

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 19, 2019

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 March 20, 2019 meeting minutes.
Approval of the May 15, 2019 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 13, 2019 will now be heard.

6P-01-19 Application of Rhinecliff Monroe Corp., owner, and T.Y. Lin International, agent, for Conditional Use Permit Approval to allow for the expansion of an existing restaurant use with hours of operation until 2:00 AM on property located at 1780 Monroe Avenue. All as described on application and plans on file.

6P-02-19 Application of 1950 Brighton Henrietta Town Line LP (DiMarco), owner, for modification of a condition set forth in the approval of application 2P-04-18 (site plan modification) to allow for chain link fencing with opaque mesh in lieu of a solid wood fence as approved. All as described on application and plans on file.

6P-03-19 Application of Mamason's Monroe LLC, owner, for Conditional Use Permit Approval and extension of site plan approval (3P-01-18) to allow for the construction of a 2,858 +/- sf restaurant with a drive-thru pick up window on property located at 2735 Monroe Avenue. All as described on application and plans on file.

6P-04-19 Application of Kaupp Family LLC, owner, and Joni Lucas, JK Findings, agent, for Site Plan Modification to expand a parking area by 12 spaces on property located at 1500 Brighton Henrietta Town Line Road. All as described on application and plans on file.

6P-05-19 Application of Excelsior Communities, owner, and Brighton Village Luxury Apartments, for Site Plan Modification to improve common areas and parking areas throughout the apartment complex on property located at 1625 Crittenden Road. All as described on application and plans on file.

6P-06-19 Application of Lynda Neufeld, owner, and Insite Development, agent, for Preliminary/Final Site Plan Approval to construct a 2,812 +/- sf single family house with a 576 +/- sf attached garage on property located on Penfield Road, known as Tax ID #123.17-2-25 (between 525 and 555 Penfield Road). All as described on application and plans on file.

6P-07-19 Application of Niagara Mohawk Power Corporation (National Grid), owner of property known as Tax ID #148.18-2-2, and Rochester Gas and Electric, owner of

property known as Tax ID #148.14-4-42, for Conditional Use Permit Approval and Site Plan Modification to expand and improve an electrical substation on properties located at 1430 and 1436 Brighton Henrietta Town Line Road. All as described on application and plans on file.

NEW BUSINESS:

6P-NB1-19 Application of Loren Flaum, owner, for Preliminary Site Plan Approval, Preliminary EPOD (steepslope) Permit Approval and Demolition Review and Approval to raze a single family house and construct a new 10,393 +/- sf single family house with a 1,171 +/- sf attached garage and a 574 +/- sf detached garage on property located at 141 Old Mill Road. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated May 28, 2019, stating that the Historic Preservation Commission will not schedule a public hearing to consider 141 Old Mill Road for landmark status.

Letter from James Anderson and Karen Sue Geier, 311 Varinna Drive, dated June 5, 2019, with comments and concerns regarding applications 6A-04-19 and 6P-01-19.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1553	Roc Pet Rehab - A Pawsitive Way to Wellness 580 White Spruce Blvd.	Bldg Face Sign	5/28/19
ARB - Approved with conditions: 1. "A Pawsitive Path to Wellness" shall be removed unless it can be shown by dba or other similar evidence that it is part of the name of the business.			
1554	Brighton Garden Apartments 2125-2157 Monroe Avenue	Free Standing Sign	5/28/19
ARB - Approved with conditions: 1. The sign shall be a minimum of 10' from the lot line, as required by code. A survey or other acceptable information shall be provided to confirm that this requirement is met.			
1555	Modular Comfort Systems - HVAC Equipment Parts Solutions 660 West Metro Park	Bldg Face Sign	5/28/19
ARB - Approved with conditions: 1. "HVAC Equipment - Parts - Solutions" shall be removed unless it can be shown by dba or other similar evidence that it is part of the name of the business. 2. The top of the sign shall not exceed 20' from grade.			
1556	CVS Pharmacy 2100 Monroe Avenue	Bldg Face Signs (2) Monument Sign (1)	5/28/19
ARB - Approved with conditions: 1. All requirements of the 1996 Incentive Zoning approval for the property shall be met. 2. The sign facing Torrington Road shall be turned off from 11:00 PM until sunrise, per conditions of the 1996 Incentive Zoning approval.			
OLD BUSINESS			
1552	Hotel on Monroe 2323 Monroe Avenue	Bldg Face Signs	4/23/19, 5/28/19
			TABLED AT THE 5/15/19 MEETING
ARB - Tabled at the 5/28/19 meeting for additional information: 1. Additional information, including lighting details, a scaled drawing, dimensions of the different elements (overall, artwork, letters), colors, lighting details, height of top and bottom of sign from grade, shall be submitted. 2. All required variances shall be obtained.			