

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF FEBRUARY 15, 2017

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 January 18, 2017 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of February 9, 2017 will now be heard.

11P-03-16 Application of Alice Kanack, owner, for Final Site Plan Approval to construct a 4,485 +/- sf building addition and to add 47 parking spaces on property located at 2077 South Clinton Avenue. All as described on application and plans on file.
TABLED AT THE DECEMBER 21, 2016 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE MARCH 15, 2017 MEETING AT APPLICANTS REQUEST

2P-01-17 Application of Westfall Professional Park, owner, and John Standing, agent, for relief of conditions of approval (3P-01-95) requiring the permanent maintenance of landscape screening and requesting to replace it with a solid fence on property located at 880 Westfall Road. All as described on application and plans on file.

2P-02-17 Application of Bank of America, owner, and Stonefield Engineering, consultant, for Site Plan Modification to upgrade exterior lighting on property located at 2830 Monroe Avenue. All as described on application and plans on file.

2P-03-17 Application of C.T. Yang Corp., owner, and Ninety Rock LLC, contract vendee, for Final Site Plan Approval, Final Conditional Use Permit Approval and Demolition Review and Approval to raze an existing restaurant building and construct a 1,776 +/- sf Tim Hortons restaurant with drive-thru and outdoor dining and with extended hours on property located at 2830 West Henrietta Road. All as described on application and plans on file.

NEW BUSINESS:

7P-NB1-16 Application of Alice Kanack, owner, for Preliminary Site Plan Approval to construct a 4,187 +/- sf building addition and to add 47 parking spaces on property located at 2077 South Clinton Avenue. All as described on application and plans on file.
TABLED AT THE DECEMBER 21, 2016 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE MARCH 15, 2017 MEETING AT APPLICANT REQUEST

12P-NB1-16 Application of C.T. Yang Corp., owner, and Ninety Rock LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze an existing restaurant building and construct a 1,776 +/- sf Tim Hortons restaurant with drive-thru and outdoor dining and with extended hours of operation on property located at 2830 West Henrietta Road. All as described on application and plans on file. **TABLED AT THE DECEMBER 21, 2016 MEETING - PUBLIC HEARING REMAINS OPEN**

1P-NB1-17 Application of Jerome Koresko, Sr., owner, and Dr. Indra Quagliata, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and Demolition Review and Approval to raze a single family house, combine two (2) lots into one (1) and construct two 7,000 +/- sf two-story office buildings with related infrastructure on property located at 1230 East Henrietta Road (Tax ID #s 149.18-2-3 and 149.18-2-4). All as described on application and plans on file. **TABLED AT THE JANUARY 18, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

1P-NB2-17 Application of Crittenden Creek Development, owner, and Antonelli Development, LLC, contract vendee, for Preliminary Site Plan Approval, Preliminary Subdivision Approval and EPOD (watercourse) Permit Approval to construct approximately 500 self storage units with a rental office totaling 72,725 +/- sf and join four (4) lots into one (1) on property located at 1266 Brighton Henrietta Town Line Road (Tax ID #s 148.109-1-7, -8, -9, and -10). All as described on application and plans on file. **TABLED AT THE JANUARY 18, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Edmund Martin, P.E., requesting postponement of applications 17P-NB1-16 and 11P-03-16 to the March 15, 2017 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1465	Metro Park Business Complex 333 Metro Park	Bldg Face	1/24/17
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> 1. Sans serif font shall be used to reduce distracting shadows on the corrugated surface. 2. The font size on the lower line shall be reduced to approximately two-thirds the height of the upper line and the line shall be justified (made the same width as the upper line). 3. The height of the top of the sign from grade shall be shown on the plan and shall not exceed 20 feet. 			
1466	Rochester Eye Associates 2301 Lac De Ville Blvd.	Bldg Face	1/24/17
ARB - Approved as presented.			
1467	City Mattress 2717 Monroe Avenue	Bldg Face (2)	1/24/17
ARB - Approved as presented.			
1468	Light RX 1892 Monroe Avenue	Bldg Face	Administrative Review 1/24/17
<p>Approved with conditions:</p> <ol style="list-style-type: none"> 1. Meet all requirements of the approved sign plan. 			
Old Business			
1445	Hyundai 2525 West Henrietta Road	Bldg Face (3)	9/27/16
			TABLED AT THE 9/21/16, 10/19/16, 11/16/16, 12/21/16, 1/18/17 MEETINGS
<p>ARB - Approved with conditions:</p> <ol style="list-style-type: none"> 1. Signage shall be modified so that the Hyundai logo is not more than 25% of the sign area or a variance will be required. 2. Variances are required for signage and shall be obtained. 3. The sign color is approved as presented on the cover sheet (silver). 			

SIGNS: (cont.)

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
Old Business (cont.)			
1461	Sabragrill 1855 Monroe Avenue	Bldg Face	12/27/16
			TABLED AT THE 1/18/2016 MEETING
<p>ARB - Denied - The font does not match the plaza standard.</p> <p>PB - Tabled for the following: The sign shall be modified so that it is consistent with the other signs in the plaza and the plaza standards, including but not limited, to pump font, lowercase letters, colors, lighting and letter height.</p>			
1463	U of R South Campus 200 East River Road	Freestanding Signs (4)	12/27/16
			Building ID Sign - APPROVED AS RECOMMENDED, Vehicular Directional Sign - TABLED AT THE 1/18/17 MEETING
<p>ARB (12/27/16)</p> <ol style="list-style-type: none"> 1. The Building ID signs are approved as presented. 2. The Vehicular Directional signs are tabled to address the sign plan requirements. <p>ARB (1/24/17)</p> <p>* U of R South Campus sign plan reviewed.</p> <p>Vehicle Directional signs and South Campus sign plan approved with conditions:</p> <ol style="list-style-type: none"> 1. For all signs, details of materials, colors and illumination shall be added to the plan graphics 2. For all signs, maximum height and area shall be added to the sign graphics. 3. For the smaller Vehicle Directional Sign, an elevation of the rear of the sign shall be included. 4. The proposed styles/types for the Freestanding Building ID signs shall be added. These signs should be limited to panel-type signs. 5. For the Building Face Identification Signs, any options for the materials/colors based on the background wall material/color shall be added to the graphics. 6. For the Building Face Identification Signs, the logo versions proposed shall be added to the graphics. 7. If the building Face Identification Signs are proposed to be externally illuminated, the details on the lights and light location shall be added to the graphics. <p>PB (1/18/17) - Vehicular Directional Sign tabled for the following: Submittal and approval of campus sign plan.</p>			