

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF APRIL 19, 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.

FINAL 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 March 15, 2023 meeting minutes. **Approved**

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of April 13, 2023 will now be held.

\*\*\*\*\*

[4P-01-23](#) Application of Faith Bible Church, owner, and Integrated Power Supplies International, contractor, for Site Plan Modification to install a standby emergency generator on property located at 1095 East Henrietta Road. All as described on application and plans on file. **Approved**

[4P-02-23](#) Application of Insite Land Development, owner, for Preliminary/Final Site Plan Approval to construct a 2,812 sf single family house with a 465 +/- sf attached garage on property located on Penfield Road, known as Tax ID #123.17-2-25 (between 525 and 555 Penfield Road). All as described on application and plans on file. **Approved**

[4P-03-23](#) Application of Stephen Artim and Tricia Shalka, owners, and Jerry Serafine, agent, for EPOD (watercourse) Permit Approval to allow for the construction of a building addition within zone AE of the 100 year floodplain on property located at 55 Stonybrook Drive. All as described on application and plans on file.

## **Tabled, Public Hearing Remains Open**

[4P-04-23](#) Application of Kim Bailey, Stahl Properties, owner, for Final Site Plan Approval to construct a 5,050 +/- 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**

*Note: Application 9P-NB1-22 for Preliminary Site Plan Approval has been combined with Application 4P-04-23 for Preliminary/Final Site Plan Approval for this project.*

[4P-05-23](#) Application of 500 Canal View LLC, owner, for Conditional Use Permit Approval to allow for an office with a concrete testing laboratory on property located at 500 Canal View Blvd. 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 at Applicant's Request to May 17, 2023 Meeting.**

[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. Demolition previously Approved (February 15, 2023). Preliminary Site Plan Review **Approved**.

*Note: Application 9P-NB1-22 for Preliminary Site Plan Approval has been combined with Application 4P-04-23 for Preliminary/Final Site Plan Approval for this project.*

[4P-NB1-23](#) Application of Westmarsh Properties, LLC, owner, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 2,562 sf two story single family home with a 634 sf attached garage on property located at 57 Eldridge Avenue. All as described on application and plans on file. **Tabled, Public Hearing Remains Open**

[4P-NB2-23](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary Conditional

Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation on property located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file. **Tabled, Public Hearing Remains Open**

NEW BUSINESS:

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

---

PRESENTATIONS: NONE

COMMUNICATIONS:

Letter from Fred Mann, opposing the construction of the proposed home at 57 Eldridge

Letter from Richard Testa, Howard Hanna Real Estate Services, supporting the site plan design of the proposed home at 57 Eldridge Avenue.

Letter from Jeffrey Scofield, ReMax Plus, supporting the site plan design of the proposed home at 57 Eldridge Avenue.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
<a href="#">1681</a>	CP Antiques & Collectibles Buy See Trade 1829 Monroe Avenue	Bldg Face	HPC 4/27/2023
			4/19/2023

HPC – Pending			
PB – Approved as submitted on condition that HPC approves sign			
<a href="#">1682</a>	TR Nail & Spa 1709 Critenden Road	Bldg Face	3/28/2023
			4/19/2023
ARB - Recommend approval			
PB – Approved as submitted			
<a href="#">1683</a>	Quicklee’s 3108 East Avenue	Bldg Face	HPC 2/23/2023
			<b>APPROVED AS RECOMMENDED AT 3/15/23 MEETING</b>
HPC – Approved			
PB – Approved as submitted			
<a href="#">1684</a>	Metabolic Fitness 1900 South Clinton Avenue	Bldg Face	3/28/2023
			4/19/2023
ARB - Recommend approval			
PB – Approved as submitted			
<a href="#">1685</a>	Kroll Proukou Trust, Estates, and Elder Law 2425 Clover Street	Bldg Face	3/28/2023
			4/19/2023
ARB - Recommend approval with conditions			
1. The sign text shall comply with Brighton Town Code with regard to business name (i.e “Trust, Estates, & Elder Law” may be considered advertising and not part of the business name)			
PB – Approved as submitted, with ARB conditioned			
<a href="#">1686</a>	Sephora 2780 Monroe Avenue	Bldg Face	3/28/2023
			4/19/2023
ARB - Recommend approval with conditions			
1. Sign shall comply with Brighton Town Code (Incentive Zoning) with regard to sign height (i.e. no part of the sign shall be higher than 27' 2" above finished grade).			
PB – Approved as submitted, with ARB conditioned			