

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JANUARY 18, 2023
Brighton Town Hall
2300 Elmwood Avenue

Written comments may be submitted to Jason Haremza, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to jason.haremza@townofbrighton.org

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

AGENDA

7:00 P.M.

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members.

CHAIRPERSON: Approval of the October 19, 2022 meeting minutes.
Approval of November 1, 2022 special meeting minutes.
Approval of the November 18, 2022 meeting minutes. **To be done at the February 15, 2023 meeting.**
Approval of the December 21, 2022 meeting minutes. **To be done at the February 15, 2023 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of January 12, 2023 will now be held.

11P-01-22 Application of Tasty Hut, LLC, owner, and James Smith, architect, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 250 +/- sf building addition and allow for a Pizza Hut Restaurant with a pick up window on property located at 1760 Monroe Avenue. All as described on application and plans on file. **POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

12P-02-22 Application of Daniele Family Companies, owner, for Preliminary/Final Site Plan Approval, Preliminary/Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,325 +/- sf restaurant with outdoor dining and a drive-thru pick-up only window on property located at 2735 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE DECEMBER 21, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

1P-01-23 Application of Jewish Senior Life, owner, for Phase I Final Site Plan Approval to construct a one four-story building containing 35 Independent Living dwelling units, a 5,500 +/- sf multi purpose room / theater addition, a 2,000 +/- sf fitness addition and one 1,400 +/- sf maintenance and storage building on property

located at 2000 Summit Circle Drive. All as described on application and plans on file.

NEW BUSINESS:

5P-NB2-22 Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file. **TABLED AT THE MAY 18, 2022 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

9P-NB1-22 Application of Kim Bailey, Stahl Properties, owner, for Preliminary Site Plan Approval and Demolition Review and Approval to raze an existing single family home and construct a 5,545 +/- sf single family home with a 900 sf attached garage on property located at 12 Elmwood Hill Lane. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 21, 2022 - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

Lead Agency selection for the purposes of SEQRA in regard to an Incentive Zoning request for 1950-1966 Monroe Avenue.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Larry Heininger, P.E., dated January 3, 2023, requesting postponement of application 9P-NB1-22, 12 Elmwood Hill Lane, to the February 15, 2023 meeting.

Letter from Jim Smith, architect, dated January 9, 2023, requesting postponement of application 11P-01-22, 1760 Monroe Avenue, to the February 15, 2023 meeting.

Letter from Rick DiStefano, Environmental Liaison, dated January 17, 2023, seeking lead agency status for 1950-1966 Monroe Avenue.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1675	Scoop N Twist 1900 Monroe Avenue (AKA 932 South Winton Road) (Twelve Corners Plaza)	Bldg Face	ADMIN REVIEW ADMIN REVIEW
Approved as submitted.			

PLANNING BOARD REPORT

HEARING DATE: 1-18-2023

APPLICATION NO: 12P-02-22

LOCATION: 2735 Monroe Avenue

APPLICATION SUMMARY: Application of Daniele Family Companies, owner, for Preliminary/Final Site Plan Approval, Preliminary/Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,325 +/- sf restaurant with outdoor dining and a drive-through pick-up only window on property located at 2735 Monroe Avenue.

COMMENTS:

1. The property is zoned General Commercial District (BF-2). Restaurants, outdoor dining facilities, and drive-through facilities require a Conditional Use Permit in the General Commercial District (BF-2), per Section 203-84B. Construction of new buildings or structures requires Site Plan Review per Section 217-9A.
2. A very similar proposal for this site was reviewed and approved by the Town of Brighton in 2018 (6P-NB1-17 and 3P-01-18):

Raze a commercial building and construct a 2,858 +/- sf restaurant with outdoor dining and a drive-thru pick-up window.

3. This site is part of a larger Access Management Plan (AMP) implemented in conjunction with the recent development on the north side of Monroe Avenue. The existing driveway from Monroe Avenue onto the site is restricted to a right-in only.
4. An asbestos inspection/survey was previously submitted. The survey indicates that no asbestos containing materials were identified on the interior and exterior of the building.
5. The Architectural Review Board (ARB) reviewed the proposal at their 12-20-2022 meeting and tabled the item pending resolution of building lighting details, front entrance canopy details, and screening of rooftop mechanical equipment from both Monroe Avenue and adjacent residential properties to the south. The application will continue to be reviewed by the ARB at their 1-24-2023 meeting.
6. The existing building was reviewed by the Historic Preservation Commission (HPC) on 5-25-2017 and the commission decided not to schedule a public hearing to pursue designation. This decision has expired and the HPC will again review this proposal at their 1-26-2023 meeting.
7. Area variances for side setbacks and lot coverage were granted by the ZBA on 1-4-2023.
8. Cross access easements were previously approved and filed and are shown and referenced on the Site Plan, per applicant's 1-3-2023 response.

9. Any night work performed by private contractors regardless of whether the work occurs on private property own within public right-of-way requires relief from the Town of Brighton Noise Ordinance, which is granted by the Town Board.

TOWN ENGINEER:

See attached Memo from Evert Garcia to Jason Haremza dated 1-13-2023

DPW/SEWER DEPARTMENT:

1. Sewer permits are required
2. Sewer lateral needs to be cleaned and televised to confirm that it meets Town specifications
3. Grease trap must adhere to NYS Plumbing Code as well as Brighton Town Code

QUESTIONS:

1. How have plans changed since the previous review?
2. Are there concerns with vehicle access and internal vehicular circulation?

Access is only from eastbound Monroe Avenue into the site. Drivers exiting the site must use one of the driveways on adjacent properties, accessed through shared access easements as part of the Access Management Plan (AMP). Drivers exiting the drive up window are intended to turn LEFT and circle the building counterclockwise to reach a signalized intersection just east of this site. However, the natural behavior of drivers exiting the drive-up window, will be to turn RIGHT into the right-in only driveway, against the flow of incoming traffic, and exit onto Monroe Avenue, which will be visible and close by. There appears to be the potential for driver conflicts and a disconnect between the intended, engineered, traffic pattern and human behavior.

Can the curbing at the intersection of the site entrance and drive through exit be reconfigured to force motorists exiting the drive through to turn left? This might include tight channelization with mountable curbs that stop most passenger vehicles but allow large delivery and fire vehicles to roll over.

3. What outdoor trash receptacles are proposed to be installed, per town zoning requirements?
4. Please describe the lighting plan. What is the color temperature of the proposed lights? Are the proposed lights dark sky compliant? Are cutoffs proposed on any lights?
5. What mechanicals are proposed? How will they be screened from both Monroe Avenue and the adjacent residential property to the south?
6. Is the hydraulic network analysis adequate? See also attached memo from Evert Garcia to Jason Haremza dated 12-18-2022 specifically page 1, 'Engineer's Report' item #1:

“1. The hydraulic network analysis needs to be revised to consider a hydrant demand on

the system when determining the worst-case fire demand scenario. In our experience, the hydrant demand combined with the sprinkler demand from the building is generally higher than the quoted 500 gpm. Please review this matter with the Fire Marshal to clarify the fire demand value.

SEQRA

If the Planning Board finds that the proposed action will not have a significant impact on the environment, Town staff suggests that the Planning Board adopt the prepared negative declaration when considering Site Plan and Conditional Use approval.

DECISION

If the Board entertains approval, Town staff suggests including, among any others suggested by the Board, the following conditions:

1. Obtain required Architectural Review Board (ARB) and Historic Preservation Commission (HPC) approvals.
2. All Monroe County comments, if any, shall be addressed.
3. The proposed building shall be sprinklered in accordance with Town requirements.
4. The location of any HVAC or other mechanicals and/or generators shall be shown on the site plan along with details of their proposed screening.
5. The dumpster 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 ten (10) feet. The proposed material shall be shown on plans and shall be approved by the Building & Planning Department.
6. There shall be no outdoor storage or display without further approval by the Planning Board.
7. The entire building shall comply with the most current New York State Fire Prevention and Building Code.
8. 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.
9. All Town codes shall be met that relate directly or indirectly to the applicant's request.
10. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control.
11. Erosion control measures shall be in place prior to site disturbance.
12. 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.

13. Maintenance of landscape plantings shall be guaranteed for three (3) years. 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. The parking lot shall be striped as per the requirements of the Brighton Comprehensive Development Regulations.
15. 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.
16. A turning radius analysis demonstrating that emergency vehicles can adequately access and navigate the site shall be submitted to the Town Fire Marshal for review.
17. An Operational Permit shall be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
18. All outstanding comments and concerns of the Town Fire Marshal shall be addressed. Comments can be obtained from the Town of Brighton Fire Marshal (Chris Roth, 585-784-5220).
19. A letter or memo in response to all Planning Board and Town Engineer comments and conditions shall be submitted.
20. All comments and concerns of the Town of Brighton Sewer Department shall be addressed.
21. Meet all requirements of the Town of Brighton's Department of Public Works.
22. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
23. Paragraph 201.16.B.(1) of the Code of the Town of Brighton states, "Where deemed appropriate and feasible by the Planning Board, Zoning Board of Appeals or authorized official, a cross-access easement shall be required to connect the parking areas between two or more adjacent lots. Cross-access easements shall be considered when reviewing proposals for new development, changes of use or any site modifications". A cross access easement shall be provided. The cross access easement shall be reviewed and approved by the Town Attorney and Town Engineer. The approved easement shall be filed with the Monroe County Clerk's Office. A copy of the filed easement shall be submitted to the Building and Planning Department for its records.
24. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to demolition, 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 project will comply with the requirements of NYSDOL Code Rule 56 regarding asbestos control and Chapter 91 of the Code of the Town of Brighton, Lead-Based Paint Removal. In addition to any other requirements of Code Rule 56, the applicant shall verify that the project will comply with Section 56-3.4(a)(2) regarding on-site maintenance of a project record, and Section 56-3.6(a) regarding 10 Day Notice requirements for residential and business occupants. The property owner shall ensure that the licensing requirements of Section 56-3 and asbestos survey and removal requirements of Section 56-5 are met.
26. All requirements of Sections 203-84.B.3 (restaurant regulations), 207-14.1 (waste container and grease/oil container standards), 207-14.2 (supplemental restaurant regulations) and 207-14.3 (drive-through standards), 203-84.B.4 (Outdoor Dining Facilities) as well as any other pertinent sections of the code, shall be met. Included in these requirements is that “a minimum of one aesthetically acceptable trash receptacle shall be provided on site adjacent to each driveway exit. At least one additional aesthetically acceptable, on-site, outdoor trash receptacle shall be provided for every 10 required parking spaces.” Also included is that, Any use providing food capable of being immediately consumed which is served in disposable packaging shall have at least one aesthetically acceptable, on-site, outdoor covered trash receptacle for patron use located near the primary entrance . . .” These requirements, along with the other requirements of those sections, should be addressed.
27. Any drive-through or drive-up window speaker is required to be less than 50 dbA at four feet from the speaker and not audible above daytime ambient noise levels at the property line.
28. Any signage, building or parking lighting not necessary for security purposes shall be placed on automatic timing devices which allow illumination to commence each day $\frac{1}{2}$ hour before the business is open to the public and to terminate $\frac{1}{2}$ hour after the close of business.
29. The height of the light pole bases shall be six inches above finished grade.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: 12P-02-22

Date: _____

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 Town of 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: 12P-02-22

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description of Action: Application of Daniele Family Companies, owner, for Preliminary/Final Site Plan Approval, Preliminary/Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,325 +/- sf restaurant with outdoor dining and a drive-through pick-up only window on property located at 2735 Monroe Avenue.

Location: 2735 Monroe Avenue

Findings and Reasons Supporting this Negative Declaration:

Based on information submitted to the Lead Agency, Environmental Assessment Form (EAF) Part 1 as supplemented by the Traffic Impact Letter of Findings prepared by Passero Associates, dated 11-14-2022, the Engineers Report prepared by the applicant's engineer and other supplementary information, documentation, testimony, and correspondence, this action will not have a significant adverse impact on the environment for the reasons set forth below:

1. Air, Water, Waste, Erosion, Drainage, and Site Disturbance. The Project will not create any significant adverse impact in the existing air quality or water quality, nor in solid waste production, nor potential for erosion, nor promote flooding or drainage problems. The Project can be sufficiently served by existing utility infrastructure, including water and sanitary sewer facilities. Stormwater runoff from the Project will be adequately collected and treated on site through the stormwater management facility to be constructed on the Property and discharged in accordance with all applicable New York State standards.
2. Noise and Visual Impacts. The Project will not create any adverse noise or visual impacts. Although the Project will be visible from neighboring properties, the nature of the improvements to be located at the Property are consistent with the existing uses within the surrounding

neighborhood (i.e., office, retail, and restaurant) and thus will not result in any significant adverse noise or visual impacts.

3. Agriculture, Archeology, Historic, Natural, or Cultural Resources, Community or Neighborhood Character. The Project will not adversely impact agricultural, archeological, historical, natural, or cultural resources. The site is identified by the NYSDEC EAF Mapper as being within an archaeologically sensitive area. The site has been previously developed, so no significant cultural resources should be disturbed.
4. Vegetation, Fish, Wildlife, Significant, Habitats, Threatened or Endangered Species, Wetlands, Flood Plains. The Project will not have a significant adverse impact on plant or animal life. The Property does not host any threatened or endangered species, and therefore the Project will have no impact on any threatened or endangered species. There are no State or Federal wetlands on the Property, and the Property is not within any designated floodway or floodplain.
5. Community Plans, Use of Land, and Natural Resources. The Project is consistent with and in furtherance of the goals set forth in the Town's Comprehensive Plan.
6. Growth, Subsequent Development, etc. The Project will not induce any significant or adverse growth or subsequent development.
7. Long Term, Short Term, Cumulative, or Other Effects. The Project will not have any significant adverse long term, short term, cumulative, or other environmental effects.
8. Critical Environmental Area. The Project will not have an impact on any designated Critical Environmental Area as set forth in 6 NYCRR Section 617.14(g).
9. Traffic. The Project will not have a significant adverse impact on vehicular traffic, as fully described in the Traffic Impact Letters prepared by Passero Associates.
10. Public Health and Safety. The Project will not have a significant adverse impact on public health or safety.

The Project is subject to all applicable Federal, State, and Local laws, regulations, and code requirements including all requirements of the Town of Brighton, Monroe County Department of Transportation, Monroe County Water Authority, Monroe County Department of Health, and New York State Department of Environmental Conservation.

Pursuant to SEQRA, based on the abovementioned information, documentation, testimony, correspondence, and findings, and after examining the relevant issues, including all relevant issues raised and recommendations offered by involved and interested agencies and Town Staff, the Lead Agency determines that the Project will not have a significant adverse impact on the environment, which constitutes a negative declaration, and, therefore, SEQRA does not require further action relative to the Project.

The Town of Brighton Planning Board, as Lead Agency, has made the following additional determinations:

- A. The Lead Agency has met the procedural and substantive requirements of SEQRA.
- B. The Lead Agency has carefully considered each and every criterion for determining the potential significance of the Project upon the environment as set forth in SEQRA, and the Lead Agency finds that none of the criteria for determining significance set forth in SEQRA would be implicated as a result of the Project.
- C. The Lead Agency has carefully considered (that is, has taken the required "hard look" at) the Project and the relevant environmental impacts, facts, and conclusions in connection with same.
- D. The Lead Agency has made a reasoned elaboration of the rationale for arriving at its determination of environmental non-significance, and the Lead Agency's determination is supported by substantial evidence, as set forth herein
- E. To the maximum extent practicable, potential adverse environmental impacts will be largely avoided or minimized by the Applicant's careful incorporation in its application materials of measures designed to avoid such impacts that were identified as practicable.

Date Issued: _____

For further information:

Contact Person: Rick DiStefano, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

Email: rick.distefano@townofbrighton.org

Telephone: 585-784-5228



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Town Engineer

MEMO

Date: January 13, 2023

From: Evert Garcia

To: Jason Harezma

Copy: File

Re: *Application No. 12P-02-22*

*Application of Daniele Family Companies, owner, for Preliminary/Final Site Plan Approval, Preliminary/Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,325 +/- sf restaurant with outdoor dining and a drive-thru pick-up only window.
2735 Monroe Avenue*

We have completed our review of the above referenced project and offer the following comments for the Planning Board's consideration:

General:

1. We will review the engineer's estimate for construction to establish the value of the letter of credit when it is submitted to this department. The letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: improvements within the NYSDOT right of way, sanitary sewer, water service, utility improvements, stormwater water management facilities, demolition, restoration, 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.

Traffic and Roadways:

1. The turning movement plan should be clarified to indicate what the intended travel path of an emergency vehicle should be through the site. As submitted, it is difficult to discern how an emergency vehicle is intended to enter and exit the site.

Engineer's Report:

1. The hydraulic network analysis needs to be revised to consider a hydrant demand on the system when determining the worst-case fire demand scenario. In our experience, the hydrant demand combined with the sprinkler demand from the building is generally higher than the quoted 500 gpm. Please review this matter with the Fire Marshal to clarify the fire demand value.
2. The grease trap sizing calculations should be updated to reflect compliance with the NYS Plumbing Code.

SWPPP:

1. How has the average Tc increased to 20 minutes (from 5 minute) under proposed conditions? In reviewing the existing runoff vs. proposed runoff catchment area map, it appears that the designer is including the time through porous pavement and bioretention areas in the Tc computations. The time of concentration through the proposed





Town of
Brighton

2735 Monroe Avenue

1/13/2023

new GI features cannot be included in the Tc computation when estimating peak runoff rates and volumes under proposed conditions. The time of concentration through the porous pavement can be included for PDA-4 only if it is also considered in EDA-1. Please review and revise as necessary.

2. A description should be added to each catchment area in the WQv Calculation worksheet to correlate it to the catchment area map and hydrocad model.
3. Are the parameters (area, gravel depth, etc.) used in the porous pavement worksheet and hydrocad model included in the SWPPP consistent with the porous pavement installed as part of the access management plan? The applicant's engineers should contact the Town Engineer for confirmation if needed.

Demolition:

1. The orange construction fencing should also be depicted on the demolition sheet to delineate the limits of demolition.
2. The demolition sheet indicates that in the event that construction does not commence immediately after demolition, the building footprint will be restored with topsoil and grass. Please review and confirm that this is intended approach in this scenario.

General Plans:

1. Existing features which are to remain should be depicted on all of the pertinent sheets (layout, utility, grading, etc) in the drawing set.

Utility Plan, Sheet 3 of 10:

1. Depth of the existing sanitary sewer system should be verified prior to signature of mylars by this department to confirm that 4' of cover can be maintained along the entire length of the lateral.

Erosion Control and Grading Plan, Sheet 4 of 10:

1. The sequence for construction of the development site should be moved to Sheet 4.
2. The installation of orange construction fencing should be the first step in the sequence of construction.
3. Provisions should be made to protect the existing porous pavement from sediment laden runoff resulting from the development of this site. Sit socks might be a good solution for this this scenario. Please review.

Landscape and Lighting Plan, Sheet 5 of 10:

1. A robust landscaping plan should be depicted on this sheet for the proposed rain gardens.



PLANNING BOARD REPORT

HEARING DATE: 1-18-2023

APPLICATION NO: 1P-01-23

LOCATION: 2000 Summit Circle Drive

APPLICATION SUMMARY: Application of Jewish Senior Life, owner, for Phase 1 Final Site Plan Approval to construct two (2) four-story buildings, each containing 35 independent living dwelling units, a 5,500+/- sf multi-purpose room/theater addition, a 2,000 +/- sf fitness addition, and two (2) 1,400+/- sf maintenance buildings in two phases on property located at 2000 Summit Circle Drive.

COMMENTS:

1. 2000 Summit Center Drive is currently developed as senior housing campus, both independent living (Summit) and assisted living (Wolk Manor), owned and operated by Jewish Senior Life. The parcel is also known as Lot 2 of the overall Jewish Senior Life campus.
2. The subject property is presently zoned Residential High Density 2 (RHD-2) with an Incentive Zoning (IZ) agreement.
3. The original Incentive Zoning (IZ) application for The Summit at Brighton and Wolk Manor was approved in 1996, and amended in 2011, 2015, and most recently on 8-24-2022. The most recent amendment to the incentive zoning agreement includes the following:
 - a. The maximum density for Lot 2 [AKA 2000 Summit Circle Drive] as set forth at paragraph 1 of the 1996 Schedule D-2 shall be increased to 9.6 units per acre.
 - b. The maximum number of units to be constructed on Lot 2 [AKA 2000 Summit Circle Drive] as set forth in paragraph 2 of the 1996 Schedule D-2 shall be increased to 236.
 - c. The minimum setback for primary buildings to the south property line on Lot 2 [AKA 2000 Summit Circle Drive] as set forth in paragraph 5 of the 1996 Schedule D-2 shall be reduced to 228 feet.
4. Full site, grading, utility, landscaping, and architectural plans have been submitted.
5. The project is an expansion of a large, occupied, campus. Issues typically given consideration for a newly developed or redeveloped site may not apply to what is additional development to an already developed site.
6. The Architectural Review Board approved the new buildings at the 10-25-2022 meeting.

CONSERVATION BOARD: Consider the use of pollinator beds and low mow grass areas throughout the site.

TOWN ENGINEER: See attached memo from Evert Garcia to Jason Haremza dated 1-13-2023

SEWER DEPARMENT: See comments below. Questions specific to these comments should be directed to tim.jason@townofbrighton.org or 585-784-5289.

1. Obtain a sewer permit
2. Saddle tees are not permitted
3. Clarify dimensions: sanitary main goes from 8" to 10" back to 8"
4. Check depths for sewer/water crossings
5. Provide top of rim elevations
6. Maintain a minimum of 4 ft of coverage throughout
7. Utilize Town of Brighton detail sheets
8. Provide grease trap/food prep specs
9. Garage drainage must tie into the sanitary sewer
10. Provide sanitary sewer profiles
11. Must maintain 18" separation between sewer and water

QUESTIONS:

1. What has changed on the Site Plan since your last meeting with the Planning Board?
2. Describe the location of any new mechanical equipment.
3. Describe in greater detail the overall phasing of the project. What site work, stormwater, and road changes are being completed as part of this phase?
4. What is the timeline for the sidewalk construction along South Winton Road and Westfall Road included as an amenity in the Incentive Zoning agreement?

SEQRA:

Coordinated Environmental Review was conducted by the Town Board as part of the Incentive Zoning amendment. The environmental determination (Negative Declaration) is attached. Town staff recommends that the Planning Board adopt the environmental determination.

DECISION:

If the Board entertains approval, Town staff suggests including, among any others suggested by the Board, the following conditions:

1. The entire building shall comply with the most current New York State Uniform Fire Prevention and Building Code
2. 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.

3. All Town of Brighton codes that relate directly or indirectly to the proposed project shall be met.
4. All requirements of the Town of Brighton Department of Public Works shall be met.
5. The project and its construction entrance shall meet the New York State Standards and Specifications for Erosion and Sediment Control. Erosion control measures shall be in place prior to site disturbance.
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. Fire hydrants shall be fully operational prior to and during construction.
11. If a dumpster is to be utilized, the dumpster 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. Revised plans shall be submitted to and approved by the Building and Planning Department.
12. The parking lot shall be striped as per the requirements of the Town of Brighton Comprehensive Development Regulations.
13. All outstanding Site Plan comments and concerns of the Town Engineer and Fire Marshal shall be addressed.
14. If the proposed additional parking spaces are to be lit, a lighting plan which shows the type, location and lighting contours shall be submitted to and approved by the Building and Planning Department.
15. 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.

16. All County Development Review Comments shall be addressed prior to final approval.
17. All other reviewing agencies must issue their approval prior to the Department of Public Works issuing its final approval.
18. A letter of credit shall be provided to cover certain aspects of the project, including, but not limited to demolition, 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.
19. The location of any proposed ground mounted mechanical equipment (including but not limited to 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.
20. All comments and concerns of the Town Engineer as contained in the attached memo from Evert Garcia to Jason Haremza dated 1-13-2023, shall be addressed.
21. All comments and concerns of the Town Sewer Department as noted in this document shall be addressed.
22. No final Certificate of Occupancy (C of O) for any portion of the project shall be issued until the public sidewalk work along South Winton Road and Westfall Road is completed.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: ER-7-22

Date: August 12, 2022

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 Town 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: Jewish Senior Life Campus – Amended Incentive Zoning Approval Lot 2 (Summit and Wolk Manor)

SEQR Status: Type I

Conditioned Negative Declaration: No

Description of Action: Amendment of existing Incentive Zoning requirements and Site Plan Approval for a 24.45 \pm acre parcel of land at 2000 (AKA 4216) Summit Circle Drive (SBL 149.12-1-33) in the Town of Brighton, Monroe County.

The project involves amending the existing Incentive Zoning Approval requirements for the parcel a 24.45 \pm acre lot (Lot 2) and Site Plan Approval for the development of:

1. Two independent living/apartment buildings with 35 residential units each and covered garage parking spaces
2. A 5,500 square foot multi-purpose room/theater addition on the northeast side of the main Summit building
3. A 2,000 square foot fitness addition
4. Two 1,400 square foot maintenance and storage buildings
5. Ancillary site improvements such as landscaping, lighting, roadway, and drainage
6. Construction of 1,100 linear feet of public sidewalk along the west side of South Winton Road south of Westfall Road and 850 linear feet of public sidewalk along the south side of Westfall Road west of South Winton Road, all of which will be in county right-of-way or town property.

Location: 2000 (AKA 4216) Summit Circle Drive (SBL 149.12-1-33) in the Town of Brighton, Monroe County.

Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Full Environmental Assessment Form (FEAF) and Supplement Information to the FEAF 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 Board finds that the proposed action will not have a significant impact on the environment based on the following findings:

1. Geology, Topography and Soils

No significant geological, soil erosion or topographically related impacts will result from the proposed project.

Initial site soil testing was completed by Foundation Design and Nothnagle Drilling, Inc. on May 16, 2013. These test included Borings and Test Pits and the results have been analyzed and included in a Geotechnical Evaluation Report completed by Foundation Design dated June 2013. The proposed project is located within previously disturbed areas of the site. Total disturbance for the project is 6 +/- acres. The proposed project will involve the stripping and stockpiling of topsoil within the development area, a minor change in grade elevations and no anticipated impacts to the bedrock geology. Based upon initial earthwork calculations, it is expected that there will be a balance topsoil and select fill material generated from the proposed development. It is anticipated that the materials generated from the site can be utilized to create land forms and berthing adjacent to the proposed buildings to provide additional visual and noise buffers to the surrounding area. Any select fill material needed for fills within the buildings or pavement areas will most likely be generated from the proposed pond excavation areas.

2. Surface Waters / Drainage

The proposed development will increase the impervious cover of the site by approximately one acre, thus resulting in an increase in the volume of stormwater generated by the project. Green infrastructure practices will be implemented to mitigate the additional volume of stormwater. The existing on-site stormwater management facility with permanent pool will be modified to provide volume control.

The stormwater management systems will incorporate a combination of conveyance systems, stormwater management as well as standard and green infrastructure practices to treat storm water for water quality improvements and discharge it from the site at controlled rates. These improvements will mitigate water quantity and quality impacts created by the additional impervious surfaces constructed. All stormwater treatment and management for the project will be provided on-site and fully compliant with the current NYS Department of Environmental Conservation and Town of Brighton regulations. Final project engineering and stormwater management plans and facilities will be reviewed by the Town Engineer and Planning Board as part of the project.

3. Terrestrial and Aquatic Ecology

The project is located in previously-developed areas of the property and therefore it is not anticipated to have any impact on terrestrial and aquatic ecology. While the development entails modification of the existing stormwater management facility, this is not a regulated water body.

An updated wetland delineation has been performed by BME Associates and submitted for a new jurisdictional determination by the USACOE and will be provided to the town upon receipt. There are no anticipated impacts to the existing federal wetlands on-site.

No habitat for rare fish, animal or plants that were listed as potential endangered species have been identified on the development site. Based upon this, no impacts are anticipated with the proposed rezoning or proposed development of the site.

4. Transportation

The proposed project will see a reduction in the vehicle traffic generated on site in comparison to the original approval in 1996 with subsequent modifications in August 2011 and March 2015. This is primarily due to the originally proposed office component of the project being eliminated and a net increase of only 35 residential units from the originally proposed 201. In addition, previously completed internal site circulation improvements and the construction of the diverging diamond interchange (DDI) at I-590/Winton Road has further mitigated external traffic impacts to below those identified with the previous environmental review.

The proposed 1,950 linear feet of new public sidewalks, included as an incentive with the Incentive Zoning amendments, will enhance the multi-modal accessibility of the site from other parts of the community and advance the goals of the Bike Walk Brighton plan (2013) and Envision Brighton 2028 comprehensive plan (2018). The sidewalk(s) are located within Monroe County Right-of-Ways and/or on Town of Brighton owned lands and will have no negative affect on the environment.

5. Land Use and Zoning

This property was not identified within the Town of Brighton Comprehensive Plan (Envision Brighton 2028, adopted September 2018) and there are currently no recommendations regarding the individual land use of the parcel. There are however recommendations for senior housing within the Town of Brighton Comprehensive Plan.

The land use patterns surrounding the parcel are well established and mostly built out. Surrounding land uses include institutional uses, office complexes, medium / high density residential uses and park land. The addition of the proposed four-story buildings for uses consistent with both the underlying zoning and incentive zoning do not create new impacts to land use and zoning. The

proposed density is less than the 14 units per acre allowed within the residential high-density zoning by a significant margin.

The project as proposed will comply with the coverage requirements of the RHD-2 district. The site plan for the proposed development will be reviewed and approved by the Planning Board. There will be no adverse environmental impact associated with this project relative to land use and zoning.

6. Community Services

The proposed project will generate a slight increase of sanitary sewer flow into the existing Town of Brighton sanitary sewer system; however, no adverse impacts are anticipated. Utility services have been reviewed by the applicant's engineer and it is anticipated there will be adequate facilities to handle the proposed development.

Emergency services (fire service, ambulance, police) have adequate response capabilities for this proposal.

There will be no impact to the Brighton School District. No school age children will be living in the project confines.

The existing recreational services/ facilities currently provided by the Jewish Home will be continued after the proposed additional development at the project site. There are inconsequential impacts to the town wide park land resources due to previously donated lands in excess of the original acres of parkland to resident ratio.

The proposed 1,950 linear feet of new public sidewalks, included as an incentive with the Incentive Zoning amendments, will advance the goals of the Bike Walk Brighton plan (2013) and Envision Brighton 2028 comprehensive plan (2018) and provide a benefit for the larger community.

7. Cultural Resources

Prior approvals included a Phase IA/Phase 1B Cultural Resource Investigation and concluded that there would be no adverse impact upon cultural resources that are or could be included within the State or National Registers of Historic Places. The New York State Office of Parks, Recreation and Historic Preservation reviewed the Cultural Resources Investigation and also found that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places. As the current proposal is entirely within previously disturbed areas of the site, this finding remains valid.

8. Visual Resources

The development of the project will change the visual appearance of the site, due to the proposed height being greater than the existing buildings on the site. The applicant provided a visual analysis for the proposed project which reviewed multiple views of the project. The evaluation demonstrated that the project will result in minor changes to the views of the project site. There are several on-site considerations that mitigate these impacts:

- a. The existing buildings have large gable (peaked) roofs while the proposed buildings incorporate flat roofs with a sloped edge, lessening the visual dominance of the roof.
- b. The proposed structures are all smaller in height and scale to the existing six-story Jewish Home building immediately to the east.
- c. The proposed buildings are not visible from Buckland Park or from Westfall Road due to the tree line and heavy vegetation north of I-590.
- d. The general character of the new architecture is residentially scaled and articulated to respect the scale of the surrounding community.
- e. The proposed structures will be reviewed and approved by the Architectural Review Board.

The proposed buildings fit into the previously and ongoing campus development. Within this campus will be a combination of landscape elements that will help tie all of the buildings into one contiguous campus environment.

9. Construction

Prior to any earthwork being commenced on the site an erosion and sediment protection plan, and storm water pollution prevention plan, SWPPP, in accordance with the Town of Brighton and latest NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities will be implemented. The project may disturb an area slightly greater than 5 acres and may need to obtain a 5 acre waiver from the Town of Brighton. The Town of Brighton discourages the need for a 5 acre waiver in most circumstances and may require that a phasing plan be prepared prior to the start of construction that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable.

Erosion control measures consistent with the New York State Standards and Specifications for Erosion and Sediment Control will be installed to capture sediments from the site. Temporary cover will be established as soon as all earthwork has been completed. The proposed design will minimize the need to import or export materials to the greatest extent practicable. Access to the site will be monitored and a temporary construction entrance will be established to alleviate soils and mud from being tracked off of the site.

The site design of the project will be designed to conform to the construction erosion control requirements of the latest New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit.

Other common NYSDEC approved forms of construction erosion control that can be implemented on this site include but are not limited to, silt fence installation, stone check dams, sediment traps, temporary diversion swales and rock outlet protection. All erosion control measures will be inspected in accordance with the New York State Department of Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit. Any erosion control measures not performing as intended will be repaired or replaced as necessary.

10. 1996 Environmental Impact Statement

In conjunction with the 1996 Incentive Zoning/Rezoning, an Environmental Impact Statement analyzing all potential significant adverse environmental impacts was prepared, supplemented in 2011 and 2015. That study addressed the potential of a 50,000 square foot medical office building on the BE-1 Office parcel. Based on the reduction of the level of development (residential units), the environmental impacts of this development will be less than, and within the parameters of the environmental review conducted in 1996.

For further information:

Contact Person: Rick DiStefano, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

Telephone: 585-784-5228
Email: rick.distefano@townofbrighton.org



Town of
Brighton

Public Works Department

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

Evert Garcia, P.E.
Town Engineer

MEMO

Date: January 13, 2023

From: Evert Garcia

To: Jason Haremza

Copy: File

Re: *Application No. 1P-01-23*

*Application of Jewish Senior Life, owner, for Phase I Final Site Plan Approval to construct a one four-story building containing 35 Independent Living dwelling units, a 5,500 +/- sf multi-purpose room / theater addition, a 2,000 +/- sf fitness addition and one 1,400 +/- sf maintenance and storage building
2000 Summit Circle Drive*

We have completed our review of the above referenced project and offer the following comments for the Planning Board's consideration:

General:

1. We will review the engineer's estimate for construction to establish the value of the letter of credit when it is submitted to this department. The letter of credit shall be provided to cover certain aspects of the project, including, but not limited to: demolition, restoration, improvements to the sanitary sewer, water service, stormwater water management facility, 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.
2. The Fire Apparatus Access and Fire Hydrant Worksheet must be signed and notarized prior to final review by the Town of Brighton Fire Marshal.
3. The owner of the site must execute a stormwater maintenance agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. Town staff will review our records to determine if this site is already served by a stormwater maintenance agreement. If a stormwater maintenance agreement is already in place, it will have to be revised to accommodate the new green infrastructure being proposed for this development.

Engineer's Report:

1. What is meant by the domestic demand of 70 gpm for the "existing building" referenced in the engineer's report? Is the "existing building" a reference to "Residence 2" noted in the overall plan?
2. The applicant's engineer has indicated that during a worst-case fire flow scenario at Villa 1, which includes existing building domestic demand, new sprinkler demand, and a hydrant flow demand results in a residual pressure of 42 psi at the building entry. The residual pressure noted in the engineer's report is not consistent with the junction report included in the Water System Analysis during Fire Flow model. Please review and clarify.





Town of
Brighton

2000 Summit Circle Drive

1/13/2023

3. As part of the incentive zoning modification, the applicant's engineer indicated that total sanitary sewer flows from the proposed development will be less than the flows calculated for the previously proposed office uses. Supporting technical documentation should be included in the engineer's report.
4. How were the 1.5 average occupants per units used in the sanitary sewer flow computations established? Please provide supporting documentation.

SWPPP:

1. The engineer's report indicates that the proposed development will disturb approximately 7.4 acres on the site, however, no more than 5 acres will be disturbed at any given time. We will review the phasing plan that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable when it is submitted for review and approval. Grading activities shall be limited to the phase and/or section immediately under construction to decrease the time that soil is exposed, which, in turn, decreases the potential for erosion. Additional phases should begin only when the previous phase is stabilized.
2. Is a reducer still being proposed on the outlet pipe of the SWMF? The outlet pipe included in the Hydrocad model is a 21" RCP, however, the plans and the outlet control structure detail on Sheet C-401 seem to indicate that the existing 24" RCP outlet pipe will remain as is. Please clarify.
3. Section 2.5 in the SWPPP should be updated to reflect the current proposed conditions for the SWMF.
4. The Stormwater Discharge Table in Section 2.5 of the SWPPP should be updated to consider the discharge rates from the SWMF with the outlet control structure.

Utility Plans, C-201/202:

1. The overall proposed conditions (Phase 1 and Phase 2) utility plan should be included with the final set of drawings.

Grading and E.C. Plans, C-301/302:

1. Orange construction fencing needs to be provided to establish the limits of disturbance for this project and depicted on the plans. Installation of the orange construction fencing will be critical to ensuring that no more than 5 acres will be disturbed at any given time. In our experience, depicting the location of the fencing on the plans is far more effective ensuring compliance by the contractor than just including a note on the plans. Please revise.
2. The overall proposed conditions (Phase 1 and Phase 2) grading plan should be included with the final set of drawings.

Tree Planting Plans, L-100:

1. A robust landscaping plan should be depicted on this sheet for the proposed bioretention facilities.



ames Smith <jamesdsmith11@comcast.net>

Mon, Jan 9, 2023 at 11:20 AM

To: Rick DiStefano <rick.distefano@townofbrighton.org>, Em Demio <demio.matthew@gmail.com>, Amanda Heintzelman <aheintzelman@tastyph.com>, David Smith <dsmith@tastyph.com>, "darren.drill@gmail.com" <darren.drill@gmail.com>, "cks.jdsarchitect@gmail.com" <cks.jdsarchitect@gmail.com>

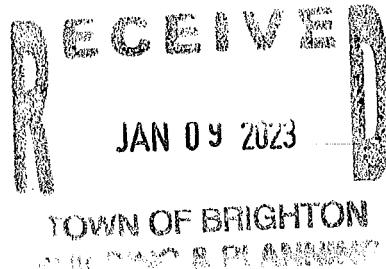
Hi, Rick:

Please let this email represent my formal request, on behalf of my client, Tasty Restaurant Group, to withdraw their application from the December 18th meeting. Once I verify that we can have everything required to you by Feb. 1 deadline I will let you know then we can decide whether to apply for the Feb. 15th meeting

Thank you,

Jim Smith

James D. Smith, Architect
522 Bay Lane
Centerville, MA 02632





Town of
Brighton

Rick DiStefano <rick.distefano@townofbrighton.org>

Table 12 Elmwood Hill for the 1/4/23 ZBA meeting

1 message

Larry Heininger <lehengin@rochester.rr.com>
To: Rick DiStefano <rick.distefano@townofbrighton.org>
Cc: Kim Bailey <kimbailey99@gmail.com>, chuck@newdesignworks.com, teri@newdesignworks.com

Tue, Jan 3, 2023 at 10:58 AM

Rick,

Please consider this e-mail our formal request to be tabled for both the 1/4/23 ZBA meeting and the 1/18/23 Planning Board meeting.

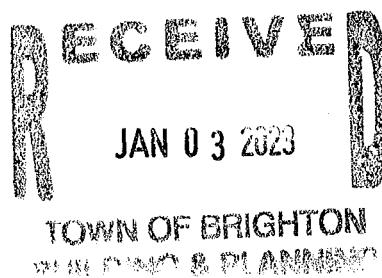
We intend to submit on or before 1/18/23 for the 2/1/23 ZBA meeting.

We will then submit on 2/1/23 for the 2/15/23 Planning Board meeting.

Hope you had a nice holiday and all the best for the new year.

Larry Heininger, P.E., PMP

455-8855





Town of
Brighton

Building and Planning
Department

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

Rick DiStefano
Senior Planner

New York State Department of Transportation
Attn: Christopher Reeve
1530 Jefferson Road
Rochester, NY 14623

Monroe County Dept. of Transportation
Attn: Thomas Frys, PE
6100 City Place
50 West Main Street
Rochester, NY 14614

Monroe County Department of Planning and
Development
Attn: Kim Hudson
City Place
50 West main Street, Suite 8100
Rochester, NY 14614

Town of Brighton
Planning Board
2300 Elmwood Avenue
Rochester, NY 14618

Monroe County Health Department
Attn: Wade Silkworth
Manager of Environmental Health
111 Westfall Road, Room 914
Rochester, NY 14620

January 17, 2023

Re: Establishment of Lead Agency
1950 - 1966 Monroe Avenue Redevelopment
Town of Brighton Project #ER-1-23

Dear Involved and Interested Agencies:

The Town Board of the Town of Brighton has received application for Site Plan Approval and Incentive Zoning Approval for a $.5 \pm$ acre parcel of land (combined) at 1950 and 1966 Monroe Avenue (Tax ID #s 137.10-5-1 and 137.10-5-2) in the Town of Brighton, Monroe County.

The project involves Incentive Zoning Approval requirements for the combined parcel, and Site Plan Approval to construct a new gas station with a $2,667 \pm$ sf convenience store.

The Brighton Town Board has declared this an Unlisted action pursuant to 6 NYCRR Part 617 and is seeking Lead Agency status for the purpose of State Environmental Quality Review Act (SEQRA) compliance.

I have enclosed Part I of the Full Environmental Assessment Form and supplemental information for your consideration.

Page 2

January 17, 2023

I have also enclosed a lead agency selection agreement designating the Town of Brighton Town Board as lead agency. To streamline the lead agency designation process, I respectfully request that you promptly review the application documents which have been provided and, if you concur with the designation of the Town of Brighton Town Board as lead agency, sign and return the agreement to my attention to be received no later than February 17, 2023.

If there are any questions regarding this matter, please feel free to call me at (585) 784-5228.

Sincerely yours,



Rick DiStefano
Environmental Review Liaison Officer

Enc.

AGREEMENT ON LEAD AGENCY SELECTION

FOR THE

1950 - 1966 Monroe Avenue - Quicklee's Redevelopment
TOWN OF BRIGHTON PROJECT #ER-1-23

I accept the selection of the Town of Brighton Planning Board as Lead Agency for the environmental review of this application.

Signature:

Date:

Title:

Phone:

Agency:

Please return by February 13, 2023

Rick DiStefano
Environmental Review Liaison Officer
Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618