

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF APRIL 15, 2015

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 February 18, 2015 meeting minutes.
Approval of the March 18, 2015 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of April 9, 2015, will now be heard.

2P-02-15 Application of Brighton Corners, LLC, owner, and S.E. Baker and Company, agent, for Site Plan Modification to construct a bank video teller drive-thru lane on property located at 1900 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE FEBRUARY 28, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-02-15 Application of The Sisters of Mercy of Rochester, owner, for Site Plan Modification and EPOD (woodlot) Permit Approval to construct tennis courts and associated fencing on property located at 1437 Blossom Road. All as described on application and plans on file. **TABLED AT THE MARCH 18, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-06-15 Application of John Cortese / 2400 West Henrietta Road, LLC, owner, for Site Plan Modification to expand the parking lot for new car inventory storage on property located at 2400 West Henrietta Road. All as described on application and plans on file. **TABLED AT THE MARCH 18, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

4P-01-15 Application of Brighton Commons Partnership, owner, and John Norton, lessee, for modification of a conditional use permit for a specialty food store (9P-03-14) to allow for on-site food preparation and baking on property located at 1865 Monroe Avenue (Brighton Commons Plaza). 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 JANUARY 21, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

3P-NB1-15 Application of the Country Club of Rochester, owner, for Preliminary Site Plan Approval to demolish and remove the existing pool area and a 5,423 +/- sf portion of the club house and construct a 12,848 +/- sf two story building addition and new pool area on property located at 2935 East Avenue. All as described on application and plans on file. **TABLED AT THE MARCH 18, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

3P-NB3-15 Application of Mardanth Enterprises, Inc. owner, for an Advisory Report in regards to an Incentive Zoning request to demo three commercial buildings and construct four new commercial buildings totaling 90,000 +/- sf and Resubdivision Approval on properties located at 2740 Monroe Avenue, 2750 Monroe Avenue, 2900 Monroe Avenue and 175 Allens Creek Road. All as described on application and plans on file. **REVIEWED AT THE MARCH 18, 2015 MEETING**

4P-NB1-15 Application of Anthony J. Costello and Son (Joseph) Development, owner, for an Advisory Report regarding modification of Section II of the Reserve housing development to construct 35 ranch style townhouse condominiums where 26 single family homes were proposed (Brewerton Neighborhood) and to resubdivide 26 lots into one on property located on Reserve View Blvd. 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
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1374	Monarch Wealth Management 1672 Monroe Avenue	Bldg Face	3/24/15
ARB - Approved with conditions. 1. Lighting shall be redesigned to evenly illuminate the entire sign without causing impacts off-site. The applicant could consider directional lighting from the eaves, more & smaller goosenecks, or another design to achieve this.			
1375	Freestanding Development/For Sale/Lease Sign 2740 Monroe Avenue	Freestanding sign	3/24/15
ARB - Approved with conditions. 1. The applicant shall ensure that the proposed sign meets NYSDOT requirements. 2. The applicant shall verify that the sign provides a safe viewshed for exiting traffic.			