



Jeff Frisch <jeff.frisch@townofbrighton.org>

Image from our property to 3801 East Avenue -APPLICATION NO: 5P-NB2-22 hearing 5-18-22

Bentley, Karen <Karen_Bentley@urmc.rochester.edu>
To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>
Cc: Robert Bentley <bobbentley5655@gmail.com>

Wed, May 18, 2022 at 3:44 PM

See attached picture of [3801 East Avenue](#) as we would view it from our [3939 Elmwood Avenue](#) property.

This is the view in summer, but in winter we would see a more exposed view.

Thanks,

Karen Bentley

Karen Bentley, M.S.

Director, Electron & Cryo Microscopy Resource

Senior Associate, Pathology & Laboratory Medicine

CART / Center for Advanced Research Technologies

Animis Opibusque Parati : Prepared in Mind & Resources.

Office: 585-275-1954

Location: Med Ctr B-7806

Web: CART.urmc.edu



From: Bentley, Karen
Sent: Wednesday, May 18, 2022 3:39 PM
To: 'jeff.frisch@townofbrighton.org' <jeff.frisch@townofbrighton.org>
Subject: APPLICATION NO: 5P-NB2-22 hearing 5-18-22

APPLICATION SUMMARY: 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](#).

-
Response NO: 5P-NB2-22 from Karen and Robert Bentley the owners of [3939 Elmwood Avenue](#):

We are very concerned about our property value of approximately \$400,000.

In December of 2019, we purchased a mixed use property (former Dr. Calcagano dental practice and residence) which was rezoned to 100% private use.

-
Our biggest concern is the Gas Pump Canopy with 16 foot tall LED lighting and the highly reflective "all glass walls" replacing the garage doors.

The LED light fixtures on the Canopy will produce intense illumination for customers, however, we will suffer from extensive "glare" coming across to our property.

It states on page 137, Item 14: "The parking lot lights shall be placed on a timer and shall be turned off from 10:00 P.M. to 6:00 A.M."

We are also against the 10 pm shut off time as we believe Brighton has a town code requiring commercial buildings to have lighting/signage across from residential properties to be shut off by 9 pm.

We firmly believe the proposed renovation would lead to lower property values for the houses directly across from, and adjacent to, the corner of Elmwood and East Avenue, as well as, the intersection of East Avenue with Allen's Creek.

Most importantly, as home owners we believe the resale value of our houses will plummet.

No one, who can afford to buy houses valued at \$400k +, would purchase a house directly across the street from a bright Canopy lit Gas Station.

All of us pay a significant amount of property taxes to the Town of Brighton.

Thus we request that the Town deny approval of both the proposed overhead canopy with LED lighting and any garage doors changed to glass walls.

Sincerely,

Karen L. Bentley

Robert W. Bentley

3939 Elmwood Avenue

Rochester, NY 14610



3108 East Avenue viewed from 3939 Elmwood Avenue property.jpg
3284K



RECEIVED
MAY 18 2022
TOWN OF BRIGHTON
BUILDING & PLANNING



Jeff Frisch <jeff.frisch@townofbrighton.org>

Proposed Quicklees location at 3108 East Ave. We at 1010 Allens Creek Rd are against this plan

Gayle Stiles <gstiles6@gmail.com>

Wed, May 18, 2022 at 1:32 PM

To: jeff.frisch@townofbrighton.org

Cc: mike.guyon@townofbrighton.org, Bob Stiles <rbstiles@aol.com>

Dear Jeff,

We live at 1010 Allens Creek Rd, and are concerned about the proposal to permit the construction of a Quicklees station at 3108 East Ave. We are concerned about the traffic effect, especially because we have an elementary school less than a quarter of a mile from this location, and children are permitted to walk to and from school. In addition, children are riding bikes and neighbors of all ages are regularly walking around this residential neighborhood consisting of Allens Creek, Brookside, Creekdale and Elmwood Ave, all very close to this East Ave location. Besides an increase in traffic generally, there is grave concern about traffic taking a left hand turn onto East Ave leaving the station and trying to turn right onto Allens Creek Rd.

We strongly suggest that this proposal of putting a Quicklees into this property, and the rezoning that would also be required, be denied. The presence of a business like this one would definitely change the neighborhood feel for which we bought this house, and based on which we pay our taxes. The residential feel is strong, and one must notice that besides the Friendly Home which is set back, there are no other commercially zoned pieces of property next to this area, and that has been because the area does not suggest it. There is plenty of commercial convenience available within a very short drive.

Thank you for giving these thoughts meaningful consideration.

Sincerely,

Gayle Stiles
1010 Allens Creek Rd.





Jeff Frisch <jeff.frisch@townofbrighton.org>

tonight's planning board meeting: proposal for Quicklees on East Ave.

Christopher Corcoran <ccorcoran@torreslawofficepc.com>

Wed, May 18, 2022 at 2:15 PM

To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>, "mike.guyon@townofbrighton.org" <mike.guyon@townofbrighton.org>

Gentlemen,

My wife, Mary, and I live in the Brookside area, and we plan to participate in tonight's zoom. I have the link.

The proposed hours of operation, lighting, and canopy over the pumps all suggest to us that the proposed operation would have much greater impact on our neighborhood than the predecessor gas station. We would like the current environmental concerns to be resolved particularly because of the proximity to the creek which flows into Corbett's Glen and eventually Irondequoit Bay. As you know, other than the nearby school, Friendly Home, and fire house, the neighborhood is residential.

We feel strongly that the charming architecture of the building should be preserved. Similar buildings which were former gas stations have been put to other uses in the Village of Fairport and in the City on Park Ave. at South Goodman St.

Thank you for your consideration.

Chris Corcoran.

Christopher Corcoran

Attorney

Torres Law Office, P.C.

The Park At Allens Creek

132 Allens Creek Road

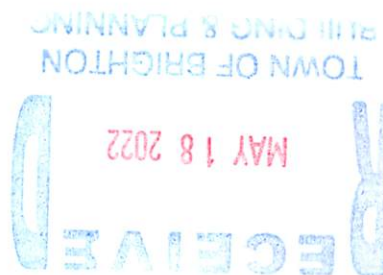
Rochester, New York 14618

T: (585) 730-8207

F: (585) 730-8209

ccorcoran@torreslawofficepc.com

www.torreslawofficepc.com



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This email is ONLY for the person(s) named in the message header. Unless otherwise indicated, it contains information that is confidential, privileged or exempt from disclosure under applicable law. If you have received it in error, please notify the sender of the error and delete the message. Thank you.

RE: Brighton Planning Board Applications 5P-02-22 and 5P-NB1-22

1 message

Tim Beach <tcbeach@gmail.com>
To: jeff.frisch@townofbrighton.org

Mon, May 16, 2022 at 9:24 PM

Dear Planning Board Members,

This letter of intent opposes the application 5P-02-22 for the Montessori School of Rochester (Montessori) to maintain its school in a portion of the former Brookside School in the Town of Brighton as well as the application 5P-NB1-22 for the Talmudical Institute of Upstate New York (TIUNY) to repurpose the Brookside School.

There are over 275 concerned Brighton citizens that support the two conditions presented to the board from the Evans Farm neighborhood group. Those two conditions again are 1)The property owner of [1666 S. Winton Road](#) must permanently close the Idlewood Road vehicle entrance to that property, and 2)The property owner of [1666 S. Winton Rd](#) must provide the Town and its residents some form of legal access to a portion of their property. Please review the 23 page document with fully supported, cited reasons why these two conditions are a win-win situation for the [1666 S. Winton Rd](#) property and the Evans Farm neighborhood.

In addition to that document, I would like to add three more reasons those two conditions should be adopted:

- All schools in Brighton are served by main road arteries except for Council Rock Primary School (CRPS), Seton Catholic School, and the Montessori school.
 - CRPS and Seton Catholic School are both set on roads that are wider and supported with sidewalks on both sides of the street.
 - The four roads surrounding Seton Catholic School are Warrington Dr, Rhinecliff Dr., Imperial Dr., and Varinna Dr.
 - All four roads are at least 25' wide with sidewalks on both sides of the street.
 - The three roads feeding into CRPS are Kimberly Dr., Grosvenor Rd., and Esplanade Dr.
 - All three roads are at least 28' wide with sidewalks on both sides of the street.
 - Montessori exclusively uses the Evans Farm neighborhood roads.
 - Idlewood Rd is 19' wide with no sidewalks. Most other roads in Evans Farms have similar dimensions.
 - Redirecting all of the [1666 S. Winton Rd](#) property traffic to S. Winton Rd would put Montessori & TIUNY in alignment with the rest of the schools in Brighton and increase the safety of the Evans Farm neighborhood.
- Excessive wear and erosion on the streets of Evans Farms due to the traffic generated from the Montessori school.
 - Brookside was built in 1957 as a neighborhood school
 - Most children walked to school or took a bus; there were very few single-occupancy vehicles dropping off and picking up students.
 - If the 1950's town planners intended for the Evans Farm streets to be used in the current unsafe manner they would have included sidewalks and/or widened the roads in the Evans Farm neighborhood.
 - Local residents have voiced their concerns with the Town and the Montessori school directly over the years without any recourse
 - With the proposal to redesign the Brookside property, now is the time to address the concerns of the citizens of Brighton,
- Other private entities off of S. Winton Rd do not have access to the Evans Farm neighborhood.
 - When Cambridge Place Corporate Center (at [1890 S. Winton Rd](#)) was constructed there were no plans to connect it to the Evans Farm neighborhood.
 - Since the Brookside property is turning completely into a private entity, TIUNY (and any private user of that property) should not use the streets of the Evans Farm neighborhood.

We implore the Planning Board to act in good faith, listen to the voices of the Brighton citizens, and request that our two conditions are included in any discussion with the property owners of [1666 S. Winton Road](#). If the Planning Board adopts our two conditions listed above, we would fully support both applications for the Montessori & TIUNY projects.

Thank you for your time,

Tim & Heather Beach
200 Idlewood Rd.
tcbeach@gmail.com



Jeff Frisch <jeff.frisch@townofbrighton.org>

Idlewood Entrance for MSR

1 message

Bethany Pecora-Sanefski <bpecorasanefski@gmail.com>
To: jeff.frisch@townofbrighton.org

Tue, May 17, 2022 at 9:11 AM

Mr. Frisch,

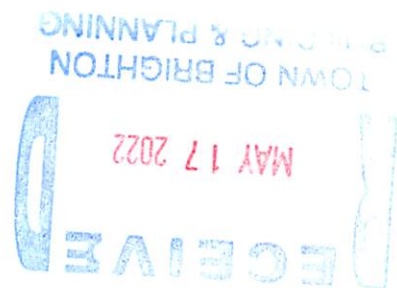
I am writing to you with comments regarding the upcoming meeting on May 18th to discuss the application for the permit that pertains to the Idlewood entrance for the Montessori School of Rochester. I am deeply concerned about the potential impact of no longer allowing Idlewood to be the entrance for the school that both my children currently attend. As we are all aware, the last two years for everyone have been difficult, but our children, particularly those under 5, continue to bear a great deal of this burden. They have been through a multitude of changes regarding their schooling format, protocols, and masking, and an additional unnecessary upheaval to their normal routine by forcing this change will only compound this burden. The structure of the school at the Idlewood entrance is well-designed to provide a bus loop, with doors to several classrooms adjacent to the parking lot. In addition, the school office is located at this entrance, providing additional layers of oversight, safety, and communication. Frankly, I'm not even sure what the feasibility of dropping off from the alternative entrance is and would almost certainly involve long walks for our youngest children, which, especially during winter months is again layering our youngest children with unnecessary burden.

If those in opposition have concerns related to traffic or pedestrian safety, I'd imagine alternative measures could be taken to include additional signage; it is unfortunate that the area does not have sidewalks, but the impact of the traffic within the neighborhood (where I have also walked home with my children) is minimal, impacts a very small stretch of the neighborhood, and feels quite safe; certainly not enough to warrant this kind of drastic change. Again, I do not believe that our youngest children should shoulder the burden this change would prompt and I would adamantly oppose a change.

Sincerely,

--

Bethany Pecora-Sanefski, Psy.D.
Clinical Psychologist
bpecorasanefski@gmail.com





Jeff Frisch <jeff.frisch@townofbrighton.org>

Plans for Gas Station at 3108 East Avenue by Elmwood Ave - very concerned homeowner

Sarah Swan <sarahpotterswan@gmail.com>

Wed, May 18, 2022 at 1:03 PM

To: jeff.frisch@townofbrighton.org, mike.guyon@townofbrighton.org

Hi Jeff and Mike,

I recently learned (along with many other very concerned neighborhood members) of the plans to put in a gas station and convenience store in the currently vacant spot at 3108 East Ave by Elmwood.

My husband and I and our three children (I had a new baby just yesterday in fact) recently moved into 3873 Elmwood (a few houses from the corner). We moved from another beloved residential area - Wilshire Rd in Brighton. I can honestly say that we moved for the neighborhood and the walkability to Allen Creek School that all of our kids will attend.

To say that the plans for this style gas station and convenience mart in a beautifully historic and residential area is devastating and crushing is not an understatement. I'd go so far as to say... can anyone in their right mind honestly say that such an addition would bring anything remotely positive to the neighborhood, besides merely convenience? My husband, Jon Swan, owns 6 restaurants in the area, and he has commented multiple times that the vacant gas station lot could be so nicely served (if served by anything non-residential at all) by a small, quaint, family oriented coffee shop with daytime hours. We've always day-dreamt about making that a reality — it would add to the quality of life for residents in the area.

A Quicklees gas station on East Avenue???? How utterly tone deaf and entirely dismissive of the neighborhood of dedicated homeowners and taxpayers (many of whom have small children) who would be horrendously served by an allegedly 24 hour gas station of light pollution, air pollution, noise pollution, increased traffic, increased through traffic, and general eye sore on an otherwise charming and historic street. Further, given it's proximity to Allen's Creek, I'd also be concerned that after rain and wind, contaminants are more than likely to be transferred into the stream that impacts many of our backyards.

This proposal feels like a breach of contract in the sense that as a taxpayer, we agree to pay the Town of Brighton to keep up their side of the deal that we bought into. Ambience and safety are enormous parts of that. Please do not jeopardize that (as well as our very home values) with the addition of a quickie mart steps from our front yards and children's elementary school.

Please, please, please - I implore you to strongly consider the opinion of the community members and children (your constituents) that this impacts most.

Thank you for the time and consideration,
Sarah Swan





Jeff Frisch <jeff.frisch@townofbrighton.org>

Proposed Quicklees location at 3108 East Ave. We at 1010 Allens Creek Rd are against this plan

1 message

Gayle Stiles <gstiles6@gmail.com>

Wed, May 18, 2022 at 1:32 PM

To: jeff.frisch@townofbrighton.org

Cc: mike.guyon@townofbrighton.org, Bob Stiles <rbstiles@aol.com>

Dear Jeff,

We live at 1010 Allens Creek Rd, and are concerned about the proposal to permit the construction of a Quicklees station at 3108 East Ave. We are concerned about the traffic effect, especially because we have an elementary school less than a quarter of a mile from this location, and children are permitted to walk to and from school. In addition, children are riding bikes and neighbors of all ages are regularly walking around this residential neighborhood consisting of Allens Creek, Brookside, Creekdale and Elmwood Ave, all very close to this East Ave location. Besides an increase in traffic generally, there is grave concern about traffic taking a left hand turn onto East Ave leaving the station and trying to turn right onto Allens Creek Rd.

We strongly suggest that this proposal of putting a Quicklees into this property, and the rezoning that would also be required, be denied. The presence of a business like this one would definitely change the neighborhood feel for which we bought this house, and based on which we pay our taxes. The residential feel is strong, and one must notice that besides the Friendly Home which is set back, there are no other commercially zoned pieces of property next to this area, and that has been because the area does not suggest it. There is plenty of commercial convenience available within a very short drive.

Thank you for giving these thoughts meaningful consideration.

Sincerely,

Gayle Stiles
1010 Allens Creek Rd.





Jeff Frisch <jeff.frisch@townofbrighton.org>

Town of Brighton Planning Board Meeting - 3108 East Avenue

Matt Weins <MWeins@lawleyinsurance.com>

Wed, May 18, 2022 at 10:43 AM

To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>, "mike.guyon@townofbrighton.org" <mike.guyon@townofbrighton.org>

Good Morning

My family lives at 1040 Allens Creek Rd, not far from the proposed gas station at 3108 East Ave (the now vacant building that used to be occupied by Gordy's Garage)

We just wanted to voice our adamant opposition to the application slated to be discussed this evening as we won't be able to attend in person.

The submission lists multiple inaccuracies and would be a negative for the entire neighborhood. There is no need for a 24 hour gas station – especially one that proposed with such massive scale. It would not fit in at all and would be an eye sore for the area. Not only that but their plans are intrusive and over the top

Pls let me know if there is anything else we can do or if you would like to further discuss. We are hopeful that this will be shot down similarly to the prior application in 1995 where there was a proposal for a in kind build.

Thanks you,

Matthew Weins | *Partner*

Lawley | INSURANCE | EMPLOYEE BENEFITS
p 585.545.6671 | f 866.211.4683 | c 585.732.3179

mweins@lawleyinsurance.com | My bio

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[441 East Ave Rochester, NY 14607](#)

For information and resources from Lawley regarding COVID-19, please click [here](#)

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Jeff Frisch <jeff.frisch@townofbrighton.org>

Proposed Gas Station at 3108 East Avenue - Brighton

Mary Corcoran <mpf280@gmail.com>
To: Jeff.frisch@townofbrighton.org

Wed, May 18, 2022 at 11:11 AM

Dear Mr. Frisch,

I am writing to oppose the proposed gas Station at 3108 East Avenue in Brighton.
The proposed action is most certainly Not consistent with the predominant character of the existing built or natural landscape.

The Brookside neighborhood, as it is known, which borders East Avenue and Allens Creek Road, is across the street from the proposed site. Our neighborhood is a close knit, traditional grouping of cherished older homes, and a growing number of young families and children. It is just the sort of neighborhood that characterizes Brighton at its best, including school children walking to a lovely neighborhood school. This character is not something to be taken for granted and importantly deserves to be protected.

The thought of a large, commercial, 24 hour gas station and convenience store, brightly lit with a huge canopy and additional parking, (all outside of current zoning), is utterly abhorrent and disturbing.

One of the reasons people chose Brighton to live in is because we believe in its commitment to slowing development and protecting older homes and neighborhoods.
I know this is a matter of great concern to all those near this site. I hope this little corner of Brighton and it's young children will receive the Town's support in maintaining it's cherished way of life.

Sincerely,

Mary Corcoran
141 Brookside Drive
Rochester, New York 14618
Sent from my iPhone



Gas Station Development on East Avenue

Doug Parker, Sage Rutty Co. <dparker@sagerutty.com>

Wed, May 18, 2022 at 11:16 AM

To: "Jeff.frisch@townofbrighton.org" <Jeff.frisch@townofbrighton.org>

Cc: "Victoria Parker, Sage Rutty Co." <vferren@sagerutty.com>, Margaret Lehmann <margaret.r.lehmann@gmail.com>

Mr. Frisch, et al, I am a resident of Pittsford, along East Avenue very near the Brighton border. In the case my opinion is considered, I would be opposed to development of a retail store and gas station at the Allens Creek and East Avenue interchange.

As I am sure you are aware, the traffic is already very congested at that junction given the entrance to Allen Creek School and the Friendly Home converging at that intersection, coupled with the Linden Avenue/Elmwood Avenue/East Avenue intersection and Fire House Entrances just a hundred yards away. I am sure the property owners would like to make good use of their parcel, but I believe adding quick stop, high volume traffic to and already congested intersection is not in the best interest of the Brighton and Pittsford residents living in that area.

Thank you for your interest in my concerns.

Doug

Douglas E. Parker, CFP®, AIF®

Senior Vice President, Financial Advisor

Sage Rutty & Company

100 Corporate Woods, Suite 300

Rochester, NY 14623

Direct 585.512.2326 / Fax 866.902.0273

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And Company, Inc.

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Jeff Frisch <jeff.frisch@townofbrighton.org>

No Quicklees in our neighborhood!

Miranda Harris-Glocker <mirandahglocker@yahoo.com>
To: jeff.frisch@townofbrighton.org

Wed, May 18, 2022 at 11:23 AM

Hello, I am just hearing of a plan that I believe is now being discussed in an upcoming meeting regarding the placement of a future 24 hr Quicklees gas station in our small residential neighborhood. We want to be clear that we ARE NOT in favor of this as this is a small close-knit community with nearby schools and parks where our children walk to school. Unfortunately we were not made aware of these plans because technically we are in Pittsford and this is in Brighton yet it is right in our backyard.

Please hear our concerns and bring them to the meeting as we are currently out of the country.

Thank you for your time.

Best, Miranda and Roan Glocker

944 Allens Creek Rd

Sent from Yahoo Mail for iPhone



65 Cohasset Dr. | 484-390-2141 | emma.scholl@gmail.com

May 17, 2022

Jeff Frisch
Executive Secretary
Brighton Town Hall
2300 Elmwood Ave.
Rochester, NY 141618



Dear Jeff Frisch:

I am the parent of children attending The Montessori School of Rochester and a resident of Brighton. I enjoy living directly across the street from the Evan's Farm development and frequently walk with my 3 and 5-year-old children to and from school. We regularly walk/ride to school, utilize the Brighton Rec Center and playground. Because of our proximity to the features of the area, we consider this space to be an extension of our neighborhood.

I am concerned that a few of my neighbors are advocating to close the entrance to the school and the Brighton Rec Center. Moving the main entrance to Winton Road would increase the number of walkers and bikers with small children to an incredibly dangerous part of Winton Road. I believe this would require a crossing guard for families navigating the 4-lane highway area.

The more pressing issue for residents is that the Evan's Farm development does not have sidewalks. I believe this is the solution to satisfy both Montessori families and neighborhood residents. Adding sidewalks will increase safety for children walking to school, children waiting for the bus, neighbors jogging or walking, any person attending programming at the Brighton Rec Center, and Brighton Town employees working around and near the Rec Center.

Thank you for your time. I hope you will thoughtfully consider the entire community when planning the future of this space.

Sincerely, **Emma Scholl & Tom Murphy**



Jeff Frisch <jeff.frisch@townofbrighton.org>

Planning Board Meeting May 18th - Application 5P-NB2-22. 3108 East Avenue

3 messages

Megan Henry <megan.henry100@gmail.com>

Tue, May 17, 2022 at 6:25 PM

To: jeff.frisch@townofbrighton.org, ramsey.boehner@townofbrighton.org

Cc: mike.guyon@townofbrighton.org

Hello, gentleman.

I am writing to urge the Planning Board to **reject** Application 5P-NB2-22 made by PEMM, LLC regarding the parcel located at 3108 East Avenue.

As a lifelong resident of Brighton (57 years!), currently residing at [980 Allens Creek Road](#), I am very concerned at the prospect of a 24 hour Quicklees convenience store being located at the intersection of East Avenue/Linden Ave/Allens Creek Rd at [3108 East Avenue](#). This neighborhood includes historically significant and architecturally unique homes and has always been a family-friendly residential neighborhood. Even when the parcel was a gas station, its hours were modest (they closed before 8pm, often earlier) and were good neighbors. The limited use - without a full blown convenient store - meant additional traffic was minimal and there was no loitering around the store. The proposed application will distract from the residential character of the neighborhood.

Even if the architectural character of the primary building is maintained, the addition of the proposed oversized canopy will not be in keeping with the neighborhood. The all-night lighting will disturb the residential neighbors across the streets - the diagonal nature of the intersection means the impact will be felt in many directions.

Moreover, the proposed development is not in conformance with the current zoning for office space. The non-conforming use permission granted to prior owners, under the town's own regulations, *has expired due to non-use for over one year*. This application would effectively necessitate the Board to approve a new non-conforming use variance. I am strongly against the proposal and appreciate your support in helping Brighton maintain its residential neighborhoods and adherence to the zoning regulations.

Additionally, the Phase 1 and 2 environmental reports conducted in 1995 on the parcel are concerning and should be reviewed carefully, if not updated in their entirety. Replacing of gas storage tanks and pumps would further disrupt the soil and potentially spread its pollutants further through the water table. The parcel's proximity to Allens Creek makes this an environmentally risky venture. The application falsely categorizes the habitat as urban - we have fox, deer, rabbits and other animals, and the waterfowl attracted to the creekside.

Please share my concerns with the rest of the Planning Board in advance of tomorrow's meeting.
If you care to discuss my concerns, please feel free to contact me via phone

Sincerely,

Megan Henry
[980 Allens Creek Rd](#)
Rochester, New York 14618
megan.henry100@gmail.com
585-737-3703



Mike Guyon <mike.guyon@townofbrighton.org>

Wed, May 18, 2022 at 7:20 AM

To: Jeff Frisch <jeff.frisch@townofbrighton.org>

For the Planning Board Meeting

[Quoted text hidden]

--

Michael E. Guyon
Town of Brighton
Department of Public Works
[2300 Elmwood Avenue](#)
Rochester, NY 14618

(585) 784-5225

Mike Guyon <mike.guyon@townofbrighton.org>
To: Megan Henry <megan.henry100@gmail.com>
Cc: Jeff Frisch <jeff.frisch@townofbrighton.org>

Wed, May 18, 2022 at 7:21 AM

Megan,

I will share this with the Planning Board secretary who will enter your concerns into the record.

Sincerely,

Mike Guyon
[Quoted text hidden]



Jeff Frisch <jeff.frisch@townofbrighton.org>

Quicklees on east Ave

DAVID KHALIL <bantordan@aol.com>

Tue, May 17, 2022 at 9:01 PM

To: Jeff.frisch@townofbrighton.org

To whom it may concern.

My husband and I have lived on Allens Creek rd since 2003, and are very concerned to hear about the possible Quicklees 24 hr store and gas station being proposed on East Ave, right next to Allens Creek School.

We cannot be at the town meeting tomorrow night, but would like to express our concern about a 24 hr anything on East Ave at the end of our street.

It is bad enough that Brighton is allowing Whole Foods to build a huge complex at the other end of Allens Creek rd.

I hope you will be in attendance on our behalf at the meeting saying No to Quicklees on East Ave.

Thank you

Mary & David Khalil

890 Allens Creek Rd

Sent from my iPhone

TOWN OF BRIGHTON
DEPT. OF PUBLIC WORKS

RECEIVED
MAY 17 2022



Jeff Frisch <jeff.frisch@townofbrighton.org>

3108 East Avenue

K Hartford <katiemhartford@gmail.com>
To: Jeff.frisch@townofbrighton.org

Tue, May 17, 2022 at 7:49 PM

Dear Mr. Frisch,

I strongly oppose the proposal for a 24-hour gas station and convenience store at 3108 East Avenue. The high traffic and commercial use of a property so close to the road and our residential neighborhood would be detrimental to the families and children who live here. It is not zoned for such use, it is an environmental hazard, and it would bring increased and undesired activity to an otherwise quiet neighborhood. Additionally, the traffic (vehicular and otherwise) would pose a risk to our children who walk to school in a location where the town has already taken away our crossing guards. Our neighborhood is already a target for burglaries due to its location off 441 and 490, and adding a gas station/convenience store across the street would undoubtedly only increase criminal activity in our neighborhood. We recently met with the Chief of Police to address that issue, and it is one we take extremely seriously. This is an unwise and undesirable use of a property that is contrary to current zoning and adverse to the interests of the community. For all of these reasons, I and my neighbors are completely opposed to this proposal.

Katie Hartford
Jeff Hartford
161 Brookside Dr, Rochester, NY 14618

DEPT. OF PUBLIC WORKS
TOWN OF BRIGHTON

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MAY 18 2022



Jeff Frisch <jeff.frisch@townofbrighton.org>

3108 East avenue

C. Michael Haben, MD, MSc <Michael.Haben.MD@professionalvoice.org>

Tue, May 17, 2022 at 6:57 PM

Reply-To: "C. Michael Haben, MD, MSc" <Michael.Haben.MD@professionalvoice.org>

To: "Jeff.frisch@townofbrighton.org" <Jeff.frisch@townofbrighton.org>

Mr Frisch,

I am contacting you out of concern for the proposal involving 108 East avenue. As a homeowner in the Brookside neighborhood, I am vehemently opposed to the project.

I would also appreciate a zoom link to the planning board meeting scheduled for tomorrow at 7 PM.

Kind regards,

C. Michael Haben, M.D., M.Sc.
Center for the Care of the Professional Voice
Haben Practice for Voice & Laryngeal Laser Surgery, PLLC
[980 Westfall road, building 100, suite 127](#)
Rochester, NY 14618
tel: (585) 442-1110
fax: (585) 730-8151
www.professionalvoice.org

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Brighton Planning Board
Brighton Town Hall
2300 Elmwood Avenue
Rochester, NY 14618

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May 16, 2022

Dear Board Members,

We, the undersigned families and friends of the Montessori School of Rochester, wish to voice our staunch support for MSR's application for a special use permit allowing the school to operate as it has for the past two decades.

MSR has been a valuable educator for many Brighton families and a vital contributor to the greater Brighton community. Many of us are Brighton residents and neighbors by extension, so we were relieved that they were able to reach an arrangement with the Brookside building's new ownership to remain in the building they've called home.

However, it's come to our attention that some members of the surrounding neighborhood view the traffic as a nuisance and wish to place additional stipulations on the school's permit, namely barring the use of the Idlewood Road entrance. The Idlewood entrance is crucial to the school's ability to safely and efficiently accept the influx of students each morning. This was always designed as the main entrance to the school since its construction in the 60s. The sidewalks, bus loop, and classroom entrances all on this side of the building. These features clearly make it the only reasonable way for young children to safely walk to their classrooms.


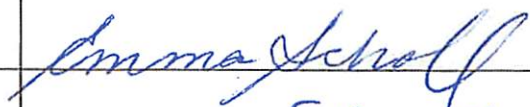
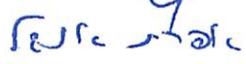
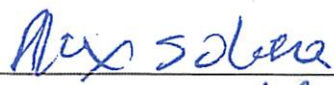

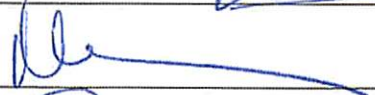
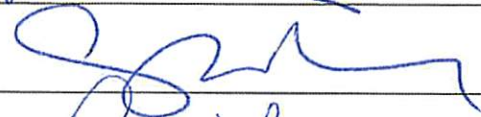
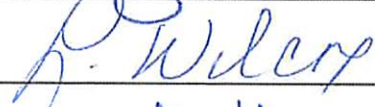
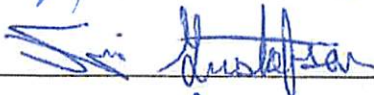
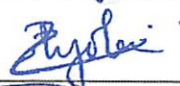

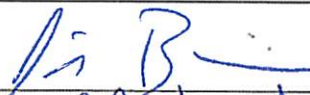
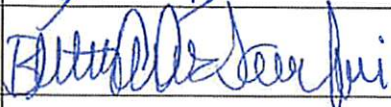
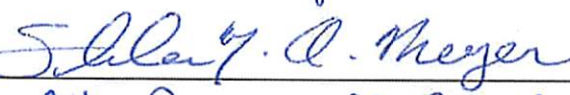
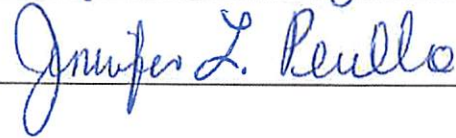
In the best of circumstances, the Winton Road entrance is unequipped to satisfy the school's needs and will only become more strained during the planned construction TIUNY plans to perform on that side of the building.

MSR's proposed permit would have no negative impact on the levels of traffic through Evan's Farm. Students have been traveling through the Evan's Farm neighborhood to get to Brookside for nearly 60 years. This permit merely upholds the status quo and poses no threat to the quality of life to the neighborhood - one that every resident found acceptable when they chose to purchase a home near the existing school.

Please consider the needs of the school, the young children that attend it, and the greater community and grant MSR's permit with continued use of the Idlewood entrance so they can continue to be the amazing gem in our community.

Sincerely:

Name & Address	Signature
Jon Meyer 33 Astor	
David Bungen 626 Penfield Rd 14625	David Bungen
96 Fernborg Rd 14618 Deanna Rodriguez	Deanna
Ben Pecora-Samuel 2282 Westfall Rd 14618	Ben Pecora-Samuel
Leire Bascaran 45 Craigan Way 14618	Leire Bascaran
Gabrielle Willey 20 Midland Ave 14620	Gabrielle Willey
Esther Lim 171 Evandale Rd	Esther
Machiel Bldg 171 Evandale Rd.	Machiel Bldg
Lauren Lazzara 56 Oak Ln.	Lauren Lazzara
Emmett Wilson 20 Birmingham Dr	Emmett Wilson
Kathryn Bernwey 281 Willowbend	Kathryn Bernwey
Jonathan Bostick 250 Clover Hills Dr.	Jonathan Bostick
Mark Buckley 603 Clayburn Rd.	Mark R Buckley
Karen Schmergel 122 Hemingway Drive	Karen Schmergel
Katherine Mannheim 110 Grosvenor Rd 14610	Katherine Mannheim

Name & Address	Signature
Thomas Fleischman 215 Roosevelt Rd 14618	
Emma Scholl 65 Cohasset Dr. 14618	
Efrat Engel 47 Elmore Rd. 14618	
Alejandro Solano 4 Cardiff Park 14610	
Hani Kauterji 292 E Squire Dr. 14623 Rochester, NY	
Mansa Wilson 20 Birmingham Dr. 14618 Rochester, NY	
Cynthia Gowan 286 Fair Oaks Ave	
Linda Wilcox 75 Middlebrook Ln 14618	
Xeni Gustafson 190 Alaimo Drive 14625	
MERLIN LYOLA EDWARDS 159, FRENCH CREEK DRIVE 14618	
Daniel + Melissa Royo 175 Roby Dr. 14618	
Iris Bieri 215 Roosevelt Road 14618	
Bethany Pecora-Sanofski 2282 Westfall Rd, 14618	
Shaheen Meyer 33 Astor Dr. Rochester, NY 14610	
Jennifer Perillo 284 Brooklawn Dr. Rochester, NY 14618	

Winton Place Business Centre, LLC

Jeff Frisch, Executive Secretary
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

DEPT. OF PUBLIC WORKS
TOWN OF BRIGHTON

RE: Application 5P-03-22- Winton Acquisitions, LLC

RECEIVED
MAY 18 2022

Dear Mr. Frisch:

Winton Place Business Centre, LLC, is the owner of the following neighboring properties to 3450 Winton Place: 3490 Winton Place, 3495 Winton Place, 3500 Winton Place and 3559 Winton Place. Winton Place Business Centre, LLC is generally in support of the improvements to the 3450 Winton Place property related to Application 5P-03-22, but would like to express the following concerns related to the Application:

1. Current access to the east end of the 3450 Winton Place property is via an egress driveway through the front parking lot of the neighboring 3490 Winton Place property. This provides a dangerous condition for employees and visitors to the 3490 Winton Place property. The egress driveway must be crossed on foot by individuals parking in the south portion of the 3490 Winton Place parking lot, in order to access the 3490 Winton Place property. We suggest a new curb cut be added off Winton Place, to provide direct access to the east end of the 3450 Winton Place property, in order to further improve access and circulation within the Plaza and eliminate the dangerous condition at 3490 Winton Place.
2. The storm water retainage facility in the rear northwest corner of the 3450 Winton Place property is severely overgrown with small, medium and large caliper trees and cattails and likely has had its overall holding capacity reduced significantly by many years of sediment build up. During moderate rain events, the storm water backs up from the 3450 Winton Place storm water facility, upstream into the storm water retainage retention facilities at 3490 Winton Place and 3495 Winton Place, at times causing flooding in the loading dock area of 3495 Winton Place. We suggest the 3450 Winton Place storm water retainage facility be cleared and dredged to return the facility to its intended capacity, in order to avoid damage to properties upstream of 3450 Winton Place.

Thank you in advance for your consideration of these requests and please contact me at 585 654 6650 with any questions.

Sincerely,



Andrew R. Gallina, Member
Winton Place Business Centre, LLC

1890 South Winton Road, Suite 100, Rochester, New York 14618
(585) 654-6650 FAX (585) 288-7646
WEBSITE: www.gallinadev.com E-MAIL: gallina@gallinadev.com

May 17, 2022

To Whom it May Concern:

We are writing this letter in support of the conditional use license 5P-02-22 for the Montessori School of Rochester (MSR). As Brighton residents, Evans Farm Neighborhood residents, and MSR parents, we strongly support MSR's use of the Idlewood Road entrance. We believe that MSR is an important part of the Evans Farm Neighborhood, and our decision to move to Evans Farm was strongly influenced by its proximity to MSR.

Some of our neighbors say that MSR causes traffic safety concerns for our neighborhood. However, MSR is a small community with less traffic than other local schools, and whose impact on traffic is limited to certain times of the day. Neighborhood congestion during these times is rare, and typically caused by other obstacles, such as vehicles parked on the side of the road, lawn debris in the road, and lawn and leaf pickup. As far as we know, there has never been a traffic accident or incident in the neighborhood involving a member of the MSR community.

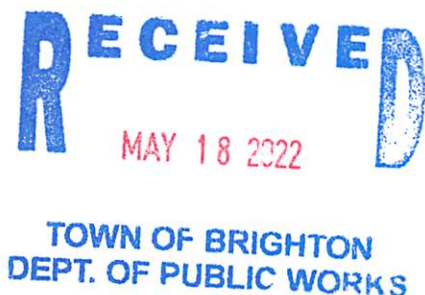
Closing the Idlewood entrance would be incredibly inconvenient for families given where the school is situated in the building. There is no direct access to MSR from the Winton Road entrance, so entering the school from that entrance would mean a very long walk for young children who attend MSR, most of whom are under the age of 5. This walk may become hazardous with the Talmudic Institute of New York's proposed expansion. The Idlewood entrance, by contrast, allows for easy access to MSR, and the circular parking lot allows for orderly traffic flow in the morning, meaning that traffic never spills out from the entrance to cause congestion on Idlewood Road, despite the increased traffic. There are also more sidewalks on the Idlewood side of the building, ensuring that MSR students do not have to walk through a busy parking lot during increased traffic times.

We appreciate that the neighborhood wants to limit the amount of traffic, and we are in support of the Talmudic Institute using the Winton entrance, especially given their proposed expansion. We welcome community discussion of other safety measures, such as putting in sidewalks. However, closing the Idlewood entrance would create a burden on students, primarily under the age of 5, and their families. MSR has been a part of the Evans Farm Neighborhood for over 20 years. It has built a toddler playground which it has invited the neighborhood to use during after school hours. We feel fortunate to have such a great school close by.

Sincerely,

Marisa and Emmett Wilson

20 Birmingham Dr.
Rochester, NY 14618





Jeff Frisch <jeff.frisch@townofbrighton.org>

3108 East Avenue

Margaret Lehmann <margaret.r.lehmann@gmail.com>

Wed, May 18, 2022 at 9:39 AM

To: Jeff.frisch@townofbrighton.org

Hi Jeff,

I'm writing in regards to the proposed gas station and convenience store at [3108 East Avenue](#). I live on Creekside Lane, along the Pittsford Brighton border. While not a Brighton resident, this area is my neighborhood and I feel strongly that the proposed project would negatively impact us.

The area is already highly congested, with extensive traffic and safety issues. The proximity to Allen Creek Elementary is also very concerning. For the majority of the year, there are little kids walking to and from school right at that intersection. Furthermore, we've had increasing safety issues in the area and I'd be concerned a 24 hour business could further exacerbate those.

Thank you,

Margaret Lehmann





Jeff Frisch <jeff.frisch@townofbrighton.org>

3108 East Avenue

Jason Del Pozzo <jason.delpozzo@gmail.com>
To: Jeff.frisch@townofbrighton.org

Wed, May 18, 2022 at 9:43 AM

Good Morning,

I live at [1030 Allens Creek Road](#) and understand a discussion/proposal for [3108 East Avenue](#) is being discussed at this evening's meeting. I have reviewed the application and would like to go on record as being strongly opposed to this project. While I am not opposed to the property being used in some form, putting the world's ugliest gas station open 24/7 in the middle of what may be the most charming part of Rochester seems like a huge miss. Additionally the traffic patterns on East Ave between Allens Creek/East and East/Elmwood are atrocious most of the day - adding this would make them even worse. We can certainly do better.

Regards,

Jason Del Pozzo

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MAY 18 2022

**TOWN OF BRIGHTON
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Jeff Frisch <jeff.frisch@townofbrighton.org>

Comments on Planning Board Conditional Use Permit 5B-NB1-22

3 messages

V W Hope <vwhope5@gmail.com>
To: jeff.frisch@townofbrighton.org

Mon, May 16, 2022 at 3:50 PM

I would ask that the Planning Board require TIUNY to create an exclusive traffic entrance from Winton Road South, appropriate to the needs of their proposed land use. That would include working with the Town of Brighton to permanently close the Idlewood Road entrance to the property, and develop traffic linkages within property boundaries to meet the needs of current and future tenants. Rationale for the closure of the Idlewood entrance has been presented in many other documents provided by our Evans Farm community.

I would like to address the concerns and **inadequacy of the existing bridge** as a Primary property access as the new owners propose in their application. I am not an engineer nor knowledgeable about load capacities. But I DO drive on narrow bridges in our area and have concerns from a practical perspective.

At its narrowest the existing Winton Road bridge measures just over 20 feet (plus an inch or two) between CURBS and the bridge's siderails which allow for no leniency to the shoulder in passing another vehicle. This Primary Entrance, besides construction vehicles at the outset, will undoubtedly carry delivery trucks for food and supplies, buses or large vehicles that allow for student outings off campus, etc. along with daily auto traffic.

Everyone in our neighborhood has used the Evans Lane bridge over Allen's Creek, many of us daily. It is a narrow passage between curbs and allows for very little extra clearance from passing vehicles that aren't squarely centered in their lane. There are many Evans Farm neighbors who will agree with the caution required on that bridge at times. The width of the Evans Lane bridge is 22 Feet, almost TWO FEET wider than the Winton bridge at its narrowest.

The Idlewood Road entrance to the Brookside property was created originally as the Primary Entrance to the school property. It has no limiting curbs except at the broad turn at Idlewood Road. The width of that access road at its narrowest is 23 FEET.

It would be appropriate for the Planning Board to require the new property owners to fulfill their desire to classify Winton Road as their Primary Entrance by creating access over Allen's Creek with a bridge width and capacity appropriate to their land use needs.

Thank you for your efforts on behalf of the Brighton community.

Vince Hope

Vincent Hope
30 Poplar Way
585/314-0970 cell



One neighborhood resident's comments/thoughts/questions on Quicklee's submission

Linda Stevenson <lsteven1@rochester.rr.com>

To: "jeff.frisch@townofbrighton.org" <jeff.frisch@townofbrighton.org>, "mike.guyon@townofbrighton.org" <mike.guyon@townofbrighton.org>

Wed, May 18, 2022 at 11:38 AM



Dear Jeff and Mike,

I read Quicklee's submission. Following are my comments/questions on their document.

Number 6 on the Short Environmental Assessment Form states, "Is the proposed action consistent with the predominant character of the existing built or natural landscape".

They checked **YES!** How can that be? That is a direct misrepresentation if this proposed Quicklee will be similar to Fairport's (located on N. Main St).



Number 8a, in the same section asks, "Will the proposed action result in a substantial increase in traffic above present levels?" They answered "**NO**".

How can that be accurate? Adding substantial new services, i.e., gasoline, car servicing, and food/sundries/cigarettes etc. will not cause an increase in traffic?

How is **substantial** defined? I assume they want to be a profitable venture and not a non-profit. Where is their backup showing current traffic levels (by day/hour) along with the amount of sales they need to breakeven?

Number 9 asks, "Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies". They checked "Yes" but left the description **BLANK**.

Page 14's photo gives a distorted view of the area impacted. It only shows their side of the street. It doesn't show the neighborhood **directly** across the street (ours!)? Will their quite large lights shine into homeowners' windows at night, thereby impacting *their quality of life*?

How will air quality be impacted? Cars release the most emissions starting up from a stop and/or accelerating. Again, while there was a gas station there before, it was much smaller relative the amount services and products offered.

Number 10 asks "will the proposed action connect to an existing public/private water supply?". They checked "YES". I cannot find in the document anything on the **underground gas holding tanks**. How old are they? Like all materials, they do age.

What steps are being taken to ensure they are still safe? If they are unsafe, they can **leak** into "**public/private water supply**". I find it very interesting that the "Short **Environmental Form**" makes no mention of what steps are proposed to ensure that there is no leakage so our water supply isn't contaminated.

One "soft" fact is that we, as residents of this neighborhood, **pay taxes** commensurate with many factors. One is the **quality of life**. To me, it is a **contract** with the town of Brighton.

We "said" when we purchased our home, "we like this neighborhood...the ambiance, etc. We will pay the taxes to the town. In return, the town will maintain the ambiance."

When we moved in, 35 years ago, the gas station was a small one. When others moved in, the gas station was unoccupied.

Now, Quicklee wants to build a huge garage, convenience store etc. This detracts from our quality of life. *Will our housing values go down?* Has our **contract** with Brighton been broken?

We do **not** live on a **N. Main St.** There are no shops nor stores lining either side of the street. This proposed building will be out-of-character with all that surrounds and extends from it.

Also, what are their proposed hours? Are they planning to be a **24-hour operation**? There is nothing on the street that operates 24 hours a day. The Friendly Home is set far back with the employees working in shifts. The firehouse works when there is a fire (thank goodness!). Otherwise, with the exception of being a voting center and also a place where firemen work, there is little impact.

Last, but certainly not least, the neighborhood has met with the **police** several times at the firehouse. The discussion centered up the **increased thefts and car break-ins**. What will the Town of Brighton's response be if the number of incidents increase and we become **unsafe** in our homes?

Where is the Zoom link for tonight's meeting please? I cannot find it on the web site. Also called your offices and left a message for "Mike" on his answering machine. I would really like to attend.

Thank you in advance for your anticipated response.

Best wishes, Linda Stevenson

Linda Stevenson

[12 Creekdale Lane](#)

[Rochester, NY 14618](#)

1.585.797.3676