

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF AUGUST 17, 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 August 17, 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.
Approval of the July 20, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of August 11, 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 - 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**

[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. **WITHDRAWN BY APPLICANT**

[8P-01-22](#)

Application of Wendy Freida and Bruce Dan, owners, for Site Plan Modification to allow for changes to grading and stormwater control in conjunction with the construction of a new home (2P-02-21) on property located at 575 Winton Road South. All as described on application and plans on file.

[8P-02-22](#)

Application of Paychex of New York, LLC, owner, and Golisano Business COE, Inc., agent, for conditional Use Permit Approval to allow for a college to be located at 150 Sawgrass Drive. All as described in application and plans in 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](#)

[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 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 - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Pamela and Scott Stewart, 474 Allens Creek Road, dated July 15, 2022, in opposition to applications 5P-NB2-22, 3108 East Avenue.

Letter from Nancy Williams and Carl Sardegna, 999 Allens Creek Road, dated July 19, 2022, in opposition to applications 5P-NB2-22, 3108 East Avenue.

Letter from Julie Jackson-Ray, 3861 Elmwood Avenue, dated July 18, 2022, in opposition to applications 5P-NB-22, 3108 East Avenue.

Letter from Allan Lesser, 144 Glenhill Drive, dated July 19, 2022, with comments and concerns regarding 5P-NB1-22, 1666 Winton Road South.

Letter from Bruce and Pam Baker, 500 Allens Creek Road, dated July 19, 2022, in opposition to applications 5P-NB2-22, 3108 East Avenue.

Letter, with attachment, from Howard Kravitz, Re/max Commercial, dated July 27, 2022, withdrawing application 7P-04-22, 1220 Brighton Henrietta Town Line Road.

Letter from Tim each, 200 Idlewood Road, Seth Holmes, 182 Idlewood Road, Judy Massare, 126 Idlewood Road, Vickie Reina, 62 poplar Was, Casey Sacco, 20 Dartford Road, Audrey Shroeder, 190 Idlewood Road, and Peg and Ray Warrick, 215 Idlewood Road, dated August 4, 2022, with suggested conditions if application 5P-02-22 and 5P-NB1-22 were to be approved.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<u>1655</u>	Tipsi Wine and Liquor 30 Jefferson Road	Bldg Face	7/26/22
<p>ARB - Tabled</p> <p>1. The proposed sign has a lot going on. This creates a legibility issue, especially as read from driving speed and distance.</p>			
<u>1656</u>	Tenant Names 3450 Winton Place	Directory Sign	7/26/22
<p>ARB - Approved with conditions</p> <p>1. Sign panel/box/supports shall be charcoal gray</p> <p>2. All tenants shall have the same typeface</p>			
<u>1657</u>	Lucky Folk 1470 Monroe Avenue	Bldg Face Sig	
<p>HPC Review required - to be done at their 8/23/22 meeting.</p>			
<u>1658</u>	Tenant Names 2601 Lac De Ville Blvd.	Directory Sign	7/26/22
<p>ARB - Tabled</p> <p>1. Details on proposed material(s)</p> <p>2. Details on sign construction, how individual tenant info slats will be attached, overall height from ground, depth of sign panel/box, “cornice” treatment</p> <p>3. Oval address numerals overlaps ‘Lac De Ville’ text</p> <p>4. Higher resolution visualization images</p>			