

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF DECEMBER 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 December 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 November 18, 2020 meeting minutes.

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

[8P-01-20 Revised](#) 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**

[11P-03-20](#) Application of S.E. Baker and Company, agent, and Brighton Corners, LLC, owner, for 1) determination of the on-site parking requirement for a pilates studio, pursuant to Section 205-12 of the Brighton Comprehensive Development Regulations; and 2) whether or not the parking requirements for a pilates studio located at 1900 Monroe Avenue (Twelve Corners Plaza) can be reduced pursuant to Section 205-20 (Combined Spaces) of the Brighton Comprehensive Development Regulations. All as described on application and plans on file. **POSTPONED FROM THE NOVEMBER 18, 2020 MEETING.**

NEW BUSINESS:

[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. **TABLED AT THE NOVEMBER 18, 2020 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED TO THE JANUARY 20, 2020 MEETING AT APPLICANTS REQUEST**

[12P-NB1-20](#) Application of Wendy Freida and Bruce Dan, owners, for Preliminary Re/subdivision approval, Preliminary Site Plan Approval and Demolition Review and Approval to raze two (2) single family homes, combine two lots into one, and construct a 3,500+/- sf 2 story single family home with a 698 +/- sf attached garage and a 517+/- sf detached garage on properties located at 561 and 575 Winton Road South. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Matt Tomlinson, Marathon Engineering, dated December 14, 2020, requesting adjournment of application 9P-NB1-20, 1075 Clover Street, to the January 20, 2021 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1592	Upper Cervical Chiropractic of Rochester 749 East Henrietta Road	1) Bldg Face Sign 2) Directory Sign 3) Free Standing Business ID / Directory Sign	10/27/20 TABLED PER ARB
<p>ARB - Tabled for additional information:</p> <ol style="list-style-type: none"> 1. Better quality and accurate imagery dimensioned and scaled for the building face sign. 2. Building face sign should not interfere with architectural elements on front of building - in particular the arch details. 3. Website address shall be removed from the building face sign. 			
1593	Townline Liquor & Wines 2852 W Henrietta Road	Bldg Face	11/24/20
ARB - Approved as presented.			
1594	Messianic Jewish Congregation Shema Yisrael Congregation 250 Edgewood Avenue	Free Standing	11/24/20
<p>ARB - Approved (with recommendations)</p> <ul style="list-style-type: none"> • Make top bumpout more circular to match existing circular symbol, as opposed to more ovate. • Reduce kerning on second line of text and center. 			
1595	Cricket 2852 W Henrietta Road	Bldg Face	11/24/20
ARB - Approved as presented			