

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF NOVEMBER 16, 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.  
Approval of the October 19, 2022 meeting minutes.

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of November 10, 2022 will now be held.

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[11P-01-22](#) Application of Tasty Hut, LLC, owner, and James Smith, architect, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 250 +/- sf building addition and allow for a Pizza Hut Restaurant with a pick up window on property located at 1760 Monroe Avenue. All as described on application and plans on file.

[11P-02-22](#) Application of Carl Gasta, owner, for Preliminary/Final Site Plan Approval and EPOD (watercourse) Permit Approval to construct a 2,700 +/- sf single family house, with a 900 sf detached garage on property located at 1 Knollwod Drive. 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-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. **TABLED AT THE SEPTEMBER 21, 2022 - PUBLIC HEARING REMAINS OPEN**

[Additional Info](#)

[11P-NB1-22](#) Application of Jewish Senior Life, owner, for Preliminary Site Plan Approval to construct two (2) four-story buildings, each containing 35 Independent Living dwelling units, a 5,500+/- sf multi purpose room / theater addition, a 2,000 +/- sf fitness addition, and two (2) 1,400+/- sf maintenance buildings in two phases on property located at 2000 Summit Circle Drive. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

#### OLD BUSINESS:

[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. **TABLED AT THE OCTOBER 19, 2022 MEETING - PUBLIC HEARING CLOSED**

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#### PRESENTATIONS:

NONE

#### COMMUNICATIONS:

Letter from Jon Terry, 285 Idlewood Road, dated November 1, 2022, with comments regarding the November 1, 2022 meeting.

Letter from Peg Warrick, 215 Idlewood Road, dated November 1, 2022, in appreciation of the Planning Boards efforts.

Letter from Seth Holmes, dated November 3, 2022, with comments regarding the November 1, 2022 meeting.

#### PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<a href="#">1670</a>	Basha 2900 Monroe Avenue	Bldg Face	10/24/22
			ADMIN REVIEW
Approved per sign plan.			
<a href="#">1671</a>	Elegent Brows threading & Spa 2180 Monroe Avenue	Bldg Face	10/25/22
ARB - Tabled for additional information.Approved with conditions. 1. True location on the building. 2. Height above ground. 3. Section drawing or better description of sign construction. 4. Details on backlighting, including color.			
<a href="#">1672</a>	Umai Sushi 2835 Monroe Avenue	Bldg Face	10/25/22
ARB - Approved as presented.			
<a href="#">1673</a>	Napa Auto Parts 1780 Monroe Avenue	Bldg Face	10/25/22
ARB - Approves as presented ( To clarify, the design as presented did not include a red “swoosh”).			