

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF MAY 18, 2022  
Brighton Town Hall  
2300 Elmwood Avenue

PLEASE TAKE NOTICE that a public hearing will be held by the PLANNING BOARD of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held remotely via a video conferencing platform on Wednesday May 18, 2022 at 7:00 P.M. (E.D.S.T.). Pursuant to the adoption of Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 which permitted remote public meetings and the issuance of the Governor's Executive Order 11 and the suspension of in-person meeting requirements under the Open Meetings Law and the extensions thereof, this 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 and participate in the meeting via Zoom. Please go to the Town website (<https://www.townofbrighton.org>) for a link to the Zoom meeting. Should the suspension of in-person meeting requirements expire before the time and date of the above referenced meeting, said meeting will be conducted in-person at the Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton and will commence at 7:00 pm.

Written comments may be submitted to Jeff Frisch, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [jeff.frisch@townofbrighton.org](mailto:jeff.frisch@townofbrighton.org).

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable. for the purpose of considering, modifying, approving or disapproving the following listed applications.

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.  
Approval of the April 20, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of May 12, 2022 will now be held.

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[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.

[5P-02-22](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental School District, owner, for Conditional Use Permit Approval to allow for The Montessori School of Rochester to be located at 220 Idlewood Road. All as described on application and plans submitted.

[5P-03-22](#) Application of Winton Acquisitions, LLC, owner, and Marlee Finestone, SWBR Architecture, agent, for Site Plan Modification to improve access and circulation within the plaza, landscaping improvements and replace parking lot lighting fixtures on property located at 3450 Winton Place (Winton Place Plaza). 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.

[5P-NB1-22](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental School District, owner, for Preliminary Site Plan Approval, Preliminary EPOD (watercourse) Permit Approval and Preliminary Conditional Use Permit Approval to construct a 23,000 +/- sf building addition (with an additional 8,700 sf future phase), to re-purpose the former Brookside School for the use by the Talmudical Institute of Upstate New York Residential High School and make other site improvements on property located at 1666 South Winton Road. All as described on application and plans on file.

[5P-NB2-22](#) Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968 +/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

[5P-NB3-22](#) Review and advisory report regarding Jewish Senior Life's Incentive Zoning proposal to construct two four story buildings, each containing 35 Independent Living dwelling units and other site improvements on property located at 2000 Summit Circle Drive.

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="#">1642</a>	Lattimore Physical Therapy 383 White Spruce Blvd.	Bldg Face	4/26/22
ARB - Approved as presented.			
<a href="#">1643</a>	Hua Mei Asian Supermarket 2720 W Henrietta Road	Bldg Face	4/26/22
ARB - Approved as presented.			
<a href="#">1644</a>	Fidelity Investments 2750 Monroe Avenue	Bldg Face (2)	4/26/22
ARB - Approved as presented.			
<a href="#">1645</a>	UR Medicine 2400 S Clinton Avenue	Awning Sign	4/26/22
ARB - Approved as presented.			
<a href="#">1646</a>	Club Pilates 1890 Monroe Avenue	Bldg Face	4/26/22
			ADMIN REVIEW
Approved as presented.			
<a href="#">1647</a>	Thomas Clothier 1865 Monroe Avenue	Bldg Face	4/2/6/22
			ADMIN REVIEW
Approved as presented.			