

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](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.

DECISION AGENDA

7PM

August 16, 2023 minutes. NOT CONSIDERED

\*\*\*\*\*

INCENTIVE ZONING REVIEW:

**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)

**ADVISORY REPORT APPROVED AND SUBMITTED TO TOWN BOARD**

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)

Public hearings as advertised for the PLANNING BOARD in the Daily Record of October 12, 2023:

**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

**APPROVED WITH CONDITIONS**

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

**APPROVED WITH CONDITIONS**

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

**TABLED**

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)

**APPROVED WITH CONDITIONS**

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)

**APPROVED WITH CONDITIONS**

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

**DENIED WITHOUT PREJUDICE**

**HPC to consider landmark designation of this property; public hearing scheduled for 11-16-2023 HPC meeting.** 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.

CHAIRPERSON: Announce that public hearings are closed.

**OLD BUSINESS:**

NONE

---

**PRESENTATIONS:**

NONE

**COMMUNICATIONS:**

NONE

PETITIONS:

NONE

SIGNS:

<a href="#"><u>1698</u></a>	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> <b><i>PB 10-18-2023 Approved as presented</i></b>
<a href="#"><u>1700</u></a>	1800 Brighton Henrietta Townline Rd Lynn Kosmider Fastsigns	Building face sign Fastsigns <i>ARB 9-23-2023 Approved as presented</i> <b><i>PB 10-18-2023 Approved as presented</i></b>
<a href="#"><u>1701</u></a>	103 & 588 White Spruce Blvd Paul Kirik Loyal Group REM	Redesign monument signs Southview Commons <i>ARB 9-23-2023 Approved as presented</i> <b><i>PB 10-18-2023 Approved as presented</i></b>
<a href="#"><u>1702</u></a>	1821 Monroe Ave Joseph Keable Premier Sign Systems	Building face sign Brighton Collision <i>ARB 9-23-2023 Approved as presented</i> <b><i>PB 10-18-2023 Approved as presented</i></b>