

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF OCTOBER 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.

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

7PM

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Consideration of procedural rules

CHAIRPERSON: Agenda Review with Staff and Members.

CHAIRPERSON: Approval of the August 16, 2023 minutes

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

Application Number: 6P-03-23

OpenGov reference no: NA

1 Knollwood Drive

POSTPONED UNTIL 11-15-2023 AT APPLICANT'S REQUEST.
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 6-21-2023 - PUBLIC HEARING REMAINS OPEN**

Application Number: 10P-01-23*OpenGov reference no: PB-23-9*

2852 West Henrietta Road

Application of Larry Chen, owner, and Erik Bjorneby, architect, for Conditional Use Permit Approval to allow for a Papa John's Pizza takeout restaurant on property located at 2852 West Henrietta Road. All as described on application and plans on file.

Application Number: 10P-02-23*OpenGov reference no: PB-23-11*

1905, 1925, and 1969 South Clinton Avenue

Application of 1925 South Clinton LLC, owner, and Costich Engineering, agent, for Site Plan Modification (of phase 2) to allow for the realignment of a cross access driveway servicing an adjacent property, to/from property located at 1905 / 1925 South Clinton Avenue. All as described on application and plans on file.

Application Number: 10P-03-23*OpenGov reference no: PB-23-13*

1905 and 1925 South Clinton Avenue

Application of 1925 South Clinton LLC, owner, and Costich Engineering, agent, for Final Site Plan Approval and Conditional Use Permit Approval (Phase 3) to construct a 20,664 +/- sf Aldi grocery store on lot 2 (1925 South Clinton Avenue, Tax ID #136.15-1-9.1) and to allow overall site impervious coverage to increase above the allowable 55 % to 56.75% on property located at 1905 / 1925 South Clinton Avenue. All as described on application and plans on file.

Application Number: 10P-04-23*OpenGov reference no: PB-23-12*

2253 South Clinton Avenue (AKA 2233 South Clinton Avenue)

Application of Westfall Medical Realty, LLC, owner, and BME Associates, agent, for Demolition Review and Approval and Preliminary/Final Site Plan Approval to raze a 6,015 sf medical building and reuse the existing foundation to construct a new 6,400 +/- sf medical building on property located at 2253 South Clinton Avenue (AKA 2233 South Clinton Avenue AKA Building #1). All as described on application and plans on file.

Application Number: 10P-05-23*OpenGov reference no: PB-23-15*

2750 Monroe Avenue (AKA 2780 Monroe Avenue)

Application of Daniele, SPC, LLC, owner, and Jigar Gandhi, lessee, for Conditional Use Permit Approval to allow for a Crumbl Cookies bakery on property located at 2750 Monroe Avenue (AKA 2780 Monroe Avenue). All as described on application and plans on file.

NEW BUSINESS:

Application Number: [5P-NB1-23](#)

OpenGov reference no: NA

125 Old Mill Road

HPC will consider landmark designation of this property. 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 MAY 17, 2023 MEETING - PUBLIC HEARING REMAINS OPEN**

Application Number: [10P-NB1-23](#)

OpenGov reference no: PB-23-14

0 East Henrietta Road (Tax parcels 149.06-1-3.12 and 149.06-1-3.11)

Review an advisory report regarding Westfall Development LLC's Incentive Zoning proposal to construct a recreation and golf entertainment venue consisting of a ±45,000 sf building with other amenities, associated outdoor elements, and other site improvements on property located at 0 East Henrietta Road (Tax parcels 149.06-1-3.12 and 149.06-1-3.11)

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

<u>1698</u>	2425 W Henrietta Rd Jacob Ouyang TCT General Contractor Inc	Building face sign Fuji Sushi Station <i>ARB 9-23-2023 Approved as presented</i>
<u>1700</u>	1800 Brighton Henrietta Townline Rd Lynn Kosmider Fastsigns	Building face sign Fastsigns <i>ARB 9-23-2023 Approved as presented</i>
<u>1701</u>	103 & 588 White Spruce Blvd Paul Kirik Loyal Group REM	Redesign monument signs Southview Commons <i>ARB 9-23-2023 Approved as presented</i>
<u>1702</u>	1821 Monroe Ave Joseph Keable Premier Sign Systems	Building face sign Brighton Collision <i>ARB 9-23-2023 Approved as presented</i>