

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JULY 20, 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 July 20, 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.

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 May 18, 2022 meeting minutes.
Approval of the June 15, 2022 meeting minutes.

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

[5P-02-22](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and [Additional Info](#) the Brighton Central 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. **TABLED AT THE MAY 18, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[6P-03-22](#) Application of Birnbaum Companies, owner, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 3,050 +/- sf building addition for warehouse and office use on property located at 150 Metro Park. All as

described on application and plans on file. **TABLED AT THE JUNE 15, 2022 MEETING - PUBLIC HEARING REMAINS OPEN - ADJOURNED AT APPLICANT'S REQUEST**

[7P-01-22](#)

Application of Norland Associates, LLC, owner, and Evolve Additive Solutions, Inc. lessee, for Conditional Use Permit Approval to allow for a Research and Development facility with warehousing for the plastic components manufacturing industry on property located at 3 Townline Circle. All as described on application and plans on file.

[7P-02-22](#)

Application of Winton Acquisitions, LLC, owner, and Jason Rheinwald, Fox's Deli, lessee, for Conditional Use Permit Approval to allow for outdoor dining in association with an existing restaurant on property located at 3450 Winton Place. All as described in application and plans in file.

[7P-03-22](#)

Application of Chris Sardone, owner, and Generator Supercenter of Upstate NY, agent, for Site Plan Modification to install a 27kw standby emergency generator in a side yard on property located at 115 Metro Park. All as described on application and plans on file.

[7P-04-22](#)

Application of Mt. Read Emerson Street Properties, LLC, owner, and Herc Rentals, lessee, for Conditional Use Permit Approval to allow for a construction equipment rental facility on property located at 1220 Brighton Henrietta Town Line Road. All as described on application and plans on file.

NEW BUSINESS:

[10P-NB1-21](#)

Application of 1950-1966 Monroe Avenue, LLC (Quickee'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](#)

[Additional Info](#)

Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Central 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. **TABLED AT THE MAY 18, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[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 Quickee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file. **TABLED AT THE MAY 18, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

7P-NB1-22 Application of Kim Bailey, Stahl Properties, owner, for Concept Review to raze and existing single family dwelling and construct a new 4,435 +/- sf single family dwelling with a 900 sf attached garage on property located at 12 Elmwood Hill Lane. All as described on application and plans on file.

Establishment of Lead Agency in regards to the Jewish Senior Life Expansion - The Summit, 2000 Summit Circle Drive (see letter from Rick DiStefano, Environmental Liaison Officer, dated June 29, 2022).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Kerry Bauer, Glenhill Drive, dated June 14, 2022, regarding closing off the entrance to Brookside School from Idlewood Road.

Letter from Lucas and Michelle Gosodonia-Maiola, dated June 14, 2022, with comments and concerns regarding application 5P-NB1-22.

Letter from Vince and Mary Hope, 30 Poplar Way, dated June 14, 2022, regarding closing off the entrance to Brookside School from Idlewood Road.

Letter from Sharon Dickman, 2 Birmingham Drive, dated June 15, 2022, with comments and concerns regarding application 5P-NB1-22.

Letter from Betsy Bringewatt, Interim CEO/President, Jewish Family Services, dated June 23, 2022, stating that the Brighton Food Cupboard is comfortable with relocating their facility entrance and parking to the Winton Road South frontage on property at 220 Idelwood Lane.

Letter, with attachemnt, from Rick DiStefano, Environmental Liaison Officer, dated June 29, 2022 regarding SEQRA Lead Agency establishment for the Jewish Senior Life - The Summit expansion project.

Letter from Jake Calabrese, MRB Group, dated July 7, 2022, requesting adjournment of application 6P-03-22, 150 Metro Park.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW		
			PB DECISION		
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS					
<u>1648</u> <u>revised</u>	BU Salon & Space 2119 South Clinton Avernue	Bldg Face	5/24/22 / 7/5/22		
			Tabled		
ARB - Approved as revised.					
<u>1650</u>	Rochester Regional Health 2250 Brighton Henrietta TL Rd	Bldg Face	7/5/22		
ARB - Approved as presented.					
<u>1651</u>	ESL 100 Canal View Blvd.	Bldg Face	7/5/22		
ARB - Approved as presented					
<u>1652</u>	Whole Foods 2740 Monroe Avenue	Bldg Face & Canopy	7/5/22		
ARB - Approved as presented.					
<u>1653</u>	Zoom Tan Zoom Fit 2750 Monroe Avenue	Bldg Face	7/5/22		
ARB - Approved with conditions.					
1. Consistent spacing between the words 'zoom' and 'tan' and 'zoom' and 'fit'.					
<u>1654</u>	Faraci Lange 1890 Winton Road South	Bldg Face	7/5/22		
ARB - Approved as presented.					