

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF DECEMBER 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 jason.harezma@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 September 21, 2022 meeting minutes.
Approval of the October 19, 2022 meeting minutes.
Approval of the November 18, 2022 meeting minutes.

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

[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. **POSTPONED TO THE JANUARY 18, 2023 MEETING AT APPLICANTS REQUEST**

[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 Knollwood Drive. All as described on application and plans on file. **TABLED AT THE NOVEMBER 16, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[Additinal Info](#)

[12P-01-22](#) Application of Winton Acquisitions, LLC, owner, and Jason Dobbs, Pardi Partnership Architects, agent, for Conditional Use Permit Approval to allow for an indoor lacrosse training facility with ancillary beverage/food service on property located at 3450 Winton Place. All as described on application and plans on file.

[12P-02-22](#) Application of Daniele Family Companies, owner, for Preliminary/Final Site Plan Approval, Preliminary/Final Conditional Use Permit Approval and Demolition Review and Approval to raze a commercial building and construct a 2,325 +/- sf

restaurant with outdoor dining and a drive-thru pick-up only window on property located at 2735 Monroe Avenue. All as described on application and plans on file.

[12P-03-22](#) Application of Faith Tabernacle Church, owner, and Eric Johnson, agent, for Site Plan Modification to reconstruct the parking field and install new pole lighting on property located at 1876 Elmwood Avenue. All as described on application and plans on file.

NEW BUSINESS:

[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**

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS: (cont.)

[12P-NB1-22](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Review and Advisory Report regarding Quicklee's Incentive Zoning proposal to construct a new gas station with a convenience store on property located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Sue Geier and Jim Anderson, 311 Varinna Drive, dated November 15, 2022, with concerns regarding snow removal in regards to 11P-01-22, 1760 Monroe Avenue.

Letter from Edward Abraham, 321 Varinna Drive, dated November 16, 2022, with comments and concerns regarding 11P-01-22, 1760 Monroe Avenue.

Letter from Aron Reina, 62 Poplar Way and Judy Massare, 126 Idlewood Road, dated November 15, 2022, regarding a Zoning Board review for application 10P-01-22, 1666 South Winton Road.

Letter from James Smith architect, dated December 1, 2022, requesting postponement of application 11P-01-22 to the January 18, 2023 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1671	Elegent Brows threading & Spa 2180 Monroe Avenue	Bldg Face	10/25/22, 11/22/22
			Tabled at the 11/16/22 meeting
ARB - Approved as resubmitted.			
1674	Brighton Vision 1835 Monroe Avenue	Bldg Face	11/15/22
			ADMIN REVIEW
Approved			