

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF SEPTEMBER 17, 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 July 18, 2018 meeting minutes.
Approval of the August 15, 2018 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of September 6, 2018 will now be heard.

Motion to go into Executive Session.

[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**

[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 AUGUST 15, 2018 MEETING - PUBLIC HEARING REMAINS OPEN**

[9P-06-18](#) Application of Daniele Family Companies (Daniele SPC, LLC), owner, for Final Site Plan Approval to construct a five (5) building retail plaza totaling 83,700 sf, which includes a 50,000 sf Whole Foods 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.

[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**

[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**

[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**

9P-01-18 Application of Seneca Waterways Council, BSA, owner, and Hickok Center for Brain Injury, Inc., lessee, for Conditional Use Permit Approval to allow for an adult day care facility to be on property located at 2320 Brighton Henrietta Town Line Road. All as described on application and plans on file.

9P-02-18 Application of Sisters of Mercy NYPPAW, owner, and Our Lady of Mercy School, lessee, for Preliminary/Final Site Plan Approval to construct a 400 +/- sf storage/press box structure on property located at 1437 Blossom Road. All as described on application and plans on file.

9P-03-18 Application of The University of Rochester, owner, for Site Plan Modification to expand an existing parking area from 6 spaces to 24 spaces on property located at 250 East River Road (Tax ID #148.11-1-4.1). All as described on application and plans on file.

9P-04-18 Application of 157 Sawgrass Drive LLC, owner, for Final Subdivision/Resubdivision Approval, Final Site Plan Approval and Final 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.

9P-05-18 Application of Richard Carvotta - RJC Holdings LLC, owner, for Site Plan Modification to construct a 735 sf outdoor dining patio on property located at 1890 South Clinton Avenue. 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. **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**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Diane Feldon, 39 Sandringham Road, dated August 16, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Save Monroe Avenue Project Poll Summary, June 2017 from Howie Jacobson.

Letter from Mary Callaway, 105 Stonybrook Drive, dated August 21, 2018, regarding possible conditions to the site plan approval for the proposed Whole Foods Plaza.

Letter from Mary Critikos, One Grosvenor Road, dated August 21, 2018, regarding possible conditions to the site plan approval for the proposed Whole Foods Plaza.

Letter from Judy VanHouten, 205 Shoreham Drive, dated August 21, 2018, with questions regarding the proposed Whole Foods Plaza.

Letter from Judy VanHouten, 205 Shoreham Drive, dated August 21, 2018, with comments and concerns regarding the proposed Whole Foods Plaza.

Letter from Benton Kendig, dated August 22, 2018, with comments regarding the proposed Whole Foods Plaza.

Letter from Mindy Zoghlin, The Zoghlin Group PLLC, dated August 24, 2018, requesting the posting of additional information regarding the proposed Whole Foods Plaza to the Town's website.

Letter from Charles Malcomb, Hodgson Russ LLP, dated August 24, 2018, requesting the posting of additional information regarding the proposed Whole Foods Plaza to the Town's website.

Letter from Howie Jacobson, dated August 30, 2018, with information regarding Whole Foods Market and Amazon.

Letter from Mike Montalto, Costich Engineering, dated September 5, 2018, withdrawing application 3P-NB1-18.

Letter from Howie Jacobson, dated September 5, 2018, with information regarding Whole Foods Market's curbside pickup service.

Letter from Howie Jacobson, dated September 5, 2018, with information regarding Whole Foods Market and Amazon.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1528	Rochester Regional Health Immediate Care 1881 Monroe Avenue	Bldg Face Sign	8/28/18
ARB - The channel letter sign is approved as presented.			
1529	Quality Inn 2729 Monroe Avenue	2 Bldg Face Signs (1 sign on Bldg Face, 1 sign on rear of building)	8/28/18
ARB - Approved with conditions: 1. All required variances shall be obtained.			