

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF APRIL 20, 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 February 16, 2022 meeting minutes.
Approval of the March 16, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of April 14, 2022 will now be held.

[2P-01-22](#) Application of Cortese Properties, owner, and Corteses Cycle Sales, agent, for
[Additional Info](#) 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 AT THE MARCH 16, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[3P-01-22](#) Application of 1925 South Clinton, LLC, owner, for Preliminary/Final Site Plan
[Resubmittal](#) 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. **TABLED AT THE MARCH 16, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[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. . **TABLED AT THE MARCH 16, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[4P-01-22](#) Application of 1057 E. Henrietta Road LLC, owner, and Pure Precision Moving, lessee, for a Conditional Use Permit Approval to allow a moving company with on-site furniture storage to be on property located at 1057 East Henrietta Road. All as described on application and plans on file.

[4P-02-22](#) Application of Loyal Group REM LLC, owner, and Jenny's Bakery, lessee, for Conditional Use Permit Approval to allow for outdoor dining in conjunction with an existing bakery/café on property located at 125 White Spruce Blvd. All as described on application and plans submitted.

[4P-03-22](#) Application of University of Rochester, owner, for Final Site Plan Approval, Final EPOD (woodlot) Permit Approval and Final 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.

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.)

Review and advisory report for [proposed technical code amendments](#).

OLD BUSINESS:

[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. **TABLED AT THE MARCH 16, 2022 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Mindy Zoghlin, Zoghlin Group, dated March 16, 2022, in opposition to 3P-04-22, 2750 Monroe Avenue.

Letter from John Cortese, Cortese Cycle Sales, with additional information regarding 2P-01-22.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1638	Unlimited Nutrition 2900 Monroe Avenue	Bldg Face	3/22/22
			ADMIN REVIEW
Approved as presented.			
1639	OFC's The Old Farm Cafe 3450 Winton Place	Bldg Face	3/22/22
ARB - Approved as presented.			
1640	Empy Nails 2298 Monroe Avenue	Bldg Face	3/22/22
ARB - Approved as presented.			
1641	Liberty Wine and Liquor 1900 South Clinton Avenue	Bldg Face	3/22/22
			ADMIN REVIEW
Approved as presented.			