



# **PUBLIC WORKS COMMITTEE**

**MEETING January 4, 2022**

**9:00A.M.**

**Brighton  
Town Hall**

**AUDITORIUM ROOM**

## **DRAFT AGENDA**

**MEETING CALLED TO ORDER:**

**APPROVE MINUTES:**

**PUBLIC REVIEW OPEN FORUM:**

**OLD BUSINESS**

**MATTER RE:**

**NEW BUSINESS**

**MATTER RE: Quicklee's 12 Corners Incentive Zoning Application**

**MATTER RE: Cannabis Local Law Amendment**

**TREES**

**MATTER RE: None**

**MEETING ADJOURNED:**

**NEXT COMMITTEE MEETING: February 1, 2022 at 9:00 A.M**



LEGEND

LINETYPES

Centerline  
Property Line  
Resub. Prop. Line  
Easement Line  
Existing Contour  
Proposed Contour  
Chain Link Fence  
Wood Fence  
Guide Rail  
Wire Fence  
Overhead Wires  
Gas Line  
Water Line  
Forcemain  
Sanitary Sewer  
Storm Sewer  
Electric  
Edge of Woods  
Floodzone  
Wetlands  
Right-of-Way  
Landscaping & Retaining Walls  
Silt Fence  
Drainage Flow  
Sump Pump Discharge

SYMBOLS

Utility Pole  
Water Gate Valve  
Curb Box  
Gas Valve  
Utility Box  
Transformer  
Survey Monument  
Mailbox  
Sign  
Iron pipe/rebar  
Traffic Control M.H.  
Cleanout  
Catch basin  
Fire hydrant  
Signal span pole  
Perc hole  
Deep hole  
Benchmark  
End section  
Spot elev.  
Light pole  
Well  
Utility manhole  
Storm Sewer Manhole  
Sanitary Sewer Manhole  
Rebar (to be set)

LINE STYLES

Feature to be removed  
(Gray Line)  
Existing Utility  
(Light Line Weight)  
Proposed Utility  
(Heavier Line Weight)

LABELS

Record Map Info.  
Typical Style  
To Be Removed  
Proposed

LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. Tax Account Numbers:

137.10-5-1

137.10-5-2

2. Site address:

#1950 Monroe Ave

#1966 Monroe Ave

3. Total Area: 20,662± sq.ft. 0.47± acres

(15,119 sq.ft.)

(5,543 sq.ft.)

4. Owner: 1950-1966 Monroe Avenue, LLC.

5. This project is located in Town Lot 22, Township 13, Range 7, of the Phelps and Gorham Purchase, Town of Brighton, County of Monroe, State of New York.

6. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0214G, dated August 28, 2008.

ZONING NOTES

ALL ZONING INFORMATION REFLECTS THE PROPOSED LOT COMBINATION  
\* INCENTIVES REQUIRED

BF-1 Neighborhood Commercial Zoning District			
	Code	Existing	Proposed
Min lot area	5,000 sq.ft.	20,662 ± sq.ft.	(same) 20,662 +/- sq.ft.
Min lot width	70 feet	215.78 feet (Monroe) 220.45 feet (Elmwood)	(same) 215.78 feet (same) 220.45 feet
Building Min front setback to Monroe Avenue *Short leg is the primary front”			
	30 feet	49.7 feet	1 foot
Building Min side setback *not abutting residential			
	10 feet	15.5 feet (Elmwood)	1.4 feet (Elmwood)
Building Min rear setback not abutting residential			
	20 feet	53.5 feet (South Line)	104 feet (South Line)
Building height Feet Stories			
	40 3	30 ± 1	30 ± 1
*Canopy setback to Monroe Canopy setback to Elmwood			
		4.4± feet 4.6± feet	27.6± feet 52.2± feet
*Pavement setback			
	10 feet	0 feet	5 feet
Max lot coverage (all impervious)			
	65 percent	92.4± % (19,083.50 sq.ft.)	74.9± % (15,465.08 sq.ft.)
Density (sf of gross floor area per acre)			
	10,000	2,893 sq.ft.	2,500 sq.ft.

PARKING SCHEDULE:

Spaces Required	Retail business		1 for each 200 feet of gross floor area
Required Parking	13	spaces	
Proposed	8	spaces	
3 gas pumps	6	spaces	
2 electric charging	2	spaces	
Total Parking	16	spaces	
Pr. Accessible Parking	2	spaces	

LAND4oTECH

SURVEYING & PLANNING P.L.L.C.

1105 RIDGEWAY AVE - ROCHESTER, NY - 14615

PHONE (585) 442-9902 - INFO@LAND4TECH.NY.COM

Underground Facilities Protective Organization  
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962

SCALE: 1"=20'

DATE: 12/02/2021

DRAWN BY: KMS

CHECKED BY: JHS

PROJECT NUMBER: 20127

#1950 & #1966

MONROE AVE

TOWN LOT 22, TOWNSHIP 13, RANGE 7, OF THE PHELPS AND GORHAM PURCHASE, TOWN OF BRIGHTON, COUNTY OF MONROE, STATE OF NEW YORK

CONCEPT PLAN 4

SHEET 1 OF 1





## QUICKLEE'S CONCEPT DESIGN

1950 & 1966 Monroe Ave

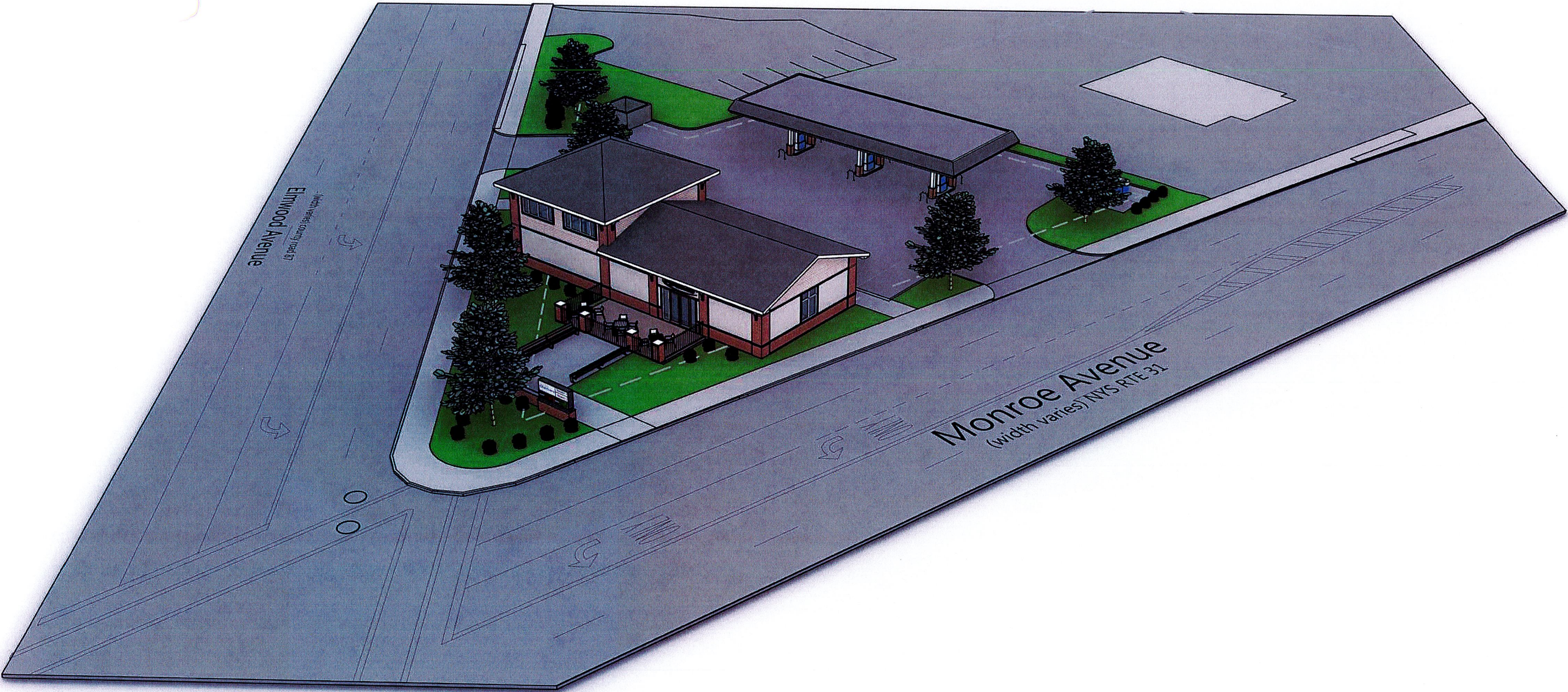
Brighton, NY

December 28th, 2021



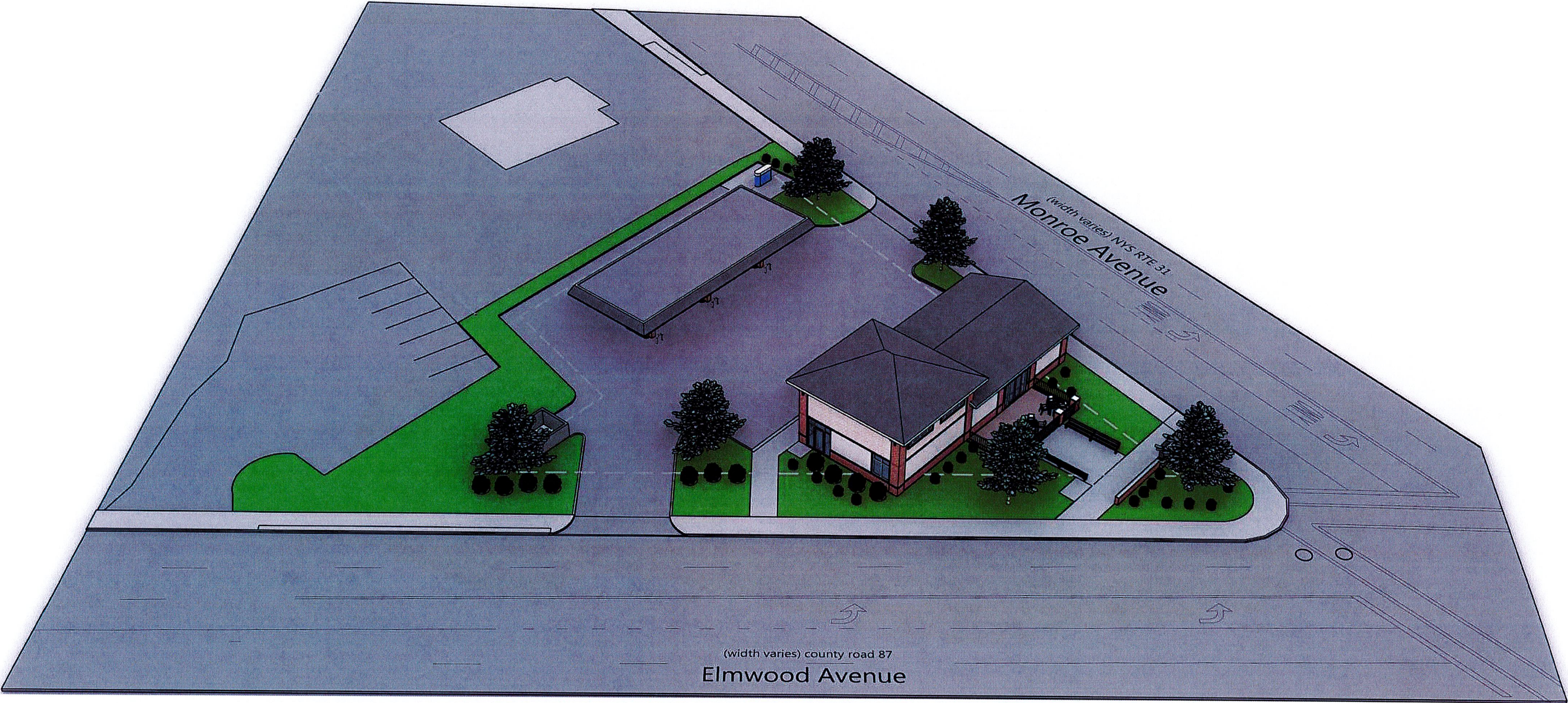


RENDERING VIEW



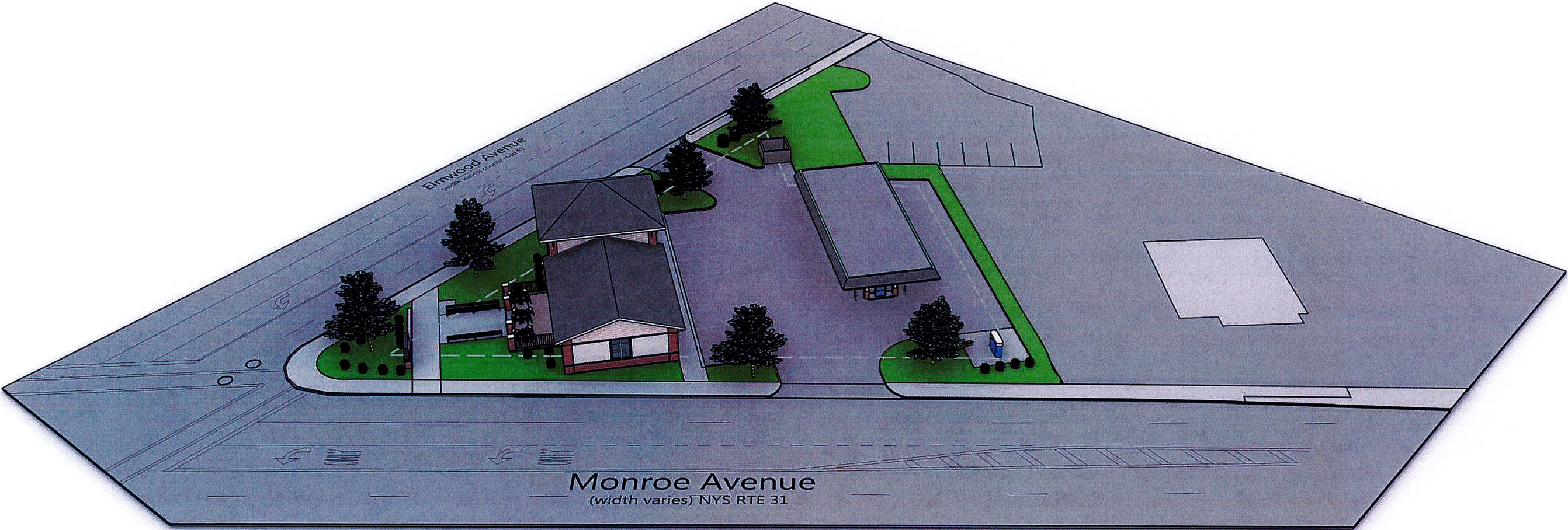


RENDERING VIEW





RENDERING VIEW





RENDERING VIEW





RENDERING VIEW





RENDERING VIEW





RENDERING VIEW



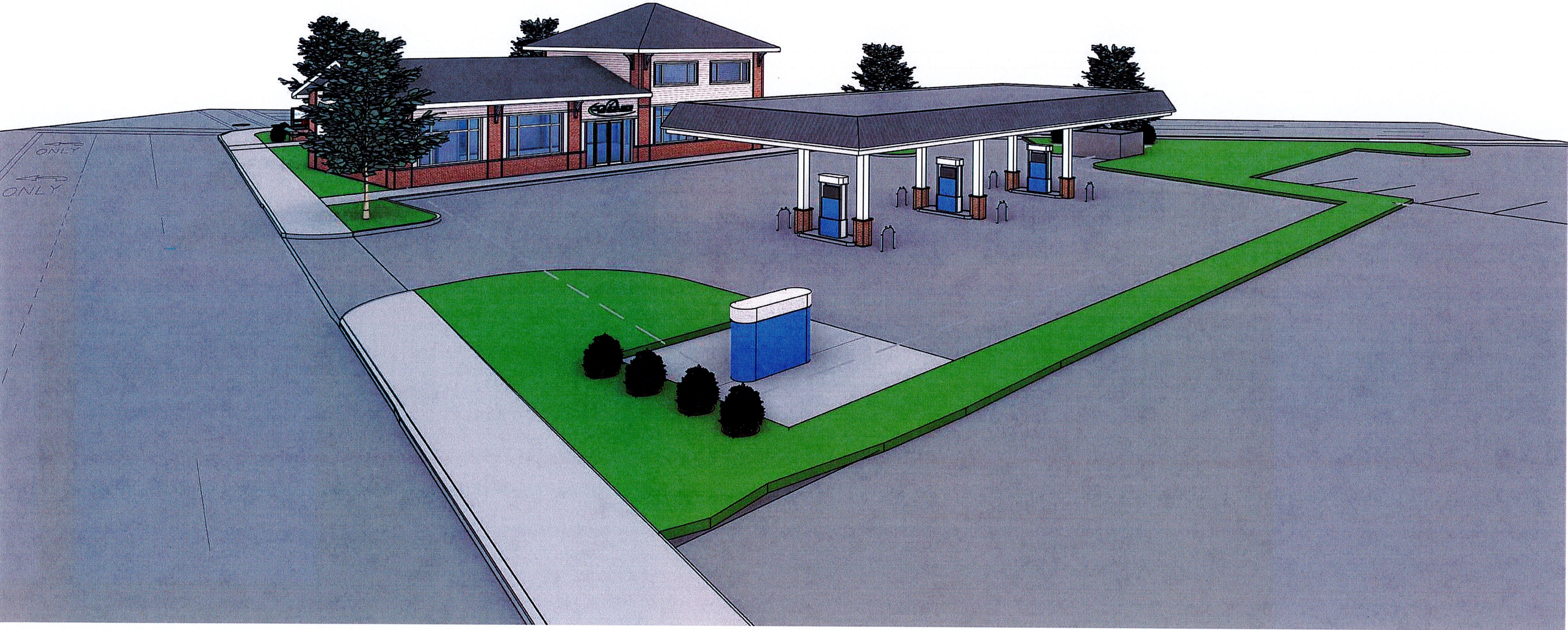


RENDERING VIEW





RENDERING VIEW



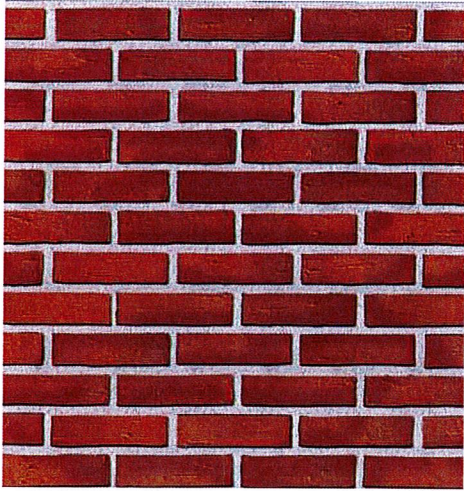


RENDERING VIEW

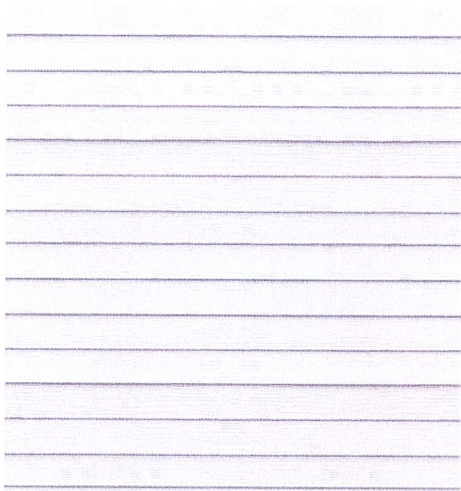




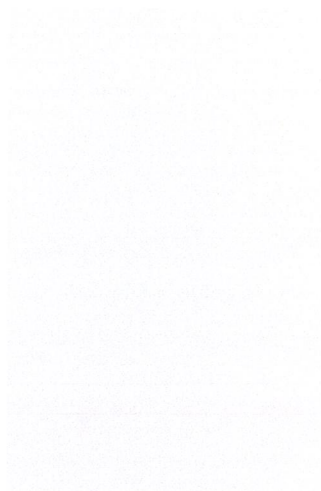
MATERIAL PALETTE



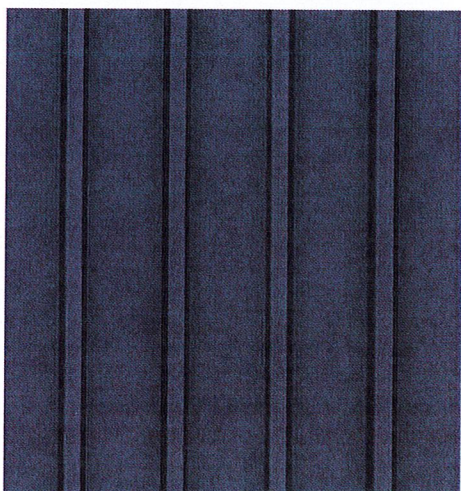
BRICK VENEER



HARDIE BOARD SIDING



HARDIE BOARD TRIM



STANDING SEAM METAL  
ROOFING



TAN PAINTED STUCCO



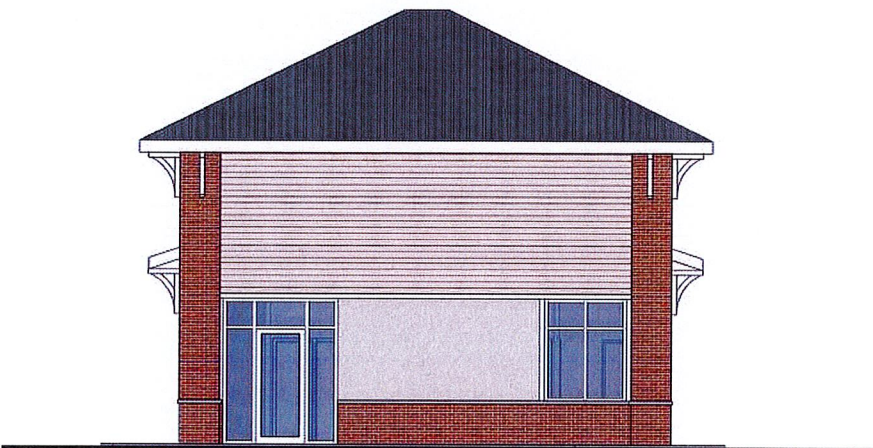
FRONT ELEVATION



EXTERIOR ELEVATIONS



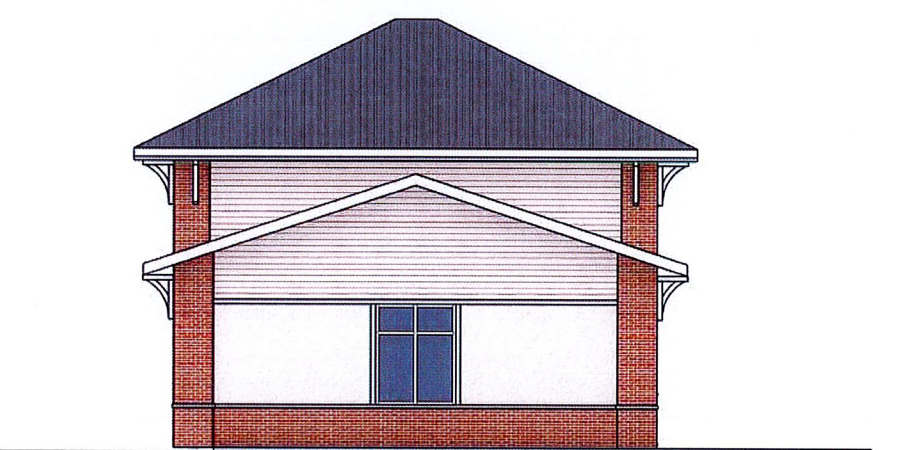
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



LOCAL LAW # \_\_\_\_ OF 2022  
2021 CANNABIS LOCAL LAW AMENDMENT

Section 1. Title

This Local Law shall be known as the "2022 CANNABIS LOCAL LAW AMENDMENT" of the Town of Brighton, Monroe County, New York State.

Section 2. Purpose

The purpose of this Local Law is to clarify that the use of cannabis and cannabis products is to be treated the same as the use of tobacco, tobacco products, clove cigarettes and similar substances under the Town's Smoking and Vaping Local Law and thereby prohibited in Town parks and on Town property and the location of establishments for on-site consumption or sales of cannabis and cannabis products is to be regulated under the Town's Adult Use zoning provisions and thus zoned in accordance with Chapter 202 of the Town Code.

Section 3. Amendment of Chapter 156

The Definition of "Smoking" under Section 156-2 is hereby amended to read as follows (the words proposed to be added to the section are bold and underlined):

"Using lighted tobacco and tobacco products, clove cigarettes and similar substances, **cannabis and cannabis products**, including, without limitation, cigarettes, cigars and pipes.

Section 4. Amendment of Chapter 202

Section 202-1 - Title shall be amended to read as follows:

"This chapter shall be known as the 'Adult Use and Entertainment Establishments and E-Cigarette and/or Vapor Sales Establishments **and Cannabis Establishments** Regulation Law' of the Town of Brighton and shall amend the Comprehensive Development Regulations of the Town."

Section 202-2 - Legislative intent shall be amended to add a



reference to "cannabis establishments" as follows:

"It is the purpose of this chapter to regulate the creation, opening, commencement and/or operation of adult use and entertainment and e-cigarette and/or vapor sales establishments **and cannabis establishments**, as herein defined, in order to achieve the following:"

A new paragraph is added to Section 202-3 - Definitions as follows:

CANNABIS ESTABLISHMENT - A business establishment that includes whether as its primary use or as an ancillary use the on-site sale or consumption of cannabis or cannabis products as such are permitted and defined in the New York State Cannabis Law - Chapter 7-A of the Consolidated Laws of the State of New York.

Section 202-4 - Allowed zoning districts is amended by adding the term "cannabis establishment(s)" to the first sentence of Section 202-4 as follows:

" All adult use and entertainment establishments and e-cigarettes and/or vapor sales establishments **and cannabis establishments** as defined herein ..."

Section 202-5 - Location within allowed zoning districts is amended by adding the term "cannabis establishments" to the first sentence of Section 202-5(A), to subsection 202-5(A)(4), to subsection 202-5(A)(5) and to Section 202-5(B) as follows:

"A. Adult use and entertainment establishments and e-cigarette and/or vapor sales establishments **and cannabis establishments** shall be allowed only I the allowed zoning district ..."

"(4) On the same parcel as another adult use and entertainment establishment or e-cigarette and/or vapor sales establishment **or cannabis establishment**; or"

"(5) Within 1,000 feet of the property line of another adult use and entertainment establishment or e-cigarette and/or vapor sales establishment **or cannabis establishment** is located in the Town."

"B. The above distances of separation shall be measured form the nearest exterior wall of the portion of the structure containing the adult use and entertainment establishment or e-cigarette



and/or vapor sales establishment or cannabis establishment."

#### Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.

#### Section 6. Severability

If any clause, sentence, phrase, paragraph or any part of this Local Law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Local Law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this Local Law would have been adopted had any such provision been excluded.