

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF OCTOBER 19, 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 August 17, 2022 meeting minutes.  
Approval of the September 21, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of October 13, 2022 will now be held.

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[5P-02-22](#)  
[Additional Info](#)  
[Sept Letter](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental 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](#)  
[Sept Letter](#)  
[October Letter](#) 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**

[10P-01-22](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental School District, owner, for Final Site Plan Approval, Final EPOD (watercourse) Permit Approval and Final 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.

[10P-02-22](#) Application of American Tower Corporation, owner, and Barclay Damon LLP, agent, for Site Plan Modification and EPOD (steepslope) Permit Approval to expand an existing cell tower equipment compound for the installation of a standby emergency generator on property located at 1 Pinnacle Hill Road. All as described on application and plans on 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](#) Application of the Talmudical Institute of Upstate New York, contract vendee, and the Brighton Cental 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**

[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.

Letter from Jerry Goldman, Woods Oviatt Gilman, dated October 4, 2022, regarding application 8P-02-22, 150 Sawgrass Drive.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<a href="#">1659</a> <a href="#">Revised</a>	Prodigy Surgical 1221 East Henrietta Road	Bldg Face	8/23/22, 9/29/22
ARB - Unable to make a decision.			
<a href="#">1664</a>	Oak Hill Terrace Apartment Homes 2470 East Avenue	Free Standing	9/29/22
ARB - Approved with conditions. 1. The proposed 24.5 sf sign be reduced to meet the size requirements (19.2 sf) of prior approval (Variance 10A-07-16) OR apply for and obtain a new area variance.			
<a href="#">1665</a>	Alliance Fleet 2715 West Henrietta Road	Bldg Face	9/29/22
ARB - approved as presented.			
<a href="#">1666</a>	T Mobile 2750 Monroe Avenue	Bldg Face	9/29/22
ARB - Approved as presented.			
<a href="#">1667</a>	Grannum Health 2220 South Clinton Road / 940 Westfall Road	Free Standing signs (2)	9/29/22
ARB - Approved as presented.			
<a href="#">1668</a>	Tranquility Now 2750 Monroe Avenue	Bldg Face	9/29/22
ARB - Approves as presented.			
<a href="#">1669</a>	RFC Rochester Family Chiropractic 1882 South Winton Road	Bldg Face	92922
ARB - Approved as presented.			