

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF FEBRUARY 15, 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

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 November 16, 2022 meeting minutes. **Approved as corrected**
Approval of the December 21, 2022 meeting minutes. **Approved**
Approval of the January 18, 2023 meeting minutes. **Approved as corrected**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of February 9, 2023 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. **DENIED WITHOUT PREJUDICE**

[2P-01-23](#) Application of Westmarsh Properties LLC, owner, and John Marchioni, Esq., agent, for Demolition Review and Approval and a Woodlot EPOD Permit to raze a single family dwelling and remove 9+/- trees on property located at 57 Eldridge Avenue. All as described on application and plans on file. **APPROVED IN PART (demolition)/DENIED IN PART (EPOD permit)**

[2P-02-23](#) Application of D&T Rents 1220 BHTL LLC, owner, for Conditional Use Permit Approval to allow for a construction warehouse facility with outdoor storage on property located at 1220 Brighton Henrietta Town Line Road. All as described on application and plans on file. **APPROVED**

[2P-03-23](#) Application of Kathleen Gaffney-Babb, Helio Health, owner, for Preliminary/Final Site Plan Approval to construct a 460 +/- sf building addition on property located at 1850 Brighton Henrietta Town Line Road. All as described on application and plans on file. **APPROVED**

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 MARCH 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. **APPROVED IN PART (demolition)/TABLED IN PART (Preliminary Site Plan Approval)**

[Additional Info](#)
[Feb Resubmittal](#)

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Jason Haremza - Secretary, Historic Preservation Commission, dated January 30, 2023, stating that the Historic Preservation Commission will not schedule a public hearing to consider 57 Eldridge Avenue for landmark status.

Letter from Jason Haremza - Secretary, Historic Preservation Commission, dated January 30, 2023, stating that the Historic Preservation Commission will not schedule a public hearing to consider 2735 Monroe Avenue for landmark status.

Email from Jim and Karen Coffey, dated 2-13-2023, with comments and concerns regarding 2P-01-23, 57 Eldridge Avenue.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1676	Riwaayat 1740 Monroe Avenue	Bldg Face	1/24/2023 Approved
			2/15/2023 Approved