

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF AUGUST 15, 2018

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 June 20, 2018 meeting minutes.  
Approval of the July 18, 2018 meeting minutes. **To be done at the September 17, 2018 meeting.**

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of August 9, 2018 will now be heard.

\*\*\*\*\*

Motion to go into Executive Session.

[5P-06-18](#) Application of Daniele 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. **APPROVED WITH CONDITIONS**

[6P-01-18](#) Application of Daniele Family Companies, applicant, for Site Plan Modification to construct shared parking and access, known as the Access Management Plan, on and across 2835 Monroe Avenue, 2815 Monroe Avenue, 2799 Monroe Avenue, 2787 Monroe Avenue, 2775 Monroe Avenue, 2735 Monroe Avenue, 2729 Monroe Avenue, and 2717 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JUNE 20, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 17, 2018 MEETING AT APPLICANTS REQUEST**

[6P-NB1-18](#) Application of Daniele Family Companies, applicant, for Preliminary Site Plan Approval to construct a five (5) building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Food Store and a 2,000 sf drive-thru coffee shop on properties located at 2740 Monroe Avenue, 2750 Monroe Avenue, 2800 Monroe Avenue, a portion of 175 Allens Creek Road and a portion of 2259 Clover Street. All as described on application and plans on file. **TABLED AT THE JUNE 20, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**

[7P-02-18](#) Application of Daniele Family Companies (Daniele SPC), owner, for Demolition Review and Approval to raze a restaurant building on property located at 2800 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE JULY 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**

[6P-NB2-18](#) Application of First Baptist Church, owner, for Preliminary Subdivision Approval to create two lots from one on property located at 175 Allens Creek Road. All as described on application and plans on file. **TABLED AT THE JULY 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 17, 2018 MEETING AT APPLICANTS REQUEST**

[7P-03-18](#) Application of First Baptist Church, owner, for Final Subdivision Approval to create two lots from one on property located at 175 Allen's Creek Road. All as described on application and plans on file. **TABLED AT THE JULY 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 17, 2018 MEETING AT APPLICANTS REQUEST**

[7P-04-18](#) Application of Daniele Family Companies, owner/agent, for Preliminary/Final Subdivision/Resubdivision Approval to combine and reconfigure several lots into two on properties located at 2740, 2750 and 2800 Monroe Avenue, 2259 Clover Street and 175 Allen's Creek Road. All as described on application and plans on file. **TABLED AT THE JULY 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 17, 2018 MEETING AT APPLICANTS REQUEST**

6P-05-18 Application of Rufus Judson, owner, and Landtech Surveying and Planning, agent, for Final 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. **WITHDRAWN BY APPLICANT**

8P-01-18 Application of Jerome Koresko, Sr., owner, and Dr. Indra Quagliata, contract vendee, requesting an extension of Site Plan Approval, Subdivision Approval and Demolition Approval (6P-03-17) for the construction of 2 two story office buildings on property located at 1230 East Henrietta Road. All as described on application and plans on file.

8P-02-18 Application of WSBJ, LLC, owner, and New Monroe Real Estate, LLC, contract vendee, for Conditional Use Permit Approval to allow for a veterinary services facility on property located at 588 White Spruce Blvd. All as described on application and plans on file.

8P-03-18 Application of Brookhill Management, owner, and Tyrone Reaves, lessee, for Conditional Use Permit Approval to allow for a comedy club with a bar and restaurant on property located at 3450 Winton Place. All as described on application and plans on file.

#### NEW BUSINESS:

3P-NB1-18 Application of Brian Mattiaccio, owner, 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 - ADJOURNED AT APPLICANTS REQUEST**

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. **WITHDRAWN BY APPLICANT**

7P-NB1-18 Application of Westfall Office group LLC, owner, and 157 Sawgrass Drive LLC, contract vendee, for Preliminary Subdivision/Resubdivision Approval. Preliminary Site Plan Approval and Preliminary Conditional Use Permit Approval to combine two lots into one and construct a three (3) story 85,450 +/- sf building consisting of 37,000 +/- sf of pediatric skilled nursing and 48,450 +/- 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. **TABLED AT THE JULY 18, 2018 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE SEPTEMBER 17, 2018 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS (cont.)

[Findings Statement for Whole Foods Plaza.](#)

OLD BUSINESS:

NONE

---

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Sanjay Hiranandani, 140 Sandringham Drive, dated July 12, 2018, in support of the proposed Whole Foods Plaza.

Letter from Janet Balajthy, 104 Evandale Road, dated July 12, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Sheila Pelton, 153 Edgeview Lane, dated July 16, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Joanne Prives, dated July 18, 2018, with comments regarding the proposed Whole Foods Plaza.

Letter from Heather Coyne, dated July 18, 2018, in support of the proposed Whole Foods Plaza.

Letter from Kim Blood, dated July 18, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Claire Kaler, dated July 18, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Ann Dozier, 105 Warren Avenue, dated July 18, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Ron Amelotte, dated July 18, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Elaine D'Amanda, dated July 18, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Dr. Jennifer Bateman, dated July 19, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Ann Maloney, dated July 20, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Emily Fanciullo, dated July 22, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Bill Fricke, 142 Ambassador Drive, dated July 22, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated July 23, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated July 27, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Alice Hooper, dated July 27, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Edmund Martin, P.E., LandTech, dated July 30, 2018, withdrawing application 6P-05-18 & 4P-NB1-18.

Letter from Howie Jacobson, dated July 30, 2018, regarding signage at the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated July 30, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Patty Vick, dated July 31, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated July 31, 2018, regarding signage at the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated July 31, 2018, regarding signage at the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated August 1, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Michael Montalto, Costich Engineering, dated August 1, 2018, requesting adjournment of application 3P-NB1-18.

Letter from David Cox, P.E., Passero Associates, dated August 1, 2018, requesting adjournment of applications 6P-NB2-18 & 7P-03-18 to the September 17, 2018 meeting.

Letter from David Cox, P.E., Passero Associates, dated August 1, 2018, requesting adjournment of applications 6P-01-18 & 7P-04-18 to the September 17, 2018 meeting.

Letter from Julie St. Clair, 2301 Clover Street, dated August 1, 2018, in support of the proposed Whole Foods Plaza, specifically in regards to improved drainage.

Letter from Howie Jacobson, dated August 3, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Cheri Levine, 362 Meadow Drive, dated August 4, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Anna May Eisenberg, dated August 5, 2018, Letter from with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Brian Burri, Bergmann Associates, dated August 6, 2018, requesting adjournment of application 7P-NB1-18 to the September 17, 2018 meeting.

Letter from Heather Stevenson, dated August 7, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Howie Jacobson, dated August 8, 2018, regarding Whole Foods Market curbside pick-up.

Letter from Howie Jacobson, dated August 9, 2018, regarding truck deliveries.

Letter from Howie Jacobson, dated August 9, 2018, regarding Amazon and Whole Foods Market.

Letter from Howie Jacobson, dated August 9, 2018, with a link regarding truck turns.

Letter from Mindy Zoghlin, The Zoghlin Group, PLLC, dated August 13, 2018, with comments and concerns regarding Site Plan Approval for the proposed Whole Foods Plaza.

Letter from Joan Aiello, dated August 10, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Paul Bush, dated August 14, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Robert Burgdorf, Nixon Peabody, dated August 15, 2018, regarding Planning Board approvals for the proposed Whole Foods Plaza.

Letter from Jon Hartley, P.E., Stantec Consulting, dated August 13, 2018, regarding traffic assessment for the May 2018 Site Plan of the proposed Whole Foods Plaza.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1526	Viaggio 2900 Monroe Avenue	Bldg Face Sign	7/24/18
ARB - Approved with conditions: 1. The bold sign (Claredon Blk BT font) is approved.			
1527	Admar Construction Equipment & Supplies 330 Metro Park	Bldg Face Signs (1 sign on Bldg Face, 1 sign on southern elevation)	6/28/18
ARB - Approved with conditions: 1. All required variances shall be obtained. 2. The option without the "cloud" shall be used on the east side (Bldg Face).			