

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF JANUARY 18, 2023  
Brighton Town Hall  
2300 Elmwood Avenue

Written comments may be submitted to Jason Haremza, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [jason.haremza@townofbrighton.org](mailto:jason.haremza@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.

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 October 19, 2022 meeting minutes. **Approved**  
Approval of November 1, 2022 special meeting minutes. **Approved**  
Approval of the November 18, 2022 meeting minutes. Not considered. **To be done at the February 15, 2023 meeting.**  
Approval of the December 21, 2022 meeting minutes. Not considered. **To be done at the February 15, 2023 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of January 12, 2023 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. **POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

[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. **APPROVED WITH CONDITIONS**

[1P-01-23](#) Application of Jewish Senior Life, owner, for Phase I Final Site Plan Approval to construct a one four-story building containing 35 Independent Living dwelling units, a 5,500 +/- sf multi purpose room / theater addition, a 2,000 +/- sf fitness addition and one 1,400 +/- sf maintenance and storage building on property located at 2000 Summit Circle Drive. All as described on application and plans

on file. **APPROVED WITH CONDITIONS**

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 - POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

[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 - POSTPONED TO THE FEBRUARY 15, 2023 MEETING AT APPLICANTS REQUEST**

CHAIRPERSON: Announce that public hearings are closed.

Lead Agency selection for the purposes of SEQRA in regard to an Incentive Zoning request for 1950-1966 Monroe Avenue. **CHAIR AUTHORIZED TO SIGN CONSENT FOR TOWN BOARD TO BE LEAD AGENCY**

OLD BUSINESS: NONE

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PRESENTATIONS: NONE

COMMUNICATIONS:

Letter from Larry Heininger, P.E., dated January 3, 2023, requesting postponement of application 9P-NB1-22, 12 Elmwood Hill Lane, to the February 15, 2023 meeting.

Letter from Jim Smith, architect, dated January 9, 2023, requesting postponement of application 11P-01-22, 1760 Monroe Avenue, to the February 15, 2023 meeting.

Letter from Rick DiStefano, Environmental Liaison, dated January 17, 2023, seeking lead agency status for 1950-1966 Monroe Avenue.

PETITIONS: NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1675	Scoop N Twist 1900 Monroe Avenue (AKA 932 South Winton Road) (Twelve Corners Plaza)	Bldg Face	ADMIN REVIEW
			ADMIN REVIEW
Approved as submitted.			