

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF SEPTEMBER 16, 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.

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 September 16, 2020 at 12:00 PM.

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

The public may 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.

AGENDA

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

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the August 19, 2020 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of September 10, 2020 will now be heard.

8P-01-20 Application of John Greer, owner, for Preliminary/Final Site Plan Approval to expand the existing restaurant parking lot on property located at 2171 West Henrietta Road. All as described on application and plans on file. **TABLED AT THE AUGUST 19, 2020 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED TO THE OCTOBER 21, 2020 MEETING AT APPLICANTS REQUEST.**

8P-02-20 Application of Passero Associates, agent, and New Monroe Real Estate, LLC, owner, Site Plan Modification to expand and reconfigure the parking area increasing the number of parking spaces from 36 to 47 on property located at 2816 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE AUGUST 19, 2020 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED TO THE OCTOBER 21, 2020 MEETING AT APPLICANTS REQUEST.**

8P-03-20 Application of Passero Associates, agent, and RFM Morgan Properties, owner, for Site Plan Modification to demolish two 20 stall carports and replace with surface parking on property located at 2125 Monroe Avenue, Brighton Garden Apartments. All as described on application and plans on file. **TABLED AT THE AUGUST 19,**

2020 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED TO THE OCTOBER 21, 2020 MEETING AT APPLICANTS REQUEST.

9P-01-20 Application of Nicholas Leonardo, owner, for Site Plan Modification and woodlot EPOD permit modification (9P-01-19 & 1P-01-20) to remove additional trees for the purpose of constructing a new house on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3. All as described on application and plans on file.

9P-02-20 Application of Teamsters Local #118, owner, and DiPasquale Construction, Inc., agent, for Final 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.

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. **TABLED AT THE JULY 15, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

9P-NB1-20 Application of Baptist Bible Temple, owner, and Clover Park Properties, LLC, contract vendee, for Preliminary Site Plan Approval to convert an existing church building into high end office space and construct a 2 story, 10,000 sf building addition on property located at 1075 Clover Street. All as described on application and plans on file. **POSTPONED TO THE OCTOBER 21, 2020 MEETING AT APPLICANTS REQUEST.**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Geraldine Miner, 2670 Highland Avenue - #2, dated September 14, 2020, in opposition to application 9P-NB1-20, 1075 Clover Street.

Letter from Jerry A. Goldman, Esq., Woods Oviatt Gilman, dated September 14, 2020, requesting postponement of application 9P-NB1-20 to the October 21, 2020 meeting.

Letter from David Cox, Passero Associates, dated September 14, 2020, requesting postponement of application 8P-02-20 to the October 21, 2020.

Letter from David Cox, Passero Associates, dated September 14, 2020, requesting postponement of application 8P-03-20 to the October 21, 2020.

Letter from Cade Krueger, DDS Companies, dated September 16, 2020, requesting postponement of application 8P-01-20 to the October 21, 2020.

Letter from Thomas Hack, 71 Greenaway Road, dated September 16, 2020, with comments and concerns regarding application 9P-01-20, Clover Street.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<u>1588</u>	Lazzara Smiles Orthodontics 925 E. Henrietta Road	Bldg Face Sign	8/27/20
ARB - Approved with conditions: 1. Center the text between the 4 windows. 2. Fit letters between the top of the windows and trim board so backerboard does not overlap any architectural elements. 3. Provide drawing showing letters to scale and placed in the exact location it would be installed.			
<u>1589</u>	USA Vein Clinics 1882 Winton Road #2	Bldg face Sign	8/27/20
ARB - Approved as presented.			

Ramsey Boehner

From: Gerry Minerd <gerryminerd@gmail.com> on behalf of Gerry Minerd
Sent: Monday, September 14, 2020 3:25 PM
To: ramsey.boehner@townofbrighton.org
Subject: 9P-NB1-20

Dear Mr. Boehner,

I am not able to attend this Wednesday's Public Hearing. Please accept my comment to be read aloud at the meeting:

"My name is Geraldine Minerd....and I live at 2670 Highland Avenue in Brighton. I am NOT in favor of any expansion to the property on the corner of Highland & Clover, as described in 9P-NB1-20. However, if this application does get approved, please DO NOT remove the large trees on the premises, ESPECIALLY the trees that outline the perimeter or are close to the perimeter of the property on Highland & Clover. I live right across the street on Highland Avenue....and the trees truly enhance both the property and the neighborhood. While Highland Avenue is certainly "vibrant" - it would be in everyone's best interest to keep it "verdant"! Thank You!"

Geraldine Minerd
2670 Highland Ave. - #2
Rochester, N.Y. 14610
585-662-3509



Rick DiStefano <rick.distefano@townofbrighton.org>

Baptist Temple -- Clover Street

Goldman, Jerry A. <jgoldman@woodsoviatt.com>

Mon, Sep 14, 2020 at 1:25 PM

To: "Town of Brighton-Ramsey Boehner (ramsey.boehner@townofbrighton.org)" <ramsey.boehner@townofbrighton.org>,

"Town of Brighton-Rick DiStefano (rick.distefano@townofbrighton.org)" <rick.distefano@townofbrighton.org>

Cc: "John August (jwaugust@outlook.com)" <jwaugust@outlook.com>, "david@lldenterprises.com"

<david@lldenterprises.com>, "Jeff Saeger (jeff@lldenterprises.com)" <jeff@lldenterprises.com>, Matt Tomlinson

<mtomlinson@marathoneng.com>, "Brugg, Betsy D." <bbrugg@woodsoviatt.com>

Ramsey and Rick-

Thank you very much for getting together with us on Zoom this morning. We believe that the information exchanged was quite helpful.

Based on our call, we will be updating application information, and to avoid confusion with the Planning Board, are requesting that the hearing on preliminary site plan approval be postponed to the next scheduled meeting on October 21. We will be in touch in the interim to further discuss.

Please confirm at your earliest convenience.

stay safe,

Thanks and

Jerry

Jerry A. Goldman, Esq.
Partner
Direct Dial: 585-987-2901
Direct Fax: 585-362-4602
Mobile: 585-329-7070
jgoldman@woodsoviatt.com



Firm Phone: 585-987-2800
Firm Fax: 585-454-3968
woodsoviatt.com

Visit our Covid-19 Resource Page

Pittsford Animal Hospital

1 message

David Cox <dcox@passero.com> Mon, Sep 14, 2020 at 1:56 PM
To: Ramsey Boehner <ramsey.boehner@townofbrighton.org>, "Rick DiStefano (rick.distefano@townofbrighton.org)" <rick.distefano@townofbrighton.org>

Ramsey/Rick,

See attached revised plans and response letters to comments. To give staff time to review, I request our Planning Board application be tabled until the Oct 21st PB meeting. I will be dropping 10 hard copies in the mail.

Sincerely,

David Cox, PE, MBA

Associate|Project Manager

PASSERO ASSOCIATES

242 West Main Street, Suite 100

Rochester, NY 14614

Phone: 585-325-1000

Direct: 585-760-8579

dcox@passero.com

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4 attachments

 **Civil Plans 9.11.2020.pdf**
1822K

Brighton Gardens

1 message

David Cox <dcox@passero.com> Mon, Sep 14, 2020 at 1:51 PM
To: Ramsey Boehner <ramsey.boehner@townofbrighton.org>, "Rick DiStefano (rick.distefano@townofbrighton.org)" <rick.distefano@townofbrighton.org>

Ramsey/Rick,

See attached revised plans and response letters to comments. To give staff time to review, I request our Planning Board application be tabled until the Oct 21st PB meeting. This will also be after the Oct 7th ZBA meeting. I will be dropping 10 hard copies in the mail.

Please let me know if you need additional copies for the ZBA meeting on Oct 7th. Their main concern was screening and adding additional landscaping. We have added additional 4 season landscape screening.

Sincerely,

David Cox, PE, MBA

Associate|Project Manager

PASSERO ASSOCIATES

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Rochester, NY 14614

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Direct: 585-760-8579

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Ramsey Boehner

From: Cade Krueger <ckrueger@ddscompanies.com> on behalf of Cade Krueger
Sent: Wednesday, September 16, 2020 10:03 AM
To: Ramsey Boehner; Rick DiStefano
Subject: 2171 West Henrietta Road

Dear Ramsey,

On behalf of my client, John Geer, for our project at 2171 West Henrietta Road, I would like to request an adjournment of our planning board application until the October planning board meeting.

The reason for the adjournment is to allow time and scheduling to attend the required zoning board meeting in order to obtain a variance for expanded use prior to requesting final approvals for the proposed site plan improvements.

Regards,

Cade Krueger
Project Engineer



www.ddscompanies.com



The DDS Companies
45 Hendrix Rd.
West Henrietta, NY 14586

office: 585-359-7540
direct: 585-340-0582
fax: 585-359-7541

Ramsey Boehner

From: Thomas Hack <thomashack1957@gmail.com> on behalf of Thomas Hack
Sent: Wednesday, September 16, 2020 1:14 PM
To: ramsey.boehner@townofbrighton.org; William M. Price;
Laura.Civiletti@cityofrochester.gov; josowski@brockport.edu
Cc: William Moehle
Subject: Planning Board Meeting / Zoom Information
Attachments: image.jpg; Untitled attachment 00270.txt

Ramsey:

Can you provide me information on what numbers to call tonight in order to participate on the Planning Board "Zoom" Meeting ? Our neighborhood has concerns over the FULL SCALE CLEAR CUTTING of the property listed under SITE PLAN 9P-O1-20 (house at Clover and Greenaway). It is our understanding that the conservation board has reviewed the plan and issued recommendations that don't coincide with the developers current clear cut plan.

The developers plan to clear cut the majority of the parcel is out of context with the provisions of article 207 of the towns code (Landscaping Regulations), and does not compliment the residential character of our neighborhood or Brighton in general.

We see no "Landscaping Plan" whatsoever and take exception to the notion of whole scale clear cutting the property. We see no new plantings being installed to replace the removal of 92 Trees over 6" in caliper. The whole scale clear cutting of this property goes against the guidelines and policies of the Town's Master Plan and as such need to be revised.

All we're asking for is a review of the whole scale clear cut plan and Leaving perhaps a minimum of 25% of the existing trees in place. Since they are using existing public ROW, the public should be getting something back for this as an incentive.

BTW: The notice for the meeting has been lying in the woods for over 2 weeks, so I'm not 100% sure everyone knows about this virtual meeting

Thanks Tom Hack
71 Greenaway Road
(585) 355-1004

PLANNING BOARD REPORT

HEARING DATE: September 16, 2020

APPLICATION NO: 9P-01-20

APPLICATION SUMMARY: Application of Nicholas Leonardo, owner, for Site Plan Modification and woodlot EPOD permit modification (9P-01-19 & 1P-01-20) to remove additional trees for the purpose of constructing a new house on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3.

COMMENTS:

- * The subject property is presently zoned RLB.
- * The total project area is 1.04 acres.
- * Calculation for lot coverage will be 6.55%.
- * The project has received the necessary approvals from the Board of Appeals for setback, and Architectural Review Board approval for the building.
- * The new plans show additional tree being removed. In all 91 of 121 trees are now designated for removal without any increase in planting to mitigate addition removals.
- * The area of disturbance including additional tree clearing exceeds 20,000 sf requiring the development of a Storm Water Pollution Prevention Plan(SWPP) to be reviewed by the town.
- * A new grading plan has not been provided.

CONSERVATION BOARD:

- The Board sees no justification for basically clear cutting the lot. The applicant was aware of the property's woodlot EPOD classification and submitted and received approval for a site plan that minimized tree removal for the construction of a new house. Tree removal shall be limited to that as was originally approved.
- There was no mitigation proposed for the removal of the additional trees.
- Removal of trees to make room for a soil stockpile is unwarranted.

TOWN ENGINEER:

- * See memo from Town Engineer Evert Garcia dated September 14, 2020

QUESTIONS:

- * What has changed on the Site Plan since the last Planning Board Meeting?
- * How will the trees be removed?
- * How will the site be graded after the trees are removed?
- * Will an updated grading plan be provided?
- * Will additional tree removals be mitigated? Will a landscape plan be provided?
- * Will a SWPP be provided?
- * Are any additional trees within the Town right of way being removed?
- * Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- * Has the project been reviewed by the Conservation Board?
- * Will the project meet the NYS Guidelines for Urban Erosion and Sediment Control?
- * Will any existing trees be retained?

APPLICATION:

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

1. 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.
2. A revised grading plan will be submitted to the Town that takes into consideration the increases disturbance caused by additional removal of trees.
3. Provide a survey of all the trees to be removed on the site over 5 inches in diameter identified by species, condition, and worthiness for preservation. The survey shall be prepared by a qualified consulting forester, arborist, or horticulturist.
4. The applicant shall submit a robust landscaping plan to mitigate the considerable loss in vegetation now being proposed.

5. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
6. 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.
7. 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.
8. Maintenance of landscape plantings shall be guaranteed for three (3) years.
9. 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.
10. Prior to the issuance of any building permits, a letter of credit shall be provided to the Town to cover the cost of materials and installation for all landscaping to ensure that all landscaping conforms to the approved plans and that the landscape survives in a healthy condition.
11. Erosion control measures shall be in place prior to site disturbance.
12. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Town Engineer

MEMO

Date: September 14, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 9P-01-20*

Application of Nicholas Leonardo, owner, for Site Plan Modification and woodlot EPOD permit modification (9P-01-19 & 1P-01-20) to remove additional trees for the purpose of constructing a new house.

Tax ID #'s 122.16-1-5, 122.16-1-4 and 122.16-1-3

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

General:

1. The area of disturbance previously estimated for this development was 18,800 sf. It appears that the clearing limits now being proposed as part of this project will cause land disturbance of more than 20,000 sf. 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 consistent with the requirements of Chapter 215 for this development.
2. The revised plans indicate that 91 out of the 121 trees surveyed on this property are now designated for removal. Article XVI EPOD (2) Woodlot Protection District states that planting of replacement vegetation to mitigate unavoidable uses of woodlots should be provided. The revised plans do not show any more plantings than what was previously provided as part of the approved plans. The applicant should submit a robust landscaping plan to mitigate the considerable loss in vegetation now being proposed.
3. Stormwater runoff calculations which were provided as part of the original application must be reviewed by the applicant's engineer to determine if the change in surface treatment, caused by removing a considerable number of trees from the site, affects the consequences of the various storm events previously evaluated. Changes in stormwater runoff parameters such as the runoff curve number and/or the time of concentration must be considered.
4. What is the methodology being proposed for the removal of the additional trees on site?
5. A revised grading plan must be submitted which demonstrates any grading changes on the site resulting from the tree removal work.
6. Will all the material stockpiled on site be spread out for re-grading purposes? If not, how will the rest of the stockpiled material be removed from the site?

7. Are any additional trees within the Town right of way being proposed to be removed as part of the new plan?

PLANNING BOARD REPORT

HEARING DATE: September 16, 2020

APPLICATION NO: 7P-NB1-20 And 9P-02-20

APPLICATION SUMMARY: Application of Teamsters Local #118, owner, and DiPasquale Construction, Inc., agent, for Preliminary and Final 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 was obtained from the Zoning Board of Appeals under application 9A-09-20. The open space has since been increased to 31%.
- The proposed use requires 29 parking spaces. Adequate parking exists for the applicant's request, but a parking/aisle/ pavement setback requires a variance from the Zoning Board of Appeals that was approved with condition on application 9A-08-20.
- The architectural design and building materials of the proposed building was approved by the Town of Brighton Architectural Review Board under application 7AR-1-20.
- A lighting plan was not submitted with the plans. Location of building lights provided.

CONSERVATION BOARD:

- All previous comments appear to have been adequately addressed.

TOWN ENGINEER:

- See memo from Evert Garcia to Ramsey Boehner dated September 15, 2020.

QUESTIONS:

- Have all the necessary variances for this project been obtained from the Zoning Board of Appeals?
- Has approval been obtained from the Architectural Review Board?
- Will the parking lot be lighted?

- What type of provisions are you providing for trash?
- Do you propose to install a fire sprinkler system? Are any updates required to provide an adequate system?
- Have you verified that all radii are large enough for 40' long fire ladder truck with the Fire Marshal?

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 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 project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
9. 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.
10. 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.

11. Maintenance of landscape plantings shall be guaranteed for three (3) years.
12. 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.
13. Outside storage and display shall be prohibited.
14. Maintenance and repair of equipment shall be prohibited.
15. 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.
16. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
17. 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.
18. All County Development Review Comments shall be addressed.
19. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
20. 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.
21. Erosion control measures shall be in place prior to site disturbance.
22. 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.
23. All comments and concerns of the Town Engineer as contained in the attached memo dated September 15, 2020 from Evert Garcia to Ramsey Boehner, shall be addressed.
24. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
25. 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.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 9P-02-20

Date: September 16, 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: Application of Teamsters Local #118, owner, and DiPasquale Construction, Inc.

SEQR Status: Unlisted

Conditioned Negative Declaration: Yes

Description of Action: Site Plan Approval to construct a 2,617 +/- sf building addition and expand the parking lot on property located at 130 Metro Park.

Location: 130 Metro Park

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. Soil erosion control measures will be implemented during and after construction based upon a detailed grading and erosion control plan.
2. No threatened or endangered species of plants or animals will be affected by this project.
3. The site will be serviced by sanitary sewers and public water. There appears to be adequate capacity to service the proposed development.
4. The storm water drainage system is designed and will be constructed in accordance with all applicable Town requirements and designed in a manner so as to mitigate storm water pollutant loads.

5. The requirements of the State Environmental Quality Review Law have been complied with.
6. The duration of all impacts will be short term in nature.
7. There will be no resources of value irreversibly lost.

For further information:

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

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

Telephone: (585)784-5229



Public Works Department

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

Evert Garcia, P.E.
Assistant Engineer

MEMO

Date: September 15, 2020

From: Evert Garcia

To: Ramsey Boehner

Copy: File

Re: *Application No. 9P-02-20*

*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. The engineer's estimate for construction to establish the value of the letter of credit should be revised to include the installation of the 4" fire service.
2. What is the status of the MCWA review/approval for the new fire service?
3. Will the new fire service require a backflow prevention device? If so, will a hotbox be required on the site?
4. The Fire Apparatus Access and Fire Hydrant Worksheet has been submitted the office of the Fire Marshal for review. The applicant should confirm that all the Fire Marshal's comments have been addressed.
5. Have sprinkler design plans been submitted for the Fire Marshal's office for review?

Engineer's Report:

1. The Hazen Williams C factor used in the hydraulic calculations should be consistent with MCWA requirements as outlined in their Uniform Design and Construction Standards.
2. What structure is the second elevation head value of 559.5 ft referring to?
3. We await to confirm the updated fire demand calculations which will be provided by the subconsultant.
4. How was the 750 gpm fire flow demand determined? Please provide supporting documentation.

