

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 15, 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 June 15, 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. **To be considered at the July 20, 2022 meeting**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of June 9, 2022 will now be held.

5P-02-22 Application of the Talmudical Institute of Upstate New York, contract vendee, and 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 - POSTPONED TO THE JULY 20, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

6P-01-22 Application of Helio Health, owner, for modification of conditions of approval (11P-03-18 & 12P-01-19) to allow for the use of 4000k color temperature parking lot lights in lieu of 3000k color temperature lights as approved for property located at 1850 Brighton Henrietta Town Line Road. All as described on application and plans on file. **APPROVED WITH CONDITIONS**

[6P-02-22](#) Application of Jagdish Kaur, owner, and Evan Gefell, agent, for Preliminary/Final Site Plan Approval to renovate an existing 1,634 sf building and make parking, lighting, landscaping and utility improvements on property located at 30 Jefferson Road. All as described in application and plans in file. **APPROVED WITH CONDITIONS**

[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 FOR MORE INFORMATION – PUBLIC HEARING REMAINS OPEN**

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.
POSTPONED TO THE JULY 20, 2022 MEETING – PUBLIC HEARING REMAINS OPEN

[5P-NB1-22](#) 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 - POSTPONED TO THE JULY 20, 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 Quicklee'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 - POSTPONED TO THE JULY 20, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS: NONE

PRESENTATIONS: NONE

COMMUNICATIONS: Received and Filed

Letter from Vicki Reina, 62 Poplar Way, dated May 12, 2022, with comments regarding the use of the Idelwood entrance for applications 5P-02-22 and 5P-NB1-22.

Letter from family and friends of the Montessori School of Rochester, dated May 16, 2022, supporting application 5P-02-22 and the use of the Idlewood entrance.

Letter from Tyler Wolk, 3161 East Avenue, in opposition to application 5P-NB2-22, 3108 East Avenue.

Letter from Suzanne and Scott Nolan, Creekside Drive, dated May 18, 2022, with comments and concerns regarding application 5P-NB2-22, 3108 East Avenue.

Letter from Erin Crowley, Suite 840, Legacy Tower, dated May 18, 2022, with comments regarding application 5P-NB2-22, 3108 East Avenue.

Letter from Noah Glick and Allison Stiles, 65 Brookside Drive, dated May 18, 2022, in opposition to application 5P-NB2-22, 3108 East Avenue.

Letter from Kathryn Fox, 4 Whitney Lane, dated May 18, 2022, in opposition to application 5P-NB2-22, 3108 East Avenue.

Letter from Esther Lim, 171 Evandale Road, dated May 18, 2022, requesting removal of her name from an Evans Farm neighborhood petition, and stating she is in support of application 5P-02-22.

Letter from Todd Howe, 15 Creekside Lane, dated May 18, 2022, with comments and concerns regarding application 5P-NB2-22, 3108 East Avenue.

Letter from Bridget and Michael Stone, 1110 Allens Creek Road, dated May 18, 2022, in opposition to application 5P-NB2-22, 3108 East Avenue.

Letter from Cynthia Kreber Gowan, Head of School - Montessori School of Rochester, dated May 19, 2022, with additional traffic information.

Letter from Linda Stevenson, 12 Creekside Lane, dated May 19, 2022, with questions regarding application 5P-NB2-22, 3108 East Avenue.

Letter from Amber Orlando, 3895 Elmwood Avenue, dated May 25, 2022, in support of application 5P-NB2-22, 3108 East Avenue.

Letter from Kelli Ruest, 157 Astor Drive, dated May 25, 2022, in support of application 5P-NB2-22, 3108 East Avenue.

Letter from Lerie Bascaran, dated May 25, 2022, requesting the Board to listen to the safety needs of the Montessori School of Rochester.

Letter from Steven Witkowicz and Susan Hume, 95 Poplar Way, dated May 31, 2022, with comments regarding the use of the Idelwood entrance and access to the land around the Brookside School and applications 5P-02-22 and 5P-NB1-22.

Letter from Jerry Goldman, Woods Oviatt Gilman, dated June 1, 2022, requesting adjournment of application 10P-NB1-21.

Letter from Jerry Goldman, Woods Oviatt Gilman, dated June 1, 2022, requesting adjournment of application 5P-02-22 and 5P-NB1-22.

Letter from Betsy Bringewatt, Jewish Family Services' Brighton Food Cupboard, dated June 7, 2022, in support of retaining access to the Idlewood Rd entrance.

Letter, with attachments, from a group of residents within Evans Farm, received June 10, 2022, with comments, concerns and proposed conditions for applications 5P-02-22 and 5P-NB1-22.

Letter from Jerry Goldman, Woods Oviatt Gilman, dated June 13, 2022, requesting adjournment of application 5P-NB2-22.

Letter from Debby Abrahams, 150 Southwood Ln, dated June 13, 2022, with comments concerning access through the Brookside School grounds.

Letter from Mark T. Henderson, Director of Jewish Community Services, received June 13, 2022, in opposition to providing an easement for use and or access on the Talmudical property due to security concerns.

PETITIONS: NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<u>1648</u>	BU Salon & Space 2119 South Clinton Avenue	Bldg Face	5/24/22 Tabled as Recommended
ARB - Table for the following:			
			<ol style="list-style-type: none"> 1. Legibility issue, especially as read from driving speed. 2. Combination of bold black bars and vertical letters with horizontal words lacks clarity. 3. Size and spacing of words seem small related to overall rectangular sign.
<u>1649</u>	Jersey's Mike 2750 Monroe Avenue	Bldg Face	5/24/22 Approved as Recommended
ARB - Approved as presented.			