

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF SEPTEMBER 21, 2022  
Brighton Town Hall  
2300 Elmwood Avenue

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.

**TENTATIVE AGENDA**

7:00 P.M.

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 August 17, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of September 15, 2022 will now be held.

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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**

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. **TABLED AT THE AUGUST 17, 2022 MEETING - 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.

[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 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 QuikLee'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**

[9P-NB1-22](#) Application of Kim Bailey, Stahl Properties, owner, for Preliminary Site Plan Approval and Demolition Review and Approval to raze an existing single family home and construct a 5,545 +/- sf single family home with a 900 sf attached garage on property located at 12 Elmwood Hill Lane. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Michele Denber, dated August 19, 2022, in opposition to 5P-NB1-22, 1666 Winton Road South.

Letter, with attachment, from Jerry Goldman, Woods, Oviatt, Gilman, LLP, dated September 7, 2022, regarding application 8P-01-22, 150 Sawgrass Drive and its potential economic impact.

Letter from Mary Boyd, 1 Meadow Lane, dated September 8, 2022 regarding 3108 East Avenue.

PETITIONS:

NONE

SIGNS:

| APP #  | NAME & LOCATION                                 | TYPE OF SIGN        | ARB REVIEW       |
|--|---|---------------------|------------------|
|  |   |                     | PB DECISION      |
| <b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>  |   |                     |                  |
| <a href="#"><u>1655</u></a><br><a href="#"><u>Revised</u></a>  | Tipsi Wine and Liquor<br>30 Jefferson Road      | Bldg Face           | 7/26/22, 8/23/22 |
| <p>ARB - Approved with conditions</p> <ol style="list-style-type: none"> <li>1. Add serif on letter 'p'</li> </ol>   |   |                     |                  |
| <a href="#"><u>1658</u></a>  | Tenant Names<br>2601 Lac De Ville Blvd.         | Directory Sign      | 7/26/22, 8/23/22 |
| <p>ARB - Denied without prejudice.</p> <p>This sign was tabled at the July ARB meeting and applicant did not submit a revision or any additional information for August.</p> |   |                     |                  |
| <a href="#"><u>1659</u></a>  | Prodigy Surgical                                | Bldg Face           | 8/23/22          |
| <p>ARB - Tabled</p> <ol style="list-style-type: none"> <li>1. Provide more information (confirm that no variance is needed).</li> </ol>                                      |   |                     |                  |
| <a href="#"><u>1660</u></a>  | Wellnow Urgent Care<br>2750 Monroe Avenue       | Bldg Face - 3 sides | 8/23/22          |
| <p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. The signs shall receive all necessary ZBA approvals and/or Town Board approvals.</li> </ol> |   |                     |                  |
| <a href="#"><u>1661</u></a>  | Chapter Aesthetic Studio<br>2750 Monroe Avenue  | Bldg Face - 3 sides | 8/23/22          |
| <p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. All necessary Zoning Board approvals shall be obtained.</li> </ol>                          |   |                     |                  |
| <a href="#"><u>1662</u></a>  | Premium Mortgage / Avvino<br>2541 Monroe Avenue | Bldg Face           | 8/23/22          |
| <p>ARB - Approves as presented.</p>  |   |                     |                  |
| <a href="#"><u>1663</u></a>  | Whole Foods<br>2740 Monroe Avenue               | Bldg Face - 3 signs | 8/23/22          |
| <p>ARB - Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. Signs shall comply with all Incentive Zoning requirements.</li> </ol>                       |   |                     |                  |