

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF MARCH 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.

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.
Approval of the February 16, 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.

[2P-01-22](#) Application of Cortese Properties, owner, and Cortese 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. **TABLED - PUBLIC HEARING REMAINS OPEN**

[3P-01-22](#) Application of 1925 South Clinton, LLC, owner, for Preliminary/Final Site Plan Approval (Phase 2) to construct a 9,200 +/- sf retail building and other associated site improvements, and Conditional Use Permit Approval allowing for the retail building to house a 2,300 +/- sf Starbucks Café with a drive-thru facility on property located at 1905-1925 South Clinton Avenue (Tax ID #136.15-1-18.1, Lot 3). All as described on application and plans on file.

[3P-02-22](#) Application of Bright Future Realty Group, LLC, owner, and Jacob Ouyang, agent, for Conditional Use Permit Approval to allow for a sushi restaurant on property located at 2425 West Henrietta Road. All as described on application and plans on file.

[3P-03-22](#) Application of Winton Acquisitions LLC, owner, and The Old Farm Café, lessee, for Conditional Use Permit Approval to allow for an interactive café on property located at 3450 Winton Place. All as described on application and plans on file.

[3P-04-22](#) Application of Daniele SPC, LLC, owner, for Conditional Use Permit Approval to allow for a Jersey Mike's Sub Shop on property located at 2750 Monroe Avenue. All as described on application and plans submitted.

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.

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. **POSTPONED TO THE MARCH 16, 2022 MEETING AT APPLICANTS REQUEST**

OLD BUSINESS:

[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 - PUBLIC HEARING CLOSED**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Timothy Beach, 200 Idlewood Road, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Frank and Kathleen Sacco, 20 Dartford Road, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Margaret Warrick, 215 Idlewood Road, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Aron Reina, 62 Poplar Way, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Mary Gagnier, 19 Birmingham Drivea, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Bob Harding, 135 Northern Drive, dated in opposition to application 2P-01-22, 2771 West Henrietta Road.

Letter from Vince Hope, 30 Poplar Way, dated February 15, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from June Cuthbert, 106 Idlewood Road, dated February 16, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Elizabeth and James Palis, 85 Hunters Lane, dated February 16, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Kerry Bauer, Glenhill Drive, dated February 16, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Seth Holmes, 182 Idlewood Road, dated February 16, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Vince Hope, 30 Poplar Way, dated February 17, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Eloise Meyers, 70 Idlewood Road, dated February 17, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

Letter from Vicki Reina, 62 poplar Way, dated February 24, 2022, with comments and concerns regarding the proposed Talmudical Institute development at 1666 South Winton Road.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1637	Helio Health 1850 Brighton Henrietta Town Line Road	Bldg Face (2)	2/22/2022
ARB - Approved as presented.			

