24 And then on the landscaping plan we added --  
25 we added some trees and plant beds along -- trees

1 primarily along the eastern property line, little  
2 clusters kind of like what we had before, but we just  
3 kind of added some more of those.

4 We added some landscaping to the north  
5 end -- from the north end of building 1 and on the  
6 north side of that service drive.

7 And then along the apartment building we've  
8 added foundation plantings. We didn't have any  
9 before. And then we added some more along that --  
10 it's kind of the northern property line of the  
11 apartment building. It kind of -- it will help buffer  
12 the St. John townhouses in that section near the  
13 retention pond. And then we added a little bit more  
14 around the bioretention area.

15 CHAIRPERSON PRICE: Were you able to look at  
16 the grading and drainage where we know we've got a bit  
17 of a wet spot created along the trail? Is that able  
18 to be drained to some of those --

19 MR. BURRI: I'm going to work with the Town  
20 Engineer to come up with a good plan to help promote  
21 that positive drainage across the trail or maybe under  
22 it if we can get that to work.

23 The other one at the north end, we are  
24 taking care of that.

25 CHAIRPERSON PRICE: Okay.



1 MR. BURRI: There's a little pocket  
2 that's --

3 CHAIRPERSON PRICE: Kind of near the road  
4 connection.

5 MR. BURRI: And I'd also like to add we did  
6 add in the pollinator seed mix for the solar panel  
7 area. So that will be in place.

8 CHAIRPERSON PRICE: What is the seed mix  
9 you're using along the trail? Is that just regular?

10 MR. BURRI: Yeah. That's just regular.

11 MS. SANGUINETTI: Where's the playground  
12 going to be?

13 MR. BURRI: That will be between Buildings 1  
14 and 2.

15 MS. SANGUINETTI: Oh, okay.

16 MR. BURRI: We'll detail that out for the  
17 final submission.

18 CHAIRPERSON PRICE: What do you guys  
19 typically like to do for the playgrounds? Is it  
20 2-to-5 and then a 5-to-12 layout or age groups?

21 MR. GARWOOD: There's a standard HCR design  
22 that requires us to --

23 CHAIRPERSON PRICE: Can you just tell us  
24 your name?

25 MR. GARWOOD: My name is Bret Garwood, 300

1 Dale Road here in Brighton. I'm with Home Leasing.

2 So we are obligated to meet the needs of the  
3 design guideline of the agency that funds this  
4 project, which does offer some integration between  
5 ages and things like that. I don't know what the  
6 specific is, but we can get that.

7 MS. SANGUINETTI: For example, material that  
8 will be used as the, you know -- like the ground  
9 material for the playground itself.

10 MR. McNINCH: Rubberized play surface.

11 MR. GARWOOD: Rubberized play surface.

12 CHAIRPERSON PRICE: Thank you.

13 MS. SANGUINETTI: I imagine there will be a  
14 path of some kind from the buildings to the  
15 playground.

16 MR. BURRI: Yeah.

17 CHAIRPERSON PRICE: Brian, can I just talk  
18 to you a little bit about the landscape plan?

19 MR. BURRI: Sure.

20 CHAIRPERSON PRICE: For me, I -- the thing  
21 that I was more interested in seeing is street trees  
22 or trees on the west side between the sidewalk and the  
23 curb or on the -- you know, like shade trees or a mix  
24 of shade trees on that side of the road.

25 MR. BURRI: So there will be trees as part

1 of the City part of the project. We can show those on  
2 our final.

3 CHAIRPERSON PRICE: The City line is right  
4 there?

5 MR. BURRI: Yeah. So that's part of the  
6 road project, through the street trees, all the way  
7 down through the corridor.

8 CHAIRPERSON PRICE: Okay. If we could  
9 just --

10 MR. BURRI: Yeah. We can put those on.

11 CHAIRPERSON PRICE: Okay. Thank you. To  
12 me, just these small plant beds that are up by the  
13 access drive where it connects to Brickstone, those  
14 don't really do much for me. That's just me, not the  
15 rest of the Board. I would just as soon see a couple  
16 of trees growing rather there than those shrub beds.

17 MR. GARWOOD: Trees are way easier to take  
18 care of.

19 CHAIRPERSON PRICE: Yeah. Yeah. It's  
20 like -- or take what you've voted there and maybe add  
21 a little bit of it to the foundation plantings, but --  
22 where it's easier to take care of and where it  
23 actually has some impact.

24 Same down by your multi-story building --  
25 multi- -- I'm sorry. The taller building. And it's

1 just me, but I would -- instead of having multiple  
2 beds across the front of the building or by the  
3 parking lot, I would concentrate them at your entry  
4 points, you know, where you're entering the building  
5 and, again, maybe in the islands some of the shrubs.  
6 But to me, shrubs running parallel to the curb, I  
7 think is -- it's the same thing where you're going to  
8 get the front edge of the cars pushing into it a  
9 little bit. The plowing is going -- and I just think  
10 that that's not a good use of landscape dollars.

11 Other than that, thank you for the  
12 additional information.

13 MS. SANGUINETTI: Can I say something?

14 CHAIRPERSON PRICE: Go ahead.

15 MS. SANGUINETTI: Going back to the  
16 playground. Would you mind adding a few benches and  
17 some shade from like some trees? Is there -- and if  
18 there is --

19 MR. BURRI: Yes. Well, there will probably  
20 be benches inside there.

21 MR. McNINCH: Yeah. The agency will require  
22 accessible seating inside of the corral or fencing.

23 MS. SANGUINETTI: Would it require some  
24 trees? Just so the slide doesn't burn little kids',  
25 you know, behinds.

1 MR. McNINCH: Joe McNinch with SWBR.

2 CHAIRPERSON PRICE: You good?

3 MR. FADER: I just have a comment, not  
4 anything to change. I just thought it was nice to see  
5 you're going to put in solar -- pollinator plants  
6 underneath the solar panels.

7 MR. HAREMZA: Give credit to the Town  
8 Engineer for knowing of a seed company in Pennsylvania  
9 that provides those.

10 CHAIRPERSON PRICE: Does the solar have to  
11 have a fence around it?

12 MR. BURRI: I don't think so.

13 CHAIRPERSON PRICE: If it doesn't have to,  
14 it's great. But if it --

15 MR. BURRI: I don't think it does.

16 CHAIRPERSON PRICE: I see them out in  
17 Bloomfield and other places and they've got these  
18 chain link fences around them. You want wildlife to  
19 move through them, but -- anyway. I didn't see a  
20 fence on this.

21 John, what do you got?

22 MR. OSOWSKI: So the townhouse development,  
23 are some of those one-story? Do I remember that  
24 correctly?

25 MR. BURRI: Yes. They're hybrid. Some are

1 one-story endcaps, two-story through the middle.

2 MR. OSOWSKI: Okay. And are some of these  
3 townhouses disabled accessible?

4 MR. BURRI: Yes.

5 MR. OSOWSKI: So I assume there's some sort  
6 of ramp that goes into the front entrance? There's no  
7 step up into it?

8 MR. McNINCH: That's correct.

9 MR. OSOWSKI: Thank you.

10 CHAIRPERSON PRICE: You good, Lauren?

11 MR. McNINCH: I will just note that we did  
12 go to ARB last month sort of as a preliminary ARB  
13 meeting. Got some feedback. Already incorporated  
14 some of that feedback. We are on this month's agenda  
15 just so you're all aware.

16 CHAIRPERSON PRICE: We did see their  
17 comments. What was it -- they talked about material.

18 MR. McNINCH: Mostly material. Material and  
19 color.

20 CHAIRPERSON PRICE: Okay. Building form and  
21 massing and all that, that's okay?

22 MR. McNINCH: Yeah. They would like -- we  
23 did. They'd like us to put together like a sight line  
24 study of the mechanical equipment that will be in  
25 multiple buildings. We did put that together.

1 CHAIRPERSON PRICE: And how are the AC --  
2 this is all electric I assume. The type of HVAC for  
3 the townhouses, you have ground-mounted condensers.

4 MR. McNINCH: That's correct. Yup. So the  
5 multiple-family building, that's all roof-mounted.  
6 That's the sight line concern.

7 CHAIRPERSON PRICE: Does any of these plans  
8 have those on the --

9 MR. McNINCH: They do not yet.

10 CHAIRPERSON PRICE: Could they for final?

11 MR. McNINCH: Sure. For the townhouses?

12 CHAIRPERSON PRICE: Yes.

13 MR. McNINCH: Yeah. We can site something  
14 for the townhouses.

15 CHAIRPERSON PRICE: If you do, I think that  
16 would --

17 MR. McNINCH: Yeah. I think we can pull  
18 that together pretty easily.

19 CHAIRPERSON PRICE: Or just reference the  
20 plan that they're on.

21 MR. McNINCH: Okay.

22 CHAIRPERSON PRICE: Unless you do it  
23 schematically.

24 MR. McNINCH: Yeah. We can --

25 MR. BURRI: We can show something --

1 (Simultaneous conversation.)

2 CHAIRPERSON PRICE: Everybody good? Thank  
3 you, guys.

4 That is a public hearing. Is there anyone  
5 that cares to address this application? All right.  
6 Thank you, everyone. Have a good night.

7 (The proceeding recessed at 8:00 p.m.).

8 (The proceeding reconvened at 8:05 p.m.; appearances  
9 as before noted.)

10 CHAIRPERSON PRICE: All right. Let's go  
11 back to the beginning. 2P-01-25. This is the  
12 single-family house on --

13 MR. HAREMZA: Excuse me, Mr. Chair. You can  
14 vote as you typically have done to close hearings for  
15 each one or you can close all the public hearings in  
16 one.

17 MS. BARON: So because Board Member  
18 Babcock-Stiner has to recuse himself, we should not --  
19 we should do it one by one.

20 MR. HAREMZA: Sorry.

21 MR. BABCOCK-STIENER: Sorry, guys.

22 CHAIRPERSON PRICE: It was last month in  
23 December where we closed the public hearings en masse.

24 MS. BARON: I think so. We might have done  
25 it one time, but, yeah. You can do it however you



1 want to. If you want to close them each one-by-one or  
2 close them all at once. It's probably cleaner to do  
3 the one-by-one and talk about it.

4 CHAIRPERSON PRICE: Procedurally. Okay.  
5 Thank you. All right. Again, application 2P-01-25.

6 **Application 2P-01-25**

7 Application of Nicholas LoBrutto and  
8 Josephine D'Angelo, owners, and Greg McMahon, McMahon  
9 LaRue Associates, engineer, for Preliminary/Final Site  
10 Plan Approval and Demolition Review and Approval to  
11 raze an existing house and construct a new 2,384  
12 square foot one-story single-family home with a 734  
13 square foot attached garage on property located at 481  
14 French Road.

15 CHAIRPERSON PRICE: Is there a motion to  
16 close the hearing?

17 MR. BABCOCK-STIENER: I move we close the  
18 public hearing for application 2P-01-25.

19 MR. FADER: I'll second that.

20 CHAIRPERSON PRICE: Moved and seconded. Is  
21 there any discussion? Please call the roll.

22 (Mr. Babcock-Stiner, aye; Mr. Fader, aye;  
23 Mr. Osowski, aye; Mr. Price, aye;  
24 Ms. Sanguinetti, aye.)

25 (Upon roll motion to close the public

1 hearing carries.)

2 MR. HAREMZA: Hearing closed.

3 CHAIRPERSON PRICE: Okay. We have a staff  
4 report. Do we have a motion -- this is for  
5 preliminary and final. And we also have demolition --  
6 preliminary and final site plan -- excuse me -- and  
7 demolition review and approval. I believe that  
8 includes findings; correct?

9 MS. BARON: Yup. Also just for reference,  
10 if you want to direct your attention to finding number  
11 6, there was some choice language that was included by  
12 Jason.

13 MR. HAREMZA: Yes. And this -- maybe it's a  
14 question for you. Where --

15 CHAIRPERSON PRICE: The district.

16 MS. BARON: Yeah. So basically the  
17 condition reads the documentation of the approval of  
18 the sanitary sewer extension needs to be provided by  
19 the applicant and the choice is either "before a  
20 building permit is issued" or "before a certificate of  
21 occupancy."

22 My recommendation would be before a building  
23 permit is issued just so they have all that lined up  
24 before any construction begins, but -- rather than the  
25 certificate of occupancy, which would be on the back

1 end, after construction.

2 MR. HAREMZA: My only counterpoint is that  
3 Town Board does take several months, I've been told,  
4 to approve the extension. So it -- I don't know how  
5 much it would delay the applicant from actually  
6 getting a building permit.

7 I mean, certainly, I think we could proceed  
8 with the demo and site clearing and grading permit to  
9 get them going.

10 And I guess my thought with the choice of  
11 certificate of occupancy, the fallback position is  
12 that if, for whatever reason, the district is not  
13 extended, they could install a new septic system per  
14 the Department of Health.

15 MS. BARON: If that is the case, would they  
16 have to come back here for an updated site plan  
17 approval as part of --

18 MR. HAREMZA: I guess it depends on whether  
19 the septic system is visible or not. If it was a  
20 raised bed, it would be. If it's not, then it's  
21 typically underground.

22 CHAIRPERSON PRICE: I don't know that we've  
23 had a sewer extend -- a property being incorporated  
24 into the district before.

25 MR. HAREMZA: The one that I recall in my

1 time was the 57 Eldridge, which was also a demolition.  
2 The dead end of Eldridge off of Highland.

3 CHAIRPERSON PRICE: Oh, yeah. Yeah.

4 MR. HAREMZA: Small house that was  
5 demolished and then --

6 CHAIRPERSON PRICE: But that connection  
7 needed to go cross country, didn't it?

8 MR. HAREMZA: That one in particular needed  
9 easements across several properties and the park  
10 property. But I believe it also required the  
11 extension of a district.

12 CHAIRPERSON PRICE: Did that get done?

13 MR. HAREMZA: That I don't know. I'd have  
14 to look.

15 CHAIRPERSON PRICE: Okay. All right. Let's  
16 get a motion for --

17 MS. SANGUINETTI: Can I ask a question  
18 before --

19 CHAIRPERSON PRICE: Yes.

20 MS. SANGUINETTI: Landscaping plans have  
21 been submitted? Number 4. But they -- so do I recall  
22 correctly, they said they would add them later?

23 MR. HAREMZA: There's my copy-and-paste  
24 error. Site, grading, utility --

25 CHAIRPERSON PRICE: Shall be submitted.

1 MS. SANGUINETTI: Can we make a request that  
2 they come back with a landscaping plan?

3 MR. HAREMZA: Yeah. So condition number 3  
4 references that issue. The applicant shall provide  
5 revised grading and landscaping plan to satisfy the  
6 requirements of the Town Engineer and Town planning  
7 staff. That's how the condition is drafted.

8 If the Board wants to, I guess, strengthen  
9 that and have them return to the Board or delegate it  
10 to staff --

11 MS. BARON: Yup. And you certainly have the  
12 authority to do that under the Code to require a more  
13 detailed landscaping plan as part of the site plan  
14 approval. That's --

15 MR. BABCOCK-STIENER: Well, we could approve  
16 demolition and then make them come back for site plan.  
17 We could potentially just grant demolition approval  
18 now and not grant site plan approval. They could come  
19 back for landscaping.

20 MR. HAREMZA: There is also a precedent with  
21 Eldridge for that where it was approved in part and  
22 tabled in part, which is how the decision would read.

23 CHAIRPERSON PRICE: So actually item number  
24 4 under -- these are just comments?

25 MR. HAREMZA: Correct the first part of the

1 staff report is just comments.

2 CHAIRPERSON PRICE: The recommendation has a  
3 little bit different language under number 3, which  
4 you just mentioned. Okay. This is the proposed  
5 decision because on the front it says that full  
6 landscaping plans have been submitted.

7 MR. HAREMZA: And that's the error there,  
8 yes.

9 CHAIRPERSON PRICE: Okay. So that's just an  
10 error in the staff report, but not a recommendation.

11 MR. HAREMZA: Correct.

12 CHAIRPERSON PRICE: I see. Okay. Well,  
13 how's everybody's -- what's your interest in  
14 proceeding with demo and then tabling on preliminary  
15 and final site plan?

16 MR. FADER: What's our concern with the  
17 landscaping?

18 CHAIRPERSON PRICE: There isn't one.

19 MR. FADER: Why can't staff do it?

20 MR. BABCOCK-STIENER: Have we done that?

21 CHAIRPERSON PRICE: We've done that and they  
22 usually call me.

23 MR. FADER: I like this plan.

24 MR. HAREMZA: Let me offer a third option,  
25 which Lauren might shoot down, but you could approve

1 demo and approve preliminary site plan and table  
2 final.

3 MS. BARON: I mean, the application was for  
4 both.

5 MR. HAREMZA: Both. Okay.

6 MS. BARON: So I don't know about splitting  
7 it up at this point since, you know, the application  
8 is for both.

9 If there's no real concerns about the amount  
10 of trees on the site or details with the plans, then I  
11 would say just adding the condition that it -- they  
12 submit landscaping plans that are satisfactory to the  
13 staff. Seems like it would be sufficient.

14 But if there's specific things that you want  
15 to see on those plans, you can formulate the condition  
16 to say, you know, landscape plans that are sufficient  
17 to staff and also include, you know, details about all  
18 of the trees that are being removed and being  
19 installed or being planted and any and all details  
20 related to plantings if you're concerned about those  
21 details.

22 CHAIRPERSON PRICE: I mean, we go to such  
23 lengths with everybody else.

24 Remember that house over on Clover near the  
25 railroad tracks? First of all, he built things that

1 he wasn't supposed to build.

2 Let's get a landscape plan and make it a  
3 condition for staff review. If you don't like it,  
4 Jason, give me a call. I'll come over.

5 MS. BARON: What does the Board feel about  
6 the condition related to the sewer extension? Would  
7 you want to give them additional time and have it  
8 conditioned on -- by -- received by the certificate --  
9 before a certificate of occupancy can be issued?

10 CHAIRPERSON PRICE: I think so just because  
11 I know the Town Board might not take this up with  
12 urgency.

13 MS. BARON: Okay. Okay.

14 MR. HAREMZA: So let me just read for the  
15 record the revised conditions. So revised condition  
16 3, the applicant shall provide a landscaping plan and  
17 a revised grading plan to satisfy the requirements of  
18 the Town Engineer and Town Planning staff.

19 And then revised condition 6 is just the  
20 deletion of "building permit" and the inclusion of  
21 "certificate of occupancy."

22 CHAIRPERSON PRICE: Want to try that?

23 MR. BABCOCK-STIENER: Yeah, I got it. I  
24 move that the Planning Board approves application  
25 2P-01-25 for preliminary and final site plan approval



1 and demolition approval and adopts the prepared  
2 negative declaration based on the testimony given,  
3 plans submitted and eight conditional use permit  
4 findings along with the eight conditions outlined in  
5 the Planning Board Report, including revision to  
6 conditions 3 and 6 as noted in the record.

7 MR. FADER: I'll second.

8 MS. BARON: Oh, wait. We have to do SEQRA  
9 on the demo.

10 MR. HAREMZA: He included --

11 MR. FADER: He did it.

12 MR. HAREMZA: Did you say eight conditional  
13 use permit --

14 MR. BABCOCK-STIENER: Yes. Is that good?  
15 Or a copy-and-paste error?

16 MR. HAREMZA: Yeah. Copy-and-paste error.

17 MR. BABCOCK-STINER: So strike the  
18 conditional use findings.

19 CHAIRPERSON PRICE: That would be demolition  
20 findings instead of conditional use.

21 Is there a second?

22 MR. FADER: I'll second.

23 CHAIRPERSON PRICE: Moved and seconded are  
24 we clear on the language? Jason? Lauren? You guys  
25 happy with the language?

1 MS. BARON: Yeah with the revisions, that's  
2 okay with me.

3 CHAIRPERSON PRICE: Okay. Moved and  
4 seconded with the amendments. Please call the roll.

5 **Conditions:**

- 6 1. Applicant shall respond in writing to all comments  
7 of the Planning Board, Department of Public Works,  
8 Building and Planning Department, and Fire Marshal.  
9 2. ARB approval shall be obtained.  
10 3. The applicant shall provide a landscaping plan and  
11 a revised grading plan to satisfy the requirements of  
12 the Town Engineer and Town Planning staff.  
13 4. Monroe County comments, if any, shall be  
14 addressed.  
15 5. The entire project shall comply with the most  
16 current New York State Fire Prevention and Building  
17 Code and the Town of Brighton sprinkler requirements.  
18 6. Extension of the Sewer District and approval of  
19 connection to the sanitary sewer requires Town Board  
20 and Monroe County Department of Health approvals.  
21 Documentation of such approvals shall be provided by  
22 the applicant prior to the issuance of a certificate  
23 of occupancy.  
24 7. All Town codes shall be met that relate directly  
25 or indirectly to the applicant's request.

1 8. The project shall be constructed in accordance  
2 with the ARB-approved design and the final site plan  
3 drawing set.

4 (Mr. Babcock-Stiner, aye; Mr. Fader, aye;

5 Mr. Osowski, aye; Mr. Price, aye;

6 Ms. Sanguinetti, aye.)

7 MR. HAREMZA: Approved with the conditions.

8 CHAIRPERSON PRICE: Okay. Brings us to  
9 2P-02-25.

10 **Application 2P-02-25**

11 Application of Scott Fisk, agent, Robert  
12 Coffee, lessee and First Baptist Church of Rochester,  
13 owner, for Conditional Use Permit Approval to allow  
14 for an infant development program on property located  
15 at 175 Allens Creek Road.

16 CHAIRPERSON PRICE: Do we have a motion to  
17 close the hearing?

18 MR. BABCOCK-STIENER: I move the public  
19 hearing be closed for application 2P-02-25.

20 MR. FADER: I'll second that.

21 CHAIRPERSON PRICE: Moved and seconded. Any  
22 discussion? Please call the roll.

23 (Mr. Babcock-Stiner, aye; Mr. Fader, aye;

24 Mr. Osowski, aye; Mr. Price, aye;

25 Ms. Sanguinetti, aye.)

1 (Upon roll motion to close the public  
2 hearing carries.)

3 CHAIRPERSON PRICE: Okay. This is for  
4 conditional use permit approval. Looks like we have  
5 to do SEQRA.

6 MS. BARON: Nope. This is a Type II action.  
7 It's just a reuse of the building without any  
8 additional improvements.

9 CHAIRPERSON PRICE: Would you make a motion?

10 MR. BABCOCK-STINER: I move that the  
11 Planning Board approves application 2P-02-25 for  
12 conditional use permit approval based on the testimony  
13 given, plans submitted, the eight conditional use  
14 permit findings and the five conditions outlined in  
15 the Planning Board report.

16 CHAIRPERSON PRICE: I'll second. Is there  
17 any discussion?

18 We are talking about an increase -- and this  
19 is under condition number 2, allowing for additional  
20 infants and their mothers. I think, you know, one way  
21 to look at it is permit up to as many as the Code  
22 would allow under childcare -- I'm not sure if it's a  
23 code or regulation. State code I think we said was 35  
24 square foot per person. So let's use that in that  
25 room that they're identifying. If they have to expand

1 to other rooms, then I think you have to -- you got to  
2 come back here to modify the conditional use permit.

3 MS. BARON: So I think that would be any  
4 expansion with regard to the number of children in  
5 excess of New York State, you know, requirements.

6 CHAIRPERSON PRICE: I don't know what code  
7 it is, but New York State.

8 MR. HAREMZA: Or just strike that entirely  
9 and leave it up to the second clause that talks about  
10 expansion of the physical space either within the  
11 building or a new addition. Or is that too  
12 tangential?

13 MS. BARON: I mean, it depends. This is  
14 very similar to the application that was a month or  
15 two ago. And I believe you did include a condition  
16 that was specifically about number of children and the  
17 hours of operation to try and make it so they wouldn't  
18 have to come back and try to give them that  
19 flexibility because if they -- if you don't include  
20 the condition and then they make a change and for some  
21 reason someone complains about that, then at that time  
22 you have to evaluate whether they would need to come  
23 back again a second time. So including it is probably  
24 better. And it can be as broad as what you just  
25 mentioned.

1 CHAIRPERSON PRICE: Okay. All right. So  
2 the intent of mine was really just the permitted  
3 occupancy of the room they've identified to provide  
4 the services. I don't think we have to distinguish  
5 between infants and their caregivers or volunteers.  
6 It's -- the Code or State Code would dictate that. So  
7 how does it get written?

8 MR. HAREMZA: So here's what I drafted: Any  
9 expansion with regard to the number of children in  
10 excess of what New York State regulations permit for  
11 the single room as proposed and time of operation  
12 and/or physical size of the -- continues as written.

13 CHAIRPERSON PRICE: All right. Moved and  
14 seconded with -- well let's do that again.

15 MS. SANGUINETTI: Wait. Sorry one second.  
16 Jason, can you read that again? Any expansion in  
17 regard to the number of children -- because they  
18 couldn't go in excess of what is legal by state.

19 MS. BARON: That's true.

20 MR. HAREMZA: Correct. I think maybe -- and  
21 Bill correct me if I'm wrong -- that your original  
22 point, this is kind of a "belt and suspenders"  
23 approach to ensure that they can stay within their  
24 existing space, whatever New York State permits within  
25 that space, but going beyond that space would require

1 return to this body.

2 CHAIRPERSON PRICE: For modification to the  
3 conditional use.

4 MS. SANGUINETTI: Yeah. But we wouldn't  
5 have the power over what the State Code says.

6 CHAIRPERSON PRICE: Not at all.

7 MS. BARON: No. It would be -- so it would  
8 probably -- the way it would probably come up again is  
9 if they were expanding into the building or adding an  
10 addition and they were expanding the number -- the  
11 number of kids. At that point, that's probably how it  
12 would come up.

13 But you're right. I mean, of course, they  
14 wouldn't be able to operate in a way that is in  
15 violation of the New York State regulations for how to  
16 operate.

17 MS. SANGUINETTI: It's just that first part  
18 of the sentence sounded odd to me.

19 MR. HAREMZA: And I think the other thing is  
20 not -- you know, we don't know -- well, we know the  
21 State currently says 35 square feet, but that could  
22 change and, you know --

23 MS. SANGUINETTI: You don't want to set it  
24 to a specific square footage.

25 MR. HAREMZA: Right. Right.

1 CHAIRPERSON PRICE: You know what you're  
2 writing?

3 (There was a discussion off the record.)

4 CHAIRPERSON PRICE: Moved and seconded.  
5 Item number 2 of the findings has been amended. Would  
6 you please call the roll.

7 **Conditional Use Findings:**

8 1. The Planning Board finds that the proposed infant  
9 (small child) development program complies with the  
10 standards of the Low Density Residential - A (RLA).

11 2. The Planning Board finds that the proposed use is  
12 in harmony with the purpose and intent of Code  
13 Sections 217-3 through 217-7.2 (Conditional Uses).  
14 The location and size of the infant (small child)  
15 development program, the intensity, size of the site  
16 and access have all been considered in the Board's  
17 review.

18 3. The Planning Board finds that the establishment of  
19 an infant (small child) development program in this  
20 location, will not be detrimental to persons,  
21 detrimental or injurious to the property and  
22 improvements in the neighborhood, or to the general  
23 welfare of the Town.

24 4. The infant (small child) development program will  
25 be developed within an existing structure on a



1 developed site and not result in the destruction, loss  
2 or damage of any natural, scenic or significant  
3 historical resource.

4 5. The Planning Board finds that the establishment of  
5 an infant (small child) development program will not  
6 create excessive additional requirements for public  
7 facilities and services and will not be detrimental to  
8 the economic welfare of the community.

9 6. The Planning Board finds that the establishment of  
10 an infant (small child) development program will be  
11 adequately served by essential public facilities.

12 7. The Planning Board finds that the establishment of  
13 an infant (small child) development program will not  
14 result in the loss or damage to trees.

15 8. The Planning Board finds that the establishment of  
16 an infant (small child) development program in this  
17 location essentially conforms to the Town's  
18 Comprehensive Plan: Envision Brighton 2028.

19 Specifically, the Sense of Community Statement and  
20 Objective: Objective F: Maintain the attributes of  
21 the community that support our world-class educational  
22 system, diverse cultural and religious history, and  
23 inclusive community environment.

24 **Conditions:**

25 1. The applicant shall comply with all conditions of

1 the Planning Board.

2 2. Any expansion with regard to the number of  
3 children in excess of what New York State regulations  
4 permit for the single room as proposed and time of  
5 operation and/or physical size of the pre-school  
6 space, whether within the existing church building  
7 complex or a building addition, shall require  
8 additional review by the Town of Brighton staff and/or  
9 the Town of Brighton Planning Board.

10 3. Any exterior changes, fencing, signage, or outdoor  
11 installations shall require separate review by the  
12 Town of Brighton staff and/or the Town of Brighton  
13 Planning Board.

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

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

19 (Mr. Babcock-Stiner, aye; Mr. Fader, aye;  
20 Mr. Osowski, aye; Mr. Price, aye;  
21 Ms. Sanguinetti, aye.)

22 (Upon roll motion to approve with conditions  
23 carries.)

24 MS. BARON: Okay. Let the record show that  
25 Board Member Babcock is leaving the room.

1 CHAIRPERSON PRICE: Can he still hear us?

2 Okay. Application 1P-NB1-25.

3 **Application 1P-NB1-25**

4 Application of 293A Alden Road, LLC, owner,  
5 Home Leasing, project agent, and Brian Burri, Bergmann  
6 Engineers, for Preliminary Site Plan Approval and  
7 Preliminary EPOD (woodlot) Permit Approval to  
8 construct 120 units of affordable and supportive  
9 housing consisting of seven Townhouse buildings (40  
10 units) and a four-story apartment building (80 units)  
11 on property located on the south side of Elmwood  
12 Avenue, adjacent to the City of Rochester municipal  
13 line, known as Tax ID #136.14-1-1.2 and #136.14-1-1.3.

14 CHAIRPERSON PRICE: Okay. We're going to  
15 make a decision on preliminary. So we can close this  
16 public hearing.

17 MS. BARON: Yes.

18 MR. FADER: I move we close the public  
19 hearing.

20 CHAIRPERSON PRICE: Moved.

21 MS. SANGUINETTI: Second.

22 CHAIRPERSON PRICE: Moved and seconded. Any  
23 discussion? Please call the roll.

24 (Mr. Babcock-Stiner, recused; Mr. Fader,  
25 aye; Mr. Osowski, aye; Mr. Price, aye;

1 Ms. Sanguinetti, aye.)

2 (Upon roll motion to close the public  
3 hearing carries.)

4 MR. FADER: I have one question. You don't  
5 have to do anything with the negative dec because  
6 they're consistent with the negative dec that was done  
7 on the City side.

8 MS. BARON: Yes. Back in 2017, the City did  
9 a full SEQRA review of the project as a whole at that  
10 time. So all of the Town's approvals since then have  
11 been in accordance with the City's SEQRA review.

12 MR. FADER: All right. Then I move that the  
13 Planning Board grants -- yeah. I move that the  
14 Planning Board grants preliminary site plan approval  
15 and preliminary woodland EPOD permit approval for  
16 application 1P-NB1 based on the testimony given, plans  
17 submitted and with the nine conditions outlined in the  
18 Planning Board report.

19 CHAIRPERSON PRICE: I'll second.

20 I would just like to make sure that one of  
21 these conditions notes Brian's point that the  
22 landscape plan for the streetscape is associated with  
23 the project in the City and that they will include  
24 that. But that could be included in the final. But  
25 it doesn't have to be a condition of preliminary.

1 Never mind.

2 All right. We have a motion and a second.

3 Any further discussion? Let's call the roll.

4 **Conditions:**

5 1. The applicant shall respond in writing to all  
6 comments of the Planning Board, Department of Public  
7 Works (Sewer Department), Town Engineer, Fire Marshal,  
8 and Building and Planning Department.

9 2. The applicant shall provide documentation of  
10 review and approval by the Fire Marshal.

11 3. The applicant shall apply for Final Site Plan  
12 Approval.

13 4. The applicant shall continue to work with Town  
14 Planning staff to refine the landscaping plan for  
15 review through Final Site Plan Approval.

16 5. Monroe County comments shall be addressed.

17 6. The applicant shall provide documentation of the  
18 parcel address as approved by the Monroe County 911  
19 Office prior to the issuance of a Certificate of  
20 Occupancy.

21 7. The project shall obtain ARB approval.

22 8. Upon Final Site Plan Approval, the entire project  
23 shall comply with the most current New York State Fire  
24 Prevention and Building Code and the Town of Brighton  
25 sprinkler requirements.

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

(Mr. Babcock-Stiner, recused; Mr. Fader, aye; Mr. Osowski, aye; Mr. Price, aye; Ms. Sanguinetti, aye.)

(Upon roll motion to approve with conditions carries.)

CHAIRPERSON PRICE: Thank you all.

**Signs:**

**Application Number: SN-24-45 (1747)**

2341 Monroe Ave

A 44 square foot black 3M™ Scotchcal™ Perforated Window Graphic Film sign for Manzara Café  
ARB Recommended approval as presented

**Application Number: SN-24-46 (1748)**

1360 Monroe Ave

A 16 square foot nonilluminated aluminum sign for Allegro Smiles Family Dentistry  
ARB Recommended approval as presented

**Application Number: SN-25-2 (1749)**

33 Corporate Woods

A 41 square foot internally illuminated aluminum and polycarbonate sign for Courtyard by Marriott  
ARB Recommended approval as presented

**Application Number: SN-25-3 (1750)**

1 2253 S Clinton Ave  
2 A 70 square foot internally illuminated deep aluminum  
3 channel letter sign for the south face of Planned  
4 Parenthood

5 ARB Recommended approval as presented

6 **Application Number: SN-25-4 (1751)**

7 2383 Monroe Ave  
8 A 24 square foot internally illuminated acrylic sign  
9 for Waterlily

10 ARB Recommended approval as presented

11 **Application Number: SN-25-5 (1752)**

12 2000 Monroe Ave  
13 A 34 square foot green internally illuminated channel  
14 letter sign for Citizens Bank

15 ARB Recommended approval as presented

16 Note: Citizens Bank has proposed additional signage  
17 that does not conform to the sign code and  
18 Thus requires a variance. A variance application has  
19 been made. If approved by the ZBA, those additional  
20 signs will proceed through the ARB and PB process.

21 **Application Number: SN-25-6(1753)**

22 1900 South Clinton Ave  
23 An 89 square foot internally illuminated channel  
24 letter sign for AutoZone

25 ARB Recommended approval as presented

1 CHAIRPERSON PRICE: I'll just make a motion  
2 that we approve application 1747 as recommended by the  
3 ARB with the recommendation -- with the suggestion to  
4 reduce the space between the letters of the words --  
5 "Cafe" and the word "Manzara" for readability  
6 purposes. All in favor?

7 ALL BOARD MEMBERS: Aye.

8 CHAIRPERSON PRICE: I recommend approval of  
9 applications 1748, 1749, 1750, 1751, 1752, and 1753 be  
10 approved as recommended by the ARB.

11 MR. BABCOCK-STINER: Second.

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

14 ALL BOARD MEMBERS: Aye.

15 (Proceedings concluded at 8:38 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 19th day of February, 2025  
at Rochester, New York.



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Holly E. Castleman ACR,  
Official Court Reporter