

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MAY 19, 2021
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 May 19, 2021 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.

TENTATIVE AGENDA

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

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the March 17, 2021 meeting minutes.
Approval of the April 21, 2021 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of May 19, 2021 will now be heard.

4P-01-21 Application of the Country Club of Rochester, owner, for Site Plan Modification to construct three (3) clay tennis courts and 19 parking spaces on property located at 2935 East Avenue. All as described on application and plans on file.

5P-01-21 Application of Benderson Development, owner, and Jennifer Blaine / Firehouse Subs, lessee, for Conditional Use Permit Approval to allow for a restaurant with dive-thru and outdoor dining to be located at 2830 West Henrietta Road. All as described on application and plans on file.

5P-02-21 Application of McQuaid Jesuit High School, owner, for modification of Conditional Use Permit approval (7P-03-93 and 7P-01-10) to replace existing sports field lighting with Musco LED lighting on four (4) 80 ft. poles on property located at 1800 South Clinton Avenue. All as described on application and plans on file.

5P-03-21 Application of St. Thomas More of Rochester, owner, and Mary Cariola Center, lessee, for Conditional Use Permit Approval to allow for a school, accredited by the New York State Department of Education, serving students with intellectual

disabilities on property located at 2617 East Avenue. All as described on application and plans on file.

NEW BUSINESS:

[9P-NB1-20](#) Application of Baptist 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 (construction of a 2 story, 10,000 sf building addition has been eliminated) on property located at 1075 Clover Street. All as described on application and plans on file. **APPLICATION TABLED - PUBLIC HEARING REMAINS OPEN, SEQRA PUBLIC HEARING CLOSED AND NEGATIVE DECLARATION ADOPTED WITH REVISIONS**

[5P-NB1-21](#) Application of Claire Streb, owner, and McMahon LaRue Associates, agent, for Preliminary Site Plan Approval to construct a 1,153 +/- sf single family house with a 419 sf attached garage on property located at 1402 Blossom Road (Tax ID #122.12-2-46). All as described on application and plans on file.

[5P-NB2-21](#) Application of Thomas Fantauzzo, owner, for Preliminary Site Plan Approval to construct a 600 +/- sf building addition and to make other minor site improvements on property located at 2041 South Clinton Avenue. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Gardner, Julie and Tenley Odenbach, 5 Whitney Lane, dated April 19, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter from Lucy and Phil Shells, 3 Whitney Lane, dated April 20, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter from Charlie and Maggie Symington, 6 Whitney Lane, dated April 20, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter from John Trickey, 2615 East Avenue, dated April 10, 2021, in support of Mary Cariola Children's Center at 2615 East Avenue, application 5P-03-21.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<u>1608</u>	Jenny's Bakery 125 White Spruce Blvd. #200	Bldg Face Sign	4/27/21
ARB - Approved as presented.			
<u>1609</u>	Mattiacio Orthodontics 1835 Monroe Avenue	Bldg Face Sign	4/27/21
ARB - Tabled - Sign is dissimilar to current signage in the plaza - Provide sign concepts for the rest of the building or information on how this sign will fit with future signage. Stakeholders are welcome to attend the meeting.			
<u>1610</u>	Bees Salon 2241 Monroe Avenue	Bldg Face Sign	4/27/21
ARB -Approved as presented.			