

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF DECEMBER 17, 2014

TENTATIVE AGENDA

7:30 P.M.

CHAIRPERSON: Call the meeting to order.  
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the November 19, 2014 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of December 11, 2014, will now be heard.

\*\*\*\*\*

10P-01-14 Application of JPP Real Estate, LLP, owners, for Site Plan Modification to pave 52.2% of the rear yard on property located at 2195 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE OCTOBER 15, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

10P-02-14 Application of American Tower Company, owner, and T-Mobile Northeast, LLC, lessee, for Tower Permit Approval, Site Plan Modification and EPOD (steepslope) Permit Approval to install nine (9) cellular antenna on an existing tower and to expand the existing equipment compound on property located at 1 Pinnacle Hill Road (Tax ID# 136.08-01-006.1). All as described on application and plans on file. **TABLED AT THE NOVEMBER 19, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

12P-01-14 Application of River Road Hospitality Associates, LLC, owner, and Minesh Patel, agent, for Site Plan Modification for new exterior building lighting on property located at 717 East Henrietta Road. All as described on application and plans on file.

12P-02-14 Application of Jewish Community Center, owner, for Preliminary/Final Site Plan Approval to construct a loading dock and reconfigure the parking lot and add 56 parking spaces for the fitness and aquatic addition (located in Henrietta) on property located at 1200 Edgewood Avenue. All as described on application and plans on file.

NEW BUSINESS:

8P-NB1-14 Application of The University of Rochester, owner, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval and Subdivision Approval to construct a 3-story 92,000 +/- sf medical imaging and office building on property located at 250 East River Road (Tax ID #148.08-01-001) and to join nine lots into one on property known as the University of Rochester South Campus. All as described on application and plans on file. **TABLED AT THE NOVEMBER 19, 2014 MEETING - PUBLIC HEARING REMAINS OPEN**

10P-NB1-14 Application of Mardanth Enterprises, Inc., owner, for Preliminary Site Plan Approval to construct four (4) commercial buildings totaling 43,225 sf on property located at 2750 Monroe Avenue. All as described on application and plans on file.  
**POSTPONED FROM THE NOVEMBER 19, 2014 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

11P-NB1-14 Application of The University of Rochester, owner, for an Advisory Report regarding the proposed incentive zoning / rezoning of 180 +/- acres of land located on the East River Road pursuant to Chapters 203, 207 and 225 of the Comprehensive Development Regulations. **HELD OVER TO THE DECEMBER 17, 2014 MEETING**

12P-NB1-14 Application of Woodstone Custom Homes, owner, for an Advisory Report regarding an Incentive Zoning request to subdivide and build on 24 single family residential lots on property between Highland Avenue and Blaker Street, known as Tax ID #s 136.11-2-42 thru -52, 136.11-3-1 thru -44, 136.11-3-52 thru -71 and 136.11-3-75 thru -83. 11P-NB1-14. All as described on application and plans on file.

---

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1358	The Reserve 1 Reserve View Blvd.	Monuments Signs - Entrance and Neighborhood signs	11/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. All requirements of the Incentive Zoning approval shall be met.</li> <li>2. A permit will be needed from Monroe County for work in the ROW.</li> <li>3. Details of sign locations shall be submitted.</li> <li>4. The dimensions of a rectangle enclosing text &amp; logo shall be submitted. Sign area shall comply with area allowed by Incentive Zoning.</li> <li>5. Applicant shall study lighting impacts on drivers, including direct light and reflected light from the smooth surface.</li> </ol>			
1359	Farmers Insurance 2340 Monroe Avenue	Bldg Face	11/25/14
ARB - Approved as submitted.			
1360	Country Inn & Suites by Carlson 2835 Monroe Avenue	Bldg Face (front & side)	11/25/14
<p>ARB - approved with conditions.</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			
1361	Brighton Personal Training 20 Allens Creek Road	Bldg Face	11/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. Bottom line (Health . . . .) should be removed unless part of DBA.</li> </ol>			
1362	Joey B's at Brickstone 1325 Elmwood Avenue	Bldg Face (north and west side)	11/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. All requirements of the Incentive Zoning approval shall be met.</li> </ol>			
1363	Holiday Inn Express 717 East Henrietta Road	Bldg Face	11/25/14
<p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. All required variances shall be obtained.</li> </ol>			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1364	Hi Fi Lounge 1822 Monroe Avenue	Bldg Face	11/25/14
ARB - Approved with conditions. 1. The bottom line (Audio . . . .) shall be removed unless part of the DBA.			
1365	Silk Bridal Boutique 1900 South Clinton Avenue	Awning Sign	11/25/14
ARB - Approved with conditions. 1. The awning shall not be illuminated.			
1366	Paislee Boutique Thimble Tailor 1900 South Clinton Avenue	Awning Sign Bldg Face	11/25/14
ARB - Approved with conditions. 1. The awning shall not be illuminated.			
1367	Maximum Tan 2799 Monroe Avenue	Bldg Face	11/25/14
ARB - Approved with conditions. 1. Applicant shall confirm the existing/proposed dimensions of Solarnail Spa. 2. Combined area of graphics (sun and arrow) shall not exceed 25% of sign area. Dimensions of arrow shall be provided. 3. The thickness of the arrow shaft should be reduced with respect to the arrow head. 4. Ensure the lettering color, especially the tan color, is legible from the street when seen against the building facade color.			