

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF FEBRUARY 16, 2022  
Brighton Town Hall  
2300 Elmwood Avenue

Due to the public gathering restrictions because of COVID-19 and the adoption of Chapter 417 of the laws of 2022, this Planning Board meeting will be conducted remotely beginning at 7:00 pm or as soon thereafter as possible. Members of the public will be able to view the meeting via Zoom.

Written comments may be submitted to 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](mailto:ramsey.boehner@townofbrighton.org).

Applications subject to public hearings are available for review on the town's website no later than twenty-four hours prior to the meeting.

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: Agenda Review with Staff and Members

CHAIRPERSON: Approval of the December 15, 2021 meeting minutes.  
Approval of the January 19, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of February 10, 2022 will now be held.

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[12P-02-21](#) Application of FSI Construction - Frank Imburgia, owner, and 3300 BHTL Partners, LLC, for Preliminary/Final Site Plan Approval, EPOD (watercourse) Permit Approval and Demolition Review and Approval to raze a single family home and construct a 10,000 sf medical office building on property located at 3300 Brighton Henrietta Town Line Road. All as described on application and plans on file. .  
[Additional Info](#) **TABLED AT THE DECEMBER 15, 2021 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE FEBRUARY 16, 2022 MEETING**

[2P-01-22](#) Application of Cortese Properties, owner, and Corteses Cycle Sales, agent, for Conditional Use Permit Approval allowing for a motorcycle sales and service facility on property located at 2771 West Henrietta Road (Tax ID #148.50-2-20.1). All as described on application and plans on file.

[2P-02-22](#) Application of 2900 Monroe Avenue, LLC, owner, and Unlimited Nutrition, LLC, lessee, for Conditional Use Permit Approval allowing for a retail facility which

prepares and sells nutritional shakes and teas on property located at 2900 Monroe Avenue. All as described on application and plans on file.

[2P-03-22](#) Application of Daniele SPC, LLC, owner, for Conditional Use Permit Approval allowing for outdoor display in conjunction with an approved supermarket on property located at 2740 Monroe Avenue. All as described on application and plans on file.

[2P-04-22](#) Application of James Tabbi, owner, for Final Site Plan Approval and Final EPOD (steep slope and woodlot) Permit Approval to construct a 2,022 +/- sf single family home with a first floor garage (858 sf) and storage area on property located at 830 Highland Avenue (Tax ID #136.07-1-28.2). All as described on application and plans on file.

#### NEW BUSINESS:

[10P-NB1-21](#) Application of 1950-1966 Monroe Avenue, LLC (Quicklee's), owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one and construct a 2,500 +/- sf convenience store, three new gas pump islands and a new gas pump canopy on properties located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file.

[10P-NB2-21](#) Application of James Tabbi, owner, for Preliminary Site Plan Approval and Preliminary EPOD (steep slope and woodlot) Permit Approval to construct a 2,022 +/- sf single family home with a first floor garage and storage area on property located at 830 Highland Avenue (Tax ID #136.07-1-28.2). All as described on application and plans on file. **TABLED AT THE DECEMBER 15, 2021 MEETING - PUBLIC HEARING REMAINS OPEN**

[12P-NB1-21](#) Application of University of Rochester, owner, for Preliminary Site Plan Approval, Preliminary EPOD (woodlot) Permit Approval and Preliminary Conditional Use Permit Approval to construct a 61,000 sf, 3 story building addition to the Laboratory for Laser Energetics and construct an additional 100 parking spaces on property located at 250 East River Road. All as described on application and plans on file. **TABLED AT THE DECEMBER 15, 2021 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

#### NEW BUSINESS: (cont.)

[2P-NB1-22](#) Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Concept Review to repurpose property located at 3108 East Avenue for use as a convenience store and gas fueling facility. All as described on application and plans on file.

[2P-NB2-22](#) Application of Brighton Central School District, owner, and Talmudical Institute of Upstate New York, contract vendee, for Concept Review to repurpose an existing school building (Brookside School) and construct a 23,000 sf building addition for classrooms and dorm rooms allowing for educational and public uses on property located at 1666 South Winton Road. All as described on application and plans on file.

OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<a href="#">1636</a>	ATAX 1707 Crittenden Road	Bldg Face	1/25/2022
ARB - Approved as presented.			
Old Business			
<a href="#">1635</a>	Whole Food Market 2740 Monroe Avenue	Free Standing Sign	12/28/21, 1/25/2022
			TABLED ON 1/19/22
ARB - 1/25/22 Approved as resubmitted.			