

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MAY 16, 2018

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 21, 2018 meeting minutes.
Approval of the March 21, 2018 meeting minutes.
Approval of the April 18, 2018 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of May 10, 2018 will now be heard.

5P-01-18 Application of John Cortese, owner, for Conditional Use Permit Approval to allow for a motorcycle sales and service facility on property located at 2799 - 2781 West Henrietta Road. All as described on application and plans on file.

5P-02-18 Application of Ilya and Isanna Voloshin, owner, and Design Works Architecture, agent, for Demolition Review and Approval and Preliminary/Final Site Plan Approval to raze a single family house and construct a new 5,247 +/- sf single family house with a 900 sf attached garage on property located at 2700 East Avenue. All as described on application and plans on file.

5P-03-18 Application of 1925 South Clinton LLC, owner, for Demolition Review and Approval to raze a 5,744 sf vacant church building on property located at 1969 South Clinton Avenue. All as described on application and plans on file.

5P-04-18 Application of Neu Lac De Ville Associates LLC, owner, for Conditional Use Permit Approval to allow for a 3,167 +/- sf restaurant on property located at 1900 South Clinton Avenue. All as described on application and plans on file.

5P-05-18 Application of 150 Metro Park LLC, owner for Site Plan Modification to construct a new parking area consisting of 17 spaces on property located at 150 Metro Park. All as described on application and plans on file. **WITHDRAWN BY APPLICANT**

5P-06-18 Application of Daniel Family Companies, owner, for Demolition Review and Approval to raze a vacant 10,800 +/- sf restaurant building and a vacant 44,600 +/- sf bowling alley on property located at 2740 Monroe Avenue and 2750 Monroe Avenue. All as described on application and plans on file.

NEW BUSINESS:

- 2P-NB1-18 Application of Faith Bible Church, owner, for Preliminary Site Plan Approval to construct a 7,670 +/- sf church building addition on property located at 1095 East Henrietta Road. All as described on application and plans on file. **TABLED AT THE FEBRUARY 21, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**
- 3P-NB1-18 Application of Tolivir LLC, owner, and Brian Mattiaccio, contract vendee, for Preliminary Site Plan Approval to construct a 2,200 +/- sf dental office on property located at 2087 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MARCH 21, 2018 - PUBLIC HEARING REMAINS OPEN**
- 4P-NB1-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Preliminary Site Plan Approval and Demolition Review and Approval, to raze a single family house and construct a 6,686 +/- sf single family house with a 1,556 +/- sf attached garage on property located at 3525 Elmwood Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE JUNE 20 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

- 5P-NB1-18 Application of Westfall Office Group LLC, owner, and 157 Sawgrass Drive LLC, contract vendee, for Concept Review to join two lots and construct a 3 story, 86,950 +/- sf building consisting of 37,000 +/- of pediatric skilled nursing and 49,950 +/- sf of medical office space on property located at 157 Sawgrass Drive (Tax ID #s 149.06-1-2.522 and 149.06-1-2.411). All as described on application and plans on file.
- 5P-NB2-18 Application of Daniele Family Companies, owner, for Concept Review to construct four (4) buildings totaling 83,700 sf which includes a 50,000 sf Whole Foods store, and to resubdivide properties located at 2740 Monroe Avenue, 2750 Monroe Avenue, 2800 Monroe Avenue and 175 Allens Creek. Also, Concept Review to construct shared parking and access, known as the Access Management Plan, for properties on the south side of Monroe Avenue from 2717 Monroe Avenue to 2835 Monroe Avenue. All as described on application and plans on file.

OLD BUSINESS:

- 2P-03-18 Review of conditions regarding a landscaping plan that addresses the parking lot impacts of car lights for 1981 Clover Street, The Harley School.

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Edmund Martin, P.E., LandTech, dated May 2, 2018 requesting adjournment of application 4P-NB1-18 to the June 20, 2018 meeting.

Letter from Tom Fromberger, MRB Group, dated May 2, 2018, withdrawing application 5P-05-18.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1516	Beyond Nails & Spa 1910 Monroe Avenue	Bldg Face Signs - Front and Rear	4/5/18
			ADMINISTRATIVE REVIEW
Approved with conditions: 1. The sign shall be centered on the sign band. All other requirements of the approved sign plan for 12 Corners Plaza shall be met.			
1517	Topnotch Bespoke Clothiers 1624 Monroe Avenue	Bldg Face Sign	4/24/18
ARB - Approved as presented.			
1518	MacGregor's 1890 S Clinton Avenue	Bldg Face Sign	4/24/18
ARB - Approved as presented.			