

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JANUARY 19, 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 2021, 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.

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 October 20, 2021 meeting minutes.
 Approval of the November 17, 2021 meeting minutes.
 Approval of the December 15, 2021 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of January 13, 2022 will now be held.

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. **TABLED AT THE DECEMBER 15, 2021 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE FEBRUARY 16, 2022 MEETING**

1P-01-22 Application of Ahead Energy, owner, and Ionomr Innovations, Inc., lessee, for Conditional Use Permit Approval to allow for a research and development facility for new component polymer films for use with hydrogen fuel cells and water electrolysis on property located at 285 Metro Park. All as described on application and plans on file.

NEW BUSINESS:

[10P-NB1-21](#) Application of 1950-1966 Monroe Avenue, LLC (Quickle'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.)

[1P-NB1-22](#) Application of 1925 South Clinton, LLC, owner, for Concept Review (Phase 2) to construct a 9,200 +/- sf retail building with a drive-thru facility and associated site improvements on property located at 1905-1925 South Clinton Avenue (Tax ID #136.15-1-8.1, Lot3). All as described on application and plans on file.

Review and prepare an advisory report on proposed code amendment(s) regarding the “2022 Cannabis Local law Amendment.” ([See letter and proposed law](#))

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Jess Sudol, Passero Associates, dated December 22, 2021, requesting postponement of application 12P-02-21 to the February 16, 2022 meeting.

PETITIONS:

NONE

SIGNS:

| APP # | NAME & LOCATION | TYPE OF SIGN | ARB REVIEW |
|--|---|--------------------|-------------|
| | | | PB DECISION |
| ARB & PB RECOMMENDATIONS AND/OR CONDITIONS | | | |
| 1634 | Salon Social 2949 Monroe Avenue | Bldg Face | 12/28/2021 |
| ARB - Approved as presented. | | | |
| 1635 | Whole Food Market 2740 Monroe Avenue | Free Standing Sign | 12/28/21 |
| ARB - Tabled for the following: | | | |
| <ol style="list-style-type: none">1. Label materials and colors including stone.2. What is the depth of the monument?3. What is the letter depth?4. What is on the backside of the sign?5. Is the sign internally illuminated and also ground lit?6. What color will the night time lighting be?7. Will the proposed landscaping blocking the ground flood lights also block the address number?8. Sign shall not be located within the easement. | | | |