

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 17, 2020
Brighton Town Hall
2300 Elmwood Avenue

Due to the public gathering restrictions and executive orders in place because of COVID-19, this Planning Board meeting will be conducted remotely. Members of the public will be able to view the meeting via Zoom or online at The Town of Brighton's YouTube channel at <https://www.youtube.com/user/TownofBrighton>.

Written comments will be received by Ramsey Boehner, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to ramsey.boehner@townofbrighton.org, until July 15, 2020 at 12:00 PM.

Applications subject to public hearings are available for review on the town's website.

The public may also join the Zoom meeting and share comments with the Board. For Zoom meeting information, please reference the town's website at <https://www.townofbrighton.org> prior to the meeting.

TENTATIVE AGENDA

7:00 P.M. Public Hearing Via Virtual Platform

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 15, 2020 meeting minutes. **To be done at the July 15, 2020 meeting.**
Approval of the February 19, 2020 meeting minutes. **To be done at the July 15, 2020 meeting**
Approval of the June 17, 2020 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of July 9, 2020 will now be heard.

[3P-01-20](#) Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza). All as described on application and plans on file. **TABLED FOR REPRESENTATION**

NEW BUSINESS:

[7P-NB1-20](#) Application of Teamsters Local #118, owner, and DiPasquale Construction, Inc., agent, for Preliminary Site Plan Approval to construct a 2,617 +/- sf building addition and expand the parking lot on property located at 130 Metro Park. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

[7P-NB2-20](#) Application of Baptist Bible Temple, owner, and Clover Park Properties, LLC, contract vendee, for Concept Review to construct a two-story 10,000 sf building addition and repurpose an existing church structure for professional office use on property located at 1075 Clover Street. All as described on application and plans on file.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1583	Rochester Regional Health 1065 Senator Keating Blvd.	Bldg Face Sign	6/26/20
ARB - Approved as presented.			
1584	Multiple Tenants 200 Canal View Blvd.	Directory Sign (freestanding)	6/26/20
ARB - Approved as presented.			
1585	Sequels Home Furnishing 3450 Winton Place	Bldg Face	6/26/20
ARB - Approved as presented.			

PLANNING BOARD REPORT

HEARING DATE: July 15, 2020

APPLICATION NO: 3P-1-20

APPLICATION SUMMARY: Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza).

COMMENTS:

- The property is zoned BF-2 General Commercial
- A site plan and floor plan have been submitted, along with a description of the business, to be called "Leap N' Laugh"
- The business features large inflatable play units, a multi-level climbing structure, an interactive motion sensed projector floor, 10-15 Arcade games, a lounge area for adults and a small concession/snack area.
- Town code allows a maximum of 10 Arcade games.
- It appears that there is sufficient parking available for the proposed use.

QUESTIONS:

- Please describe the business
- What types of food will be served? How will food be served? Will disposable packaging be used?
- What preparation will take place on the premises? How will food wastes be disposed of?
- What changes are proposed to the exterior of the building?
- Will any activities take place outside?
- What types of entertainment will take place?
- Will the business have any devices such as video games, pinball machines, or similar coin-operated machines? Will you have any jukeboxes?

SEQRA:

If the Planning Board finds that the proposed action will not have a significant impact on the environment. I would suggest that the Planning Board adopts the negative declaration prepared by Town Staff.

APPLICATION:

If the Board entertains approval, I would suggest including, among any others suggested by the Board, the following conditions:

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The use shall comply with the New York State Uniform Fire Prevention and Building Code, and all required permits shall be obtained for the change of use.
3. All requirements of the Town of Brighton's Department of Public Works shall be met.
4. All Town codes shall be met that relate directly or indirectly to the applicant's request.
5. The business shall comply with the requirements of Chapter 36 of the Town Code, regarding limitations on amusement devices. The number of amusement devices shall not exceed 10.
6. The business shall comply with the applicable requirements concerning service of food and disposal of waste that are contained in §207-14.1 (Waste container and grease/oil container standards) and §207-14.2 (Supplemental restaurant regulations).
7. Any proposed signage shall obtain all required approvals.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 3P-01-20

Date: July 15, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 3P-02-20

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza).

Location: 3450 Winton Place

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Environmental Assessment Form prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Planning Board finds that the proposed action will not have a significant impact on the environment based on the following finding:

1. The requirements of the State Environmental Quality Review Law have been complied with.
2. There will be no resources of value irreversibly lost.
3. The duration of all impacts will be short term in nature.
4. Proper procedures will be implemented to protect Allens Creek.

For further information:

Contact Person: Ramsey A. Bohner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229

PLANNING BOARD REPORT

HEARING DATE: July 15, 2020

APPLICATION NO: 7P-NB1-20

APPLICATION SUMMARY: Application of Teamsters Local #118, owner, and DiPasquale Construction, Inc., agent, for Preliminary Site Plan Approval to construct a 2,617 +/- sf building addition and expand the parking lot on property located at 130 Metro Park.

COMMENTS:

- The subject property is presently zoned I-G Industrial.
- Calculation for gross square footage/acre is 7,142 gsf/acre.
- Calculation for open space is 28%. A coverage variance must be obtained from the Zoning Board of Appeals.
- The proposed use requires 29 parking spaces. Adequate parking exists for the applicant's request, but a parking/aisle/ pavement setback variance must be obtained from the Zoning Board of Appeals.
- The architectural design and building materials of the proposed buildings have not been reviewed and approved by the Town of Brighton Architectural Review Board.
- A lighting plan was not submitted with the plans.

CONSERVATION BOARD:

- Consider additional deciduous shade tree plantings in the front yard area.
- Investigate incorporating pervious pavement into the project to help mitigate the loss of green space.

TOWN ENGINEER: See memo from Evert Garcia to Ramsey Boehner dated July 14, 2020.

QUESTIONS:

- Have the architectural design and building materials of the proposed building(s) been reviewed and approved by the Town of Brighton Architectural Review Board?
- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?

- Will the parking lot be lighted?
- What is the proposed height of the parking lot lighting?
- What type of provisions are you providing for trash?
- Will any improvements be made to the front of the building or property?
- Do you propose to install a fire sprinkler system?
- Have you verified that all radii are large enough for 40' long fire ladder truck?
- Will a generator be provided?
- Where will the HVAC units be located?

APPLICATION:

If the Board entertains tabling the application, I would suggest including, among others suggested by the Board, the following items be addressed:

1. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
2. The entire building shall comply with the most current Building & Fire Codes of New York State.
3. Prior to issuance of any building permits, all plans for utility and storm water control systems must be reviewed and have been given approval by appropriate authorities. Prior to any occupancy, work proposed on the approved plans shall have been completed to a degree satisfactory to the appropriate authorities.
4. All necessary variances shall be obtained from the Zoning Board of Appeals.
5. The architectural design and building materials of the proposed building(s) shall be reviewed and approved by the Town of Brighton Architectural Review Board.
6. Meet all requirements of the Town of Brighton's Department of Public Works.
7. All Town codes shall be met that relate directly or indirectly to the applicant's request.
8. The ratio of office area to warehouse area shall be regulated by the existing parking lot's ability to meet the parking requirements for office use and warehouse use of the Brighton Town Code. Any additional parking areas shall be subject to site plan approval.
9. The project and its construction entrance shall meet the New York State Standards and

Specifications for Erosion and Sediment Control.

10. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection and preservation throughout construction.
11. All trees to be saved shall be protected with orange construction fencing placed at the drip line or a distance greater than the drip line. Trees shall be pruned, watered, and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
12. Maintenance of landscape plantings shall be guaranteed for three (3) years.
13. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the town's Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations and shall be registered and shall carry insurance as required by Chapter 175 of the Comprehensive Development Regulations.
14. If any site lighting is proposed as part of this project, a lighting plan which shows the type, location and lighting contours shall be submitted. The proposed lights shall be designed to reduce impacts to the surrounding properties
15. If a dumpster is to be used on the property it shall be enclosed with building materials that are compatible with the existing building and located in the rear yard. The enclosure shall equal the height of the dumpster and shall not be higher than six and one-half (6.5) feet.
16. Outside storage and display shall be prohibited.
17. Maintenance and repair of equipment shall be prohibited.
18. Prior to the issuance of any building permits a landscape and parking plan shall be submitted, reviewed and approved by the Building and Planning Department.
19. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
20. A lighting plan which shows the type, location and lighting contours shall be submitted as part of the final application.
21. All outstanding Site Plan comments and concerns of the Town Engineer regarding soil erosion, storm water control, water system and sanitary sewer design shall be addressed.
22. All County Development Review Comments shall be addressed.
23. All other reviewing agencies must issue their approval prior to the Department of Public

Works issuing its final approval.

24. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to landscaping, stormwater mitigation, infrastructure and erosion control. The applicant's engineer shall prepare an itemized estimate of the scope of the project as a basis for the letter of credit.
25. The applicant's architect shall evaluate the project relative to the Town of Brighton sprinkler ordinance to determine if the building needs to be sprinklered. This evaluation shall be submitted.
26. Erosion control measures shall be in place prior to site disturbance.
27. The location of any proposed generators shall be shown on the site plan. All requirements of the Comprehensive Development Regulations shall be met or a variance shall be obtained from the Zoning Board of Appeals.
28. The location of the HVAC shall be shown on the site plan
29. All comments and concerns of the Town Engineer as contained in the attached memo dated July 14, 2020 from Evert Garcia to Ramsey Boehner, shall be addressed.
30. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
31. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.
32. The plans shall be revised to address the following comments of the Conservation Board:
 - a. Consider additional deciduous shade tree plantings in the front yard area.
 - b. Investigate incorporating pervious pavement into the project to help mitigate the loss of green space.
33. The project engineer shall confirm if additional accessible parking spaces are required to be installed as part of this project. All new accessible parking space signage to be installed or replaced shall have the logo depicting a dynamic character leaning forward with a sense of movement as required by Secretary of State pursuant to section one hundred one of the Executive Law.



Public Works Department

Commissioner of Public Works – Mike Guyon, P.E.

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: July 14, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 7P-NB1-20
Application of Teamsters Local #118, Owner, and DiPasquale Construction, Inc., Agent, for Preliminary Site Plan Approval to construct a 2,617 +/- sf building addition and expand the parking lot.
130 Metro Park*

We have completed our review of the above referenced project and offer the following comments for the Planning Boards consideration

General:

1. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements.
2. Areas designated for snow storage must be delineated on the plans.
3. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: restoration, utility improvements, stormwater water management facilities, landscaping and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
4. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
5. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
6. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
7. Will the proposed building addition require that the building be sprinklered?
8. The proposed building and site plan must comply with the New York State Fire Code and the Town of Brighton Fire Prevention and Building Construction code. The Town of Brighton Fire Marshal must review the fire apparatus access and fire hydrant locations. The Fire Apparatus Access and Fire Hydrant Worksheet must be completed and submitted to the Town of Brighton for review. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.
9. As part of the redevelopment process, all existing sanitary and storm sewer utilities that are proposed to be used for serving this site shall be televised and tested in accordance with the Town of Brighton requirements to determine their condition and adequacy for doing so. If the utilities require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant. A note indicating this requirement should be provided on the plans.

Sustainability:

1. Pervious pavements should be considered where applicable such as sidewalks, parking areas and drive aisles to control the stormwater generated by the proposed parking lot expansion.



2. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.

Roadway and Traffic:

1. Will the proposed change of use for the facility result in an increase in traffic generated? The applicant should provide a comparison of anticipated traffic generated due to the expansion of facility and the anticipated change of use to traffic generated by the existing conditions.
2. A turning radius analysis demonstrating that the proposed layout can accommodate the turning movements of emergency vehicles must be provided.

Engineer's Report:

1. The proposed project is within the Irondequoit Creek watershed. Will the proposed project exceed the thresholds for requiring a stormwater management report identified in the Irondequoit Creek Watershed Stormwater Management Report Requirements Packet for Developers?
2. Will the proposed addition require any changes to the existing water distribution network? If so, hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the demands associated with this project must be provided.
3. A sequence for construction of the development site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping shall be provided. The sequence of construction should also be outlined on the plans.
4. The spillway crest length included in the hydrograph report does not appear to coincide with the crest length for the spillway depicted on the plans. Please review and revise as necessary.
5. Are there any new lights being proposed for this development? Proposed lighting should be designed in accordance with the Dark Sky guidelines. Cut sheets for any proposed lighting fixtures should be provided for review.

Plans:

1. *Existing Conditions & Demolition Plan, C-001*
 - a. The limits of disturbance must be shown on the plans. Orange construction fencing should be used to delineate the limits of disturbance where applicable.
 - b. If there are sanitary sewer cleanouts on site, they shall be protected by orange construction fencing during the site construction.
 - c. Record Mapping indicates that there is a storm sewer easement located in the rear of the property. All existing easements should be shown on the map along with their liber and page. Additionally, the applicant should review how the proposed improvements impact the existing storm sewer easement.
2. *Site Layout Plan, C-101*
 - a. The width of the exit/drive aisle on the western portion of the site should be called out.
3. *Grading, Erosion and Sedimentation Control and Utility Plan, C-201*
 - a. Will an oil/grease separator be installed as part of the proposed improvements? If so, please provide supporting technical documentation for the sizing of the separator unit.
 - b. A sewer permit is required for the demolition and reconnection to the sanitary sewer lateral.
 - c. Sanitary sewer cleanouts must be provided every 75 feet.
 - d. A minimum of 4' feet of cover must be provided along the entire length of the sanitary sewer lateral. As proposed, the sewer lateral appears to lose minimum cover near the building.
 - e. Floor drains, if installed, shall be connected to the sanitary sewer system. Floor drains do not include foundation or footer drains. Discharge from any floor drain must meet the effluent limits of the local and/or Monroe County Pure Waters Sewer Use Law. A note indicating this requirement should be included on the plans.
 - f. The location of the roof leaders for the proposed addition should be depicted on the plans.
4. *Details:*
 - a. A detail for the turf reinforcement mat should be provided
 - b. The spillway detail should provide dimensions consistent with the plans.

5. *The following notes must be included on the plans:*

- a. Any contractor or individual involved in the planting, maintenance or removal of trees shall comply with the requirements of the Town's Comprehensive Development Regulations for Excavation and Clearing (Chapter 66), Trees (Chapter 175) and other pertinent regulations. The Contractor shall be a registered tree-service provider with the Town and shall carry insurance as required by Chapter 175 of the Town's Comprehensive Development Regulations.
- b. All construction shall conform to Town of Brighton Standards unless specifically noted on the plans and shall be subject to the inspection and approval of the Town of Brighton.
- c. Erosion control measures shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- d. The contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control measures, tree protection and preservation throughout construction.
- e. All inlets to the storm system shall be protected on all sides to control siltation. The utility contractor shall be responsible to maintain the protection until ground cover is established.
- f. The contractor shall be responsible for all damages and repairs to all utilities, public and private roadways, sidewalks, and structures including signs, resulting from his operation
- g. The contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction. For descriptive and survey data on the control monuments, call the Monroe County Geodetic Survey Office.
- h. All trees to be saved shall be pruned, watered and fertilized prior to, during and after construction. Materials and equipment storage shall not be allowed in fenced areas.
- i. The landscaping associated with the project shall be guaranteed for three years.
- j. As part of the redevelopment process, all existing utility laterals that are proposed to be used for serving this site shall be televised to determine their condition and adequacy for doing so. If the laterals require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant.
- k. Storm sewers and stormwater mitigation facility shall be privately owned and maintained.
- l. All disturbed areas shall be protected from erosion either by mulch or temporary seeding within two weeks of disturbance.
- m. Tree protection and erosion control measures shall be in place prior to clearing or construction.
- n. Linear straw bales or erosion control fabric shall be used on steep slopes and wherever necessary to control erosion and siltation of existing drainage systems as ordered by the Engineer.





Public Works Department

Commissioner of Public Works – Mike Guyon, P.E.

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: July 13, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 7P-NB2-20
Application of Baptist Temple, Owner, and Clover Park Properties, LLC, Contract Vendee, for Concept Review to construct two-story 10,000 sf building addition and repurpose an existing church structure for professional office use.
1075 Clover Street*

We have completed our review of the above referenced project and offer the following comments for the Planning Boards consideration

General:

1. A schedule of all easements (existing/proposed, public/private) shall be provided in conjunction with this project. All texts, maps and descriptions shall be prepared and submitted to this office for review of the proposed easements.
2. Parking stalls shall be 9ft. x 18ft, all drive aisles shall be 24 feet wide for two-way travel, and fire lanes shall be designated and comply with the Town of Brighton and NYS Fire Codes.
3. Areas designated for snow storage must be delineated on the plans.
4. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: restoration, utility improvements, stormwater water management facilities, landscaping and sediment and erosion control. The letter of credit should be submitted to the Town for review and approval. An original Letter of Credit must be received by the Town prior to the start of construction.
5. All other approvals from jurisdictional agencies must be obtained prior to that of the DPW.
6. The contractor shall obtain all necessary Highway Access, Sewer Construction, or other permits from the Town or other agencies prior to starting work.
7. If any environmental conditions or issues, not previously identified, are encountered during construction, the owner and the contractors(s) shall immediately notify the Town, Monroe County Health Department and NYSDEC before continuing the construction process.
8. The Site Plan should include; locations and dimensions of principal and accessory structures, parking areas, signs, general topography contours of the site, existing utilities, existing and proposed trees and other vegetation and other existing or planned features; a narrative describing anticipated changes to existing topography and natural features, including but not limited to trees, landscaping, utilities, proposed storm sewer infrastructure, and proposed stormwater management facility.
9. The proposed building and site plan must comply with the New York State Fire Code and the Town of Brighton Fire Prevention and Building Construction code. The Town of Brighton Fire Marshal must review the fire apparatus access and fire hydrant locations. The Fire Apparatus Access and Fire Hydrant Worksheet must be completed and submitted to the Town of Brighton for review. The worksheet can be found at: <http://www.townofbrighton.org/DocumentCenter/View/4557>.
10. As part of the redevelopment process, all existing sanitary and storm sewer utilities that are proposed to be used for serving this site shall be televised and tested in accordance with the Town of Brighton requirements to determine their condition and adequacy for doing so. If the utilities require any improvements to provide this service, or if the Sewer Department determines that there are deficiencies in the service lines that require corrective action, it shall be done so at the expense of the applicant.

11. The footprint of the proposed building addition might be in conflict with the location of the existing sewer lateral and grease trap. Please review and revise as necessary.

Sustainability:

1. The proposed project includes the construction of large impervious surfaces which cause the immediate area to become warmer than the surrounding land forming an island of higher temperatures known as "heat island effect". Trees of substantial size should be provided along roadways and parking areas to create a canopy large enough to offset the "heat island effect".
2. Pervious pavements should be considered where applicable such as sidewalks, parking areas and drive aisles to control the stormwater generated by the proposed parking lot expansion.
3. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.

Roadway and Traffic:

1. Will the proposed change of use for the facility result in an increase in traffic generated? The applicant should provide a comparison of anticipated traffic generated due to the expansion of facility and the anticipated change of use to traffic generated by the existing conditions.
2. A turning radius analysis demonstrating that the proposed layout can accommodate the turning movements of emergency vehicles must be provided.

Engineer's Report:

1. An Engineer's Report must be provided. The Engineers Report should include technical information regarding sanitary sewer demand, change in runoff, and justification of the proposed stormwater quality/quantity mitigation.
2. The proposed project is within the Irondequoit Creek watershed. Will the proposed project exceed the thresholds for requiring a stormwater management report identified in the Irondequoit Creek Watershed Stormwater Management Report Requirements Packet for Developers?
3. What is the proposed area of disturbance for this project? Chapter 215 of the Brighton Town Code states that modification of any area greater than 20,000 square feet requires the development of a Stormwater Pollution Prevention Plan (SWPPP) by the applicant in accordance with the specifications outlined by the Town, reviewed by the appropriate board and approved by the Town Engineer. Please develop a SWPPP for this project. The SWPPP must meet the design criteria set forth in the most recent version of the Town of Brighton's Design Standards; NYS Stormwater Management Design Manual; and NY Standards and Specifications for Erosion and Sediment Control; and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the Town Engineer.
4. Stormwater mitigation must be provided to meet the requirements of Chapter 215, Stormwater Management, of the Brighton Town Code. Will the proposed development cause an increase in peak flows, volume, velocity, and duration of stormwater concentration? How are these effects being mitigated? Technical calculations demonstrating compliance with the Code of the Town of Brighton must be provided.
5. Hydraulic calculations demonstrating that the proposed water distribution network has sufficient pressure and flow to accommodate the demands associated with this project must be provided.
6. A sequence for construction of the development site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping shall be provided. The sequence of construction should also be outlined on the plans.
7. A lighting plan must be provided. The proposed lighting should be designed in accordance with the Dark Sky guidelines.

MEMO

TO: Ramsey Boehner, Associate Planner
FROM: Rick DiStefano, Planner
DATE: July 8, 2020
RE: Conservation Board's comments concerning the July 15, 2020 Planning Board meeting.

7P-NB1-20 130 Metro Park

- Consider additional deciduous shade tree plantings in the front yard area.
- Investigate incorporating pervious pavement into the project to help mitigate the loss of green space.

7P-NB2-20 1075 Clover Street

- In general, the Board does not have any major concerns regarding the re-purpose of the existing church building for professional offices. The 2 story addition does not appear to big and maintains a 105 ft. setback from Highland Avenue.
- Proper buffering of the parking lot, especially to the houses on Council Rock Avenue, is important and needs to be thoroughly addressed.
- Any disturbance to the front yard areas should be kept to a minimum. Protecting and maintaining the front yard trees is a priority.
- The Clover Street sidewalk should be improved.
- Green infrastructure techniques should be incorporated.
- Additional landscape plantings throughout the parking lot are needed.
- The Board will have additional comments as plans move forward.