

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 21, 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.

DECISION AGENDA

7:00 P.M.

May 17, 2023 meeting minutes. **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 AT 4-19-2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED AT APPLICANT'S REQUEST AT 6-21-2023 MEETING**

[5P-03-23](#) [Revised Plans](#)
APPLICANT REQUESTED TO WITHDRAW DRIVE-THROUGH COMPONENT. Application of James Smith, agent, and Tasty Hut LLC, owner, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 252 +/- sf building addition and operate a Pizza Hut Restaurant with drive-through service on property located at 1760 Monroe Avenue. All as described on application and plans on file. **APPROVED WITH CONDITIONS**

[6P-01-23](#) Application of Faith Bible Church, owner, for Site Plan Modification to construct a 1200 +/- sf open pavilion on property located at 1095 East Henrietta Road. All as described on application and plans on file. **APPROVED WITH CONDITIONS**

[6P-02-23](#) Application of Flaum Management, owner, and TTEC, lessee, for Site Plan Modification to install a standby diesel emergency generator on property located at 2144 Brighton Henrietta Town Line Road. All as described on application and

plans on file. **APPROVED WITH CONDITIONS**

[6P-03-23](#) Application of Carl Grasta, owner, for Site Plan Modification and EPOD (watercourse) Permit approval to construct an in-ground swimming pool in conjunction with a new home (11P-01-22) on property located at 1 Knollwood Drive. All as described on application and plans on file. **TABLED AT 6-21-2023 MEETING - PUBLIC HEARING REMAINS OPEN.**

[6P-04-23](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Final Subdivision Approval, Final Site Plan Approval, Final 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. **APPROVED WITH CONDITIONS**

Note: Application 4P-NB2-23 for Preliminary Site Plan Approval has been combined with Application 6P-04-23 for Final Site Plan Approval for this project.

NEW BUSINESS:

[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 AT THE 4-19-2023 - 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. **APPROVED WITH CONDITIONS**

Note: Application 4P-NB2-23 for Preliminary Site Plan Approval has been combined with Application 6P-04-23 for Final Site Plan Approval for this project.

[5P-NB1-23](#) Application of Nunzio Salafia, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary EPOD (steepslope) Permit Approval and Demolition Review and Approval to raze a single family dwelling, subdivide one lot into two, and construct a 4,054 +/- sf single family home with a 877 +/- sf attached garage on property located at 125 Old Mill Road. All as described on application and plans on file. **TABLED AT THE 5-17-2023 MEETING - PUBLIC HEARING REMAINS OPEN. TABLED DUE TO HPC**

REQUESTED CULTURAL RESOURCES SURVEY

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1687	WellNow Urgent Care Allergy 2760 Monroe Avenue	Bldg Face	6/06/23
			6/21/23
ARB - Approve with condition 1. A variance shall be obtained from the Zoning Board of Appeals to allow a non-business identification signage where not allowed by code (adding “Allergy” to the existing “WellNow Urgent Care” sign). PB – Approve [prior ARB condition satisfied; variances granted by ZBA 6-7-2023]			
1688	Chipotle 2735 Monroe Avenue	Bldg Face (2 sides)	6/06/23
			6/21/23

ARB - Approve with condition

1. A variance shall be obtained from the Zoning Board of Appeals to allow for a building face sign on a second building face.

PB - Approve with condition

1. A variance shall be obtained from the Zoning Board of Appeals to allow for a building face sign on a second building face.

[1689](#)

Golisano Institute for Business
& Entrepreneurship
150 Sawgrass Drive

Bldg Face
Freestanding Sign

6/06/23

6/21/23

ARB - Approve with conditions

1. Allow a front yard wall to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code and allow for the display of a relocated freestanding sign on said wall.
2. Allow a building face business identification sign to be 25 +/- ft above grade in lieu of the maximum 20 ft. allowed by code.

PB – Approve [prior ARB conditions satisfied; variances granted by ZBA 6-7-2023]