

# Communications

**Received as of 5PM 2-20-2024**

1666 South Winton Road

Application Number: 1P-01-24

OpenGov reference no: PB-24-1

1. Holmes email, 2-18-2024
2. Massare letter, 2-19-2024
3. Witkowicz-Hume fax, 2-20-2024

Note: Holmes email included documents from the 2022 review that were re-submitted.  
These documents are

- Requested Conditions prepared by a group of neighborhood residents, 4-4-2022
- Petition, 4-4-2022

**From:** [Seth Holmes](#)  
**To:** [Jason Haremza](#)  
**Subject:** Resident comments RE: 1P-01-24  
**Date:** Sunday, February 18, 2024 6:05:34 PM  
**Attachments:** [image.png](#)  
[Conditions Requested for 1666 S Winton Rd Conditional Use Permit.pdf](#)  
[TIUNY petition 5-11-22 compressed.pdf](#)

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Dear Mr. Haremza, Mr. Price, and the Brighton Planning board

My name is Seth Holmes and I live at 182 Idlewood Rd in Brighton. I am writing to you regarding the 1P-01-24 Site Plan Modification application from TIUNY for the 1666 S Winton Road property. I have written to you in the past regarding TIUNY's previous 10P-01-22 Final Site Plan approval and Conditional Use Permit (CUP) application as well as the associated 5P-02-22 Montessori School of Rochester CUP. I have reviewed the site plan and building plan design documents associated with the 1P-01-24 Site Plan Modification application and have some questions I wish for the board to address. I also want to remind you of concerns that the neighborhood has with the Idlewood Road vehicular entrance to the property.

I see in the revised site plan and building plan that the size of the addition has increased from a two-phase project eventually totalling 31,800 SF, to a single-phase project totalling 53,820 SF. Though I appreciate that the TIUNY and daycare student headcounts remain the same in the new design, there is a significant increase in square footage associated with the tenant space. There is also a ~15% increase in square footage for TIUNY, for a gymnasium, kitchen related spaces, and faculty apartments, as noted in TIUNY's application letter. Using the HLN building plans submitted, I have tabulated the square footages for all internal spaces from both the 2022 (10P-01-22) and 2024 (1P-01-24) proposed building designs. Please note the TIUNY square footage for 2022 includes both phase 1 and phase 2 construction.

Total Square Footage			
	2022	2024	Change
<b>TIUNY (total)</b>	<b>59,400</b>	<b>68,875</b>	<b>9,475</b>
<i>in existing Building</i>	<i>27,600</i>	<i>15,055</i>	<i>-12,545</i>
<i>in Addition (Phases 1+2)</i>	<i>31,800</i>	<i>53,820</i>	<i>22,020</i>
<b>Daycare (MSR/TLC)</b>	<b>15,050</b>	<b>15,050</b>	<b>0</b>
<b>Tenant (Brighton)</b>	<b>13,350</b>	<b>25,895</b>	<b>12,545</b>

This analysis clearly shows that the tenant space has nearly doubled from 13,350 SF to 25,895 SF. This is accomplished mostly by TIUNY constructing new space instead of utilizing existing space in the building's central wing. How will this nearly doubling of tenant space affect vehicular traffic to and from the site during construction and occupancy of the completed building? The current site plan modification application still references the 2022 SRF traffic study which assumed a 13,350 SF tenant space. Though the traffic study is likely still accurate for TIUNY and daycare traffic given the headcounts staying flat, I would imagine it is not accurate for the tenant space given the significant increase in tenant space proposed in this modification. As you know from previous letters and comments from myself and numerous Evans Farm residents, one of our biggest concerns is the long-term use of the tenant space and the associated vehicles, noises, etc. that come with that space. My neighbors



and I do appreciate that the current plan indicates that only the daycare traffic will use the Idlewood vehicle entrance; however, what does the future hold?

- What type of tenant would take over if/when Brighton vacates the property?
- Could the daycare expand into the tenant space and seek a new CUP allowing for more vehicular access through the Idlewood entrance?
- Could TIUNY take over the space and seek a new CUP allowing vehicular use of the Idlewood entry?
- Who will enforce the ban on any vehicles using the Idlewood entrance other than daycare traffic?

There is a simple solution that will end these concerns from residents in the neighborhood: **eliminate daily vehicular use through the Idlewood Road entrance.** A simple gate could be installed to allow emergency access to the property. Additionally, the east and west parking lots could be connected by extending the already proposed, 20ft wide fire truck access driveway another ~400ft from its currently designed termination point just south of the daycare. As you may recall, the neighborhood gathered 278 signatures from the ~350 homes in Evans Farm asking the board to require the closure of the Idlewood Road entrance back in 2022. We also produced our own study describing why we want the entrance closed to vehicles - namely because we have no sidewalks along our streets and are concerned about pedestrian safety. Instead, we have shared roadways full of walkers, bikers, children, elderly, dog walkers, etc. as well as neighborhood vehicles. Pedestrian safety in our neighborhood is a major concern, and we are fortunate that there has not been a major incident yet, and we would like to keep it that way. I have attached both the study and the signatures to this email for your reference, as I know chairman Price and other town staff were not present during the deliberations in 2022. Please see page 9 of the "Conditions Requested for 1666 S Winton Rd Conditional Use Permit.pdf" document for a drawing of the proposed parking lot connector driveway as described above.

We have made this request to close the Idlewood vehicular entrance before. When asked by the board at the 11/1/2022 planning board meeting "why" TIUNY wanted to keep the Idlewood entrance open, the TIUNY lawyer said it was to provide access to the daycare. When asked why they could not simply provide access by connecting the parking lots by extending the southern driveway an additional 400ft, TIUNY's lawyers indicated it was too costly and referenced RLUIPA, insinuating (but not specifically stating why) the request would infringe on TIUNY's religious freedom.

With those 11/1/2022 comments in mind, I ask the board to reconsider requiring the closure of the Idlewood vehicle entrance for the following two reasons:

1. If cost for the parking lot driveway connector was an issue to TIUNY back in 2022, why does the new site plan modification request include a new swimming pool and an additional ~22,000 SF of building compared to the 2022 phase 1+2 design proposal? Surely the pool and 22,000SF of building are significantly more costly than 400 ft of additional driveway to connect the two parking lots? If costs were such an issue, how are these items being added to the building design without TIUNY even increasing their primary income stream - student headcount? I find that TIUNY's lawyer saying "the creation of a parking lot connector driveway would be too expensive and thus an undue hardship" to be an invalid argument given the significant increase in building square footage and swimming pool shown in this site plan modification application.

2. TIUNY's lawyer stated that the federal RLUIPA laws protect TIUNY's land use plans from "substantial burdens on religious exercise" as well as "protection against unreasonable limitation of religious assemblies." I certainly agree with the purpose of RLUIPA and these protections; however, I compel the board to thoroughly consider how RLUIPA would specifically apply to this situation. TIUNY stated that the only reason they wanted the Idlewood Road entrance open was for access to the daycare; yet the daycare would still have access if TIUNY constructs the driveway extension linking the parking lots and closes the Idlewood vehicle entrance. How is that a substantial burden or unreasonable limitation? If there are residents in Evans Farm that work, go to school, or worship with TIUNY, they could easily walk to the building using the existing Idlewood sidewalk entrance (the only sidewalk in Evans Farm I might add). Otherwise, if they need to drive, they simply drive around the block and enter from S Winton Road. Putting a gate across the Idlewood entrance driveway and a sign saying "emergency access only" would not infringe on TIUNY's, or any tenant's, religious liberties or right to worship from my perspective. I also see from the HLN plan that the TIUNY's Beis Medrash religious space in the new addition is designed to be on the inside of the building facing the courtyard and therefore should not be affected by any daycare-bound traffic using the parking lot connector driveway. Again, how does RLUIPA apply here?

I hope you will consider these concerns and ask pointed questions. Personally, if TIUNY closed the Idlewood vehicular entrance to daily traffic, I would be fine with the remainder of the proposed design (bigger addition, pool, etc). Otherwise, if they continue to insist on keeping the Idlewood entrance open for daily traffic, I request that you deny this site plan modification application and require TIUNY to use their already approved final site plan from 11/1/2022. In short: they are asking for more; what's in it for us?

Thank you for your time and service to our community.

\_Seth Holmes

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860.461.9437

February 19, 2024

To Mr. Haremza, Mr. DiStefano, and the Planning Board

Re: **Application 1P-01-24**

As I mentioned at last month's Planning Board meeting, although it appeared that the Planning Board agreed to issue a CUP specifically to Montessori School (see minutes of 11/1/2022 meeting), that permit morphed into permission for any daycare/preschool to operate in the south wing of the old Brookside School. I think that the Planning Board needs to be very specific in its approval of the new plan from TIUNY (1P-01-24), lest it also changes into something that we do not expect and the Planning Board did not approve. Do not assume that the engineers, lawyers, owners, or contractors will act with any concern for the adjacent neighborhood nor in accordance with your best intentions. They will push the limit of what the permit or approval allows, as has been demonstrated with the CUP for the Montessori School.

**CONCERN #1:**

The plan for the dormitory includes 36 rooms, some of which will be triples and some of which will be quads, for a total of 120 students. Yet the size of the rooms are all the same, so there is nothing stopping the school from turning all of those rooms into quads, for a total of 144 students, a 20% increase from the present plan. And what if the owners decide on a second story for the dormitory? Will just a building permit be required since it's part of the same 'educational use'?

The dormitory proposed in the new site plan is equivalent to a 30-unit apartment complex (that's 4 occupants per unit) that is being erected adjacent to a low-density residential neighborhood. Just because it falls under an educational use does not make it any less of an imposition on the taxpayers who live near it.

- 1. The Planning Board needs specify that their approval of the plan includes a cap on the number of students at 120, as stated in the new plan.**
- 2. The approval should also specify that it is for a one-story dormitory.**

**CONCERN #2:**

The engineer has deferred discussion of the phasing plan to time when neither the Planning Board nor the Evans Farm neighborhood will have any input. See 'GENERAL' section, #1, and 'EXISTING CONDITIONS AND DEMOLITION PLAN' section, #4.

While it is understandable that the phasing plan has to wait for a contractor to be selected, I think the Planning Board needs to make some stipulations in their approval of the new plan. Brighton Recreation traffic and TIUNY traffic, as well as the usual daycare traffic will be routed through the narrow streets of the Evans Farm neighborhood. Just to remind you, Idlewood Road is actually narrower than the driveway that will be constructed on the south side of the new building. Furthermore, our pavement is shared by pedestrians, bicycles, and cars. Ideally, the phasing plan should be reviewed by the Planning Board as a condition of the approval of the new construction project. If that is not possible, then the suggestions below might help mitigate the increase in traffic through Evans Farm. The appropriate Town office should be made aware of any stipulations in the approval and ensure that they are followed.

- 1. The phasing plan should minimize the time during which tenant traffic is routed through the Evans Farm neighborhood.**

2. **Tenant traffic should NOT be routed through the Evans Farm neighborhood until construction starts on the parking lot on the west side of the property.**
3. **Tenant traffic should use the Winton Road entrance immediately after the parking lot construction is completed, regardless of the status of the rest of the construction project.**
4. **As soon as the west parking lot is completed, TIUNY should erect a sign at the Idlewood Road entrance specifying that access and parking is ONLY for day care patrons and staff.**

**CONCERN #3:**

The availability of adequate parking on the Brookside property during construction has not been addressed. The CUP issued to TIUNY specified that all construction equipment will enter via the Winton Road entrance, but what about parking for private vehicles belonging to construction workers? Where will they park during the construction? How will that impact the available parking for Brighton Recreation patrons? Will it force them to use the Idlewood Road entrance even before construction starts on the parking lot?

Will construction workers also be driving through Evans Farm and parking on the Idlewood Road side of the property when the west parking lot is under construction? Are there enough spaces on the east side for everyone? Keep in mind that any cars parked on Idlewood Road can be a hazard to pedestrians.

1. **The Planning Board should specify that construction workers enter the property via the Winton Road entrance only.**
2. **Construction workers' vehicles should not occupy parking spaces required by Brighton Recreation, thereby requiring patrons to park on the east side of the property even before construction begins on the west parking lot.**

I hope that the Planning Board will think about the impact of the construction, as well as the impact of a 120-student dormitory, on the Evans Farm neighborhood.

Judy Massare  
126 Idlewood Road

TO : Brighton Planning Board

From: Steven Witkowicz and Susan Hume, 95 Poplar Way

Re: TIUNY's Application for an Additional 56,000 sq. Ft.

Date: Feb. 20, 2024

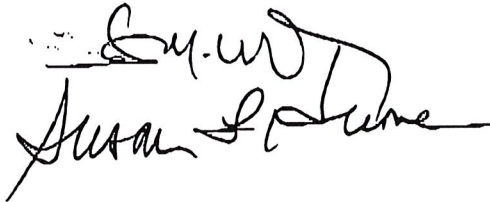
Dear Planning Board:

We adamantly oppose the applicant's request. Frankly, it reeks of bad faith. The original proposal was considerably smaller in design and was approved as the applicant requested. Now, without explanation as to why the larger design could not have been proposed at the original hearing, the applicant seeks to, once again, skirt neighborhood opposition by claiming this is merely an amendment to the original proposal.

Evans Farm is, and always has been, a residential neighborhood. The magnitude of the amended request highlights again what will be a voluminous increase in traffic through the neighborhood. In the 40 years we have lived here there has never been more children than at present, to say nothing of pedestrians, joggers, bikers, and dog walkers. Since the closing of the Montessori School and related uses, we have observed a significant decline in traffic. We foresee a dangerous increase in such if this proposal is granted.

However, should the Board decide to approve the proposal, we respectfully request that it be conditioned on TIUNY closing the Idlewood entrance to their facility.

Thank you for your consideration.



VIA FAX 784-5373

URGENT

**RECEIVED**  
FEB 20 2024

# Conditions Requested for 1666 S Winton Road Conditional Use Permit

April 4, 2022

Authors (in alphabetical order):

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We write to you and the Brighton Planning Board on behalf of numerous Brighton residents to request that the two conditions outlined in this document be included in any Conditional Use Permit approval requested by the Talmudical Institute of Upstate New York (TIUNY) for changes to the RLB-zoned 1666 S. Winton Road property.

This document provides the language for both 'Condition' requests as well as supporting information supporting the requested condition. Each condition document outlined on the following pages includes:

1. A brief summary documenting the reason for the Condition request,
2. The specific Condition request language in **Bold**,
3. Supporting information describing, in detail, the reason for the request. This supporting information includes figures, tables, and written descriptions that expand on the brief summary included at the beginning of each condition section.

Attached to this document are signature pages indicating these same conditions and their summary descriptions, as well as the names, addresses, and signatures of numerous neighborhood and town residents who support the inclusion of these conditions in any conditional use permit approval for the 1666 S Winton property.

Please note, in the conditions, TIUNY is at times identified as 'The Property Owner'. Additionally, in the supporting information, the 1666 S. Winton Road property is also referred to as the Brookside School or Brookside property.

### **Condition 1:**

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

**The Property Owner must permanently close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.**

### **Supporting Information for Condition 1**

#### **Neighborhood History and Existing Conditions**

The Evans Farm neighborhood is composed of a series of narrow streets without sidewalks, shoulders, markings, or street lights. The roads in Evans Farm are local roads and do not connect to any uses other than single-family residential property, with the exception of the entrance to the former Brookside School (1666 S. Winton Rd property) via Idlewood Road. The Evans Farm neighborhood does not serve as a connection between multiple neighborhoods or commercial districts, and therefore has no collector roads or through streets. Evans Farm is bordered by collector roads to the north (Westfall Rd) and east (Edgewood Rd). At the center of the Evans Farm neighborhood is the Idlewood Rd / Glenhill Dr 'loop'. This loop serves as the recreational, social, and physical 'center' of the neighborhood; it is where many dogs are walked, people jog, kids learn to ride bikes, and neighbors socialize - on the road given the lack of sidewalks, shoulders, etc. Neighbors from across Westfall and Edgewood also come to the loop to jog, walk, bike, and socialize. Motor vehicles are often secondary to the pedestrian nature of this roadway.

A typical view of Idlewood Road is shown in Figure 1.1 and the neighborhood street layout is illustrated in Figure 1.2.



*Figure 1.1. Idlewood Road looking south*





Figure 1.2 Evans Farm Neighborhood (image source: Monroe County GIS)

Idlewood Road is a 19 feet wide asphalt road with 30" wide concrete gutters on part of the road, no sidewalks, no markings, no shoulder, and no streetlights. The majority of the roads in the Evans Farm neighborhood have this same configuration. These types of roads closely match a 'Yield Roadway' typology per the US DOT Federal Highway Administration's (FHA) 2016 "Small Town and Rural Multimodal Networks" publication<sup>1</sup>. The FHA document indicates that yield roadways are 20ft or less wide, have no sidewalk or shoulder, and no markings. The report indicates that yield roadways are "designed to serve pedestrians, bicyclists, and motor vehicle traffic in the same slow speed travel area" with "very low volumes and low speed." It also described Yield Roadways as local residential roads that are not for through motor vehicle traffic. The FHA report also describes yield roadways to exist "within built-up areas, particularly near residential land uses where most traffic is familiar with prevailing road conditions." See Figure 1.3 for a diagram of a yield roadway from the FHA Report. Furthermore, the New York State Department of Transportation classifies all of the roads in Evans Farm as Local Roadways<sup>2</sup>. The Federal Highway Authority indicates that 'Local Roads' should be "designed to discourage through traffic"<sup>3</sup>

<sup>1</sup> Federal Highway Administration, Office of Planning, Environment, and Realty, 2016, *Small Town and Rural Multimodal Networks*, Report number: FHWA-HEP-17-024, pgs 2.3-2.8, retrieved from: [https://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/publications/small\\_towns/fhwahep17024\\_lg.pdf](https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/small_towns/fhwahep17024_lg.pdf)

<sup>2</sup> New York State Department of Transportation Functional Class Viewer, retrieved from: <https://gis.dot.ny.gov/html5viewer/?viewer=FC>

<sup>3</sup> Federal Highway Administration, 2013, *Highway Functional Classification Concepts, Criteria, and Procedures*. Report number: FHWA-PL-13-026.



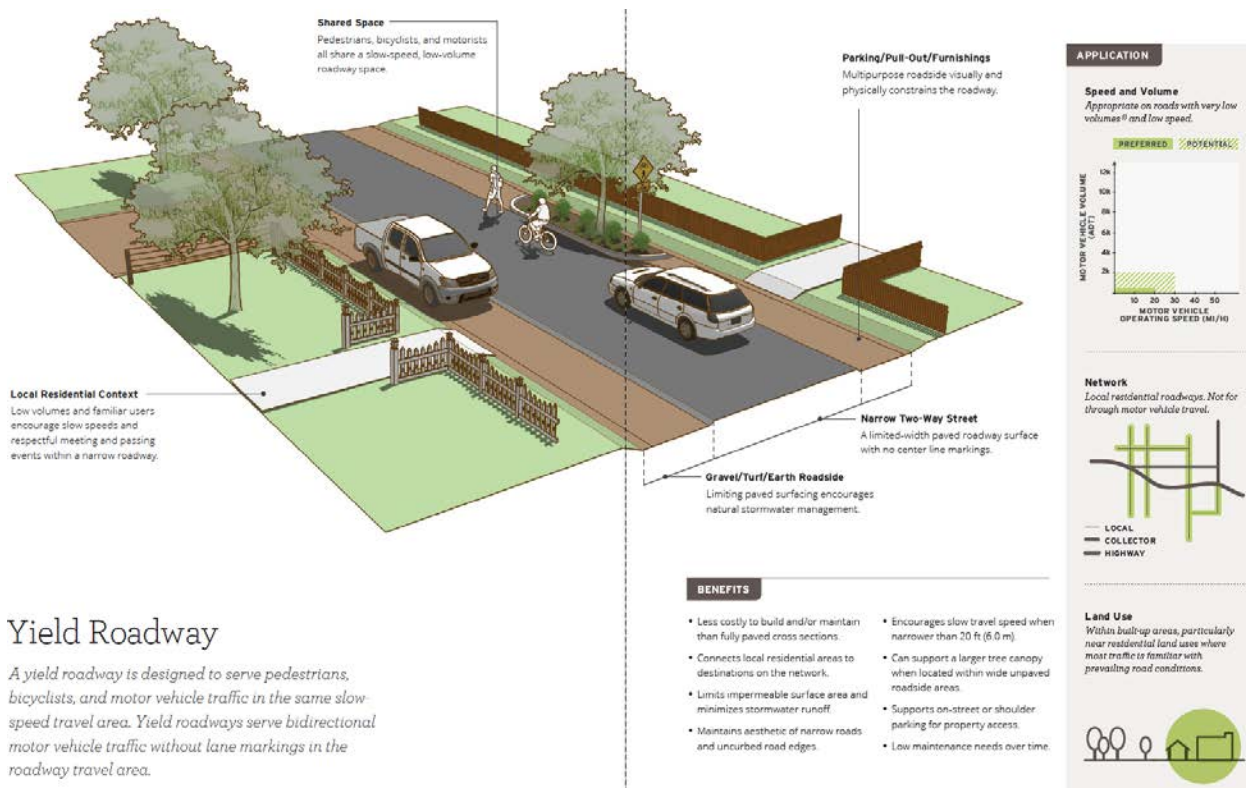


Figure 1.3. Yield Roadway Diagram (image source: FHA, 2016, Small Town and Rural Multimodal Networks, US DOT).

The Idlewood Road vehicular entrance to the 1666 S. Winton Road property was initially built to serve a neighborhood public school in the late 1950s. During that time it is likely that many children would walk to school and the vehicular entrance would see some school buses, staff vehicles, and the occasional parent vehicles entering. Though data is hard to find on the matter, it is our understanding (and memory) that few children were driven to school by their parents at the time the Brookside school was built; therefore there would not have been an influx of low-occupancy vehicles coming to and from the property at the start and end of the school day. See Figure 1.4 for a 1971 aerial photo of Evans Farm and the Brookside Public School.



Figure 1.4. 1971 aerial photo of Evans Farm and Brookside school (image source: Monroe County GIS).

### Pedestrian Safety Concerns

Currently, the Idlewood vehicular entrance to 1666 S. Winton Road serves a private, 5-day/wk daycare (the Montessori School of Rochester) and some town tenant spaces. Given these current uses, the entrance is used in a far different manner than its initial design; this entrance now handles many low-occupancy personal vehicles delivering children daily to the Montessori school from locations outside of the Evans Farm neighborhood and potentially from outside of Brighton. The 2/16/2022 TIUNY proposal indicates that the Montessori school daycare will continue to use the Idlewood entrance. Per the NY Office of Children and Family Services, the Montessori School of Rochester has a total capacity of 92 children<sup>4</sup>. Though it is not clear how many children arrive together as siblings or carpooling, there is the potential for 80-90 individual vehicles entering and exiting the Idlewood entrance during every drop off and pick up period each weekday.

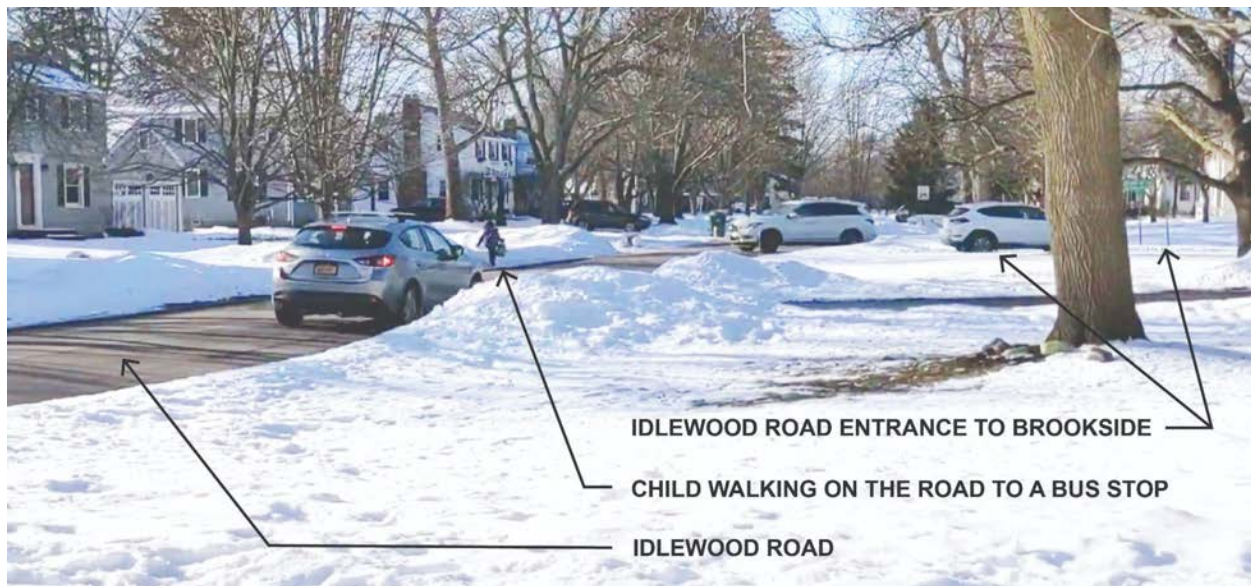


Figure 1.5. Child walking to a bus stop past the Idlewood Road entrance during the Montessori drop-off period. View looking south down Idlewood Road from just north of the Brookside entrance.

The daycare use type tends to create peak traffic at certain times of day (~7:30-9:00am and ~3:00-5:00pm). The resulting traffic at these peak times is high volume, often with fast moving motor vehicles. This peak traffic period happens at the same time as public school children are walking or biking to and from bus stops or school in Evans Farm (let alone other neighborhood residents walking, biking, commuting, etc). This is a concern as children are walking in the roadway at the same time as peak traffic occurs; see Figure 1.5. This concern is exacerbated in the winter due to snow banks encroaching the roadway and low-lighting conditions in the mornings - we have no streetlights and sunrise in Brighton in early January is ~7:40am EST (or potentially 8:40am if Daylight Saving Time is made permanent, as per a bill passed by the US Senate<sup>5</sup>). Finally, residents have attested to seeing numerous 'near misses' with the volume and speed of vehicles moving through the neighborhood during Montessori drop-off and pick-up times. We are VERY concerned

<sup>4</sup> Division of Childcare Services, NYS Office of Children and Family Services, 2022, *Search for Childcare*, retrieved from: <https://ocfs.ny.gov/programs/childcare/looking/ccfs-search.php>

<sup>5</sup> Hernandez, J., 2022, Mar 15, *The Senate approves a bill to make daylight savings time permanent*. NPR. <https://www.npr.org/2022/03/15/1086773840/daylight-saving-time-permanent-senate>

with the safety of pedestrians, particularly children, during peak traffic times under existing conditions, let alone the uncertainty of future conditions created by the Brookside tenant spaces if the Idlewood entrance remains open.

The existing and proposed use for the 1666 S. Winton Road tenant spaces, and their resulting traffic, are not compatible with a 'Yield Roadway', as the traffic pattern effectively makes Idlewood Road a 'through street' or 'collector roadway' as opposed to a 'local' street. Furthermore, as Idlewood Road is an internal street to the neighborhood, many additional Evans Farm roads serve as feeder roads to Idlewood Road including Glenhill Drive, Danforth Crescent, Dartford Road, Southwood Lane, Carverdale Drive, Poplar Way, Del Rio Drive, and Birmingham Drive. All of these roads are also effectively transformed into through streets during Montessori drop off and pick up times and have the same hazards as Idlewood as they too are narrow and can be considered Yield Roadways. It is unclear what the town or county considers the peak vehicular volume limit for 'local' or 'yield' roadways with the characteristics of those in Evans Farm. The worst case scenario for the Montessori school morning drop off period is 90 individual vehicles all coming and going within a 30-45 minute period. When counting each car once for arrival, and a second time for departure, the peak volume equates to approximately 300 vehicles an hour driving on Idlewood Road and through Evans Farm streets. This potential peak volume of vehicular traffic is far too high for an 19 foot wide roadway, with no sidewalks, and children walking in the street. This is a concern as an existing condition, and the uncertainty of future tenants only serves to increase that concern.

#### Public support

In 2015-2016 the Brighton Central School District (BCSD) conducted a series of public meetings to collect community information about the long-term use of the Brookside School building. As part of this process, the district conducted a public survey asking questions about redeveloping the Brookside School<sup>6</sup>. Question 3 from the survey asked "Would you prefer most traffic be directed to the Winton side of the campus?" Of the 204 respondents who answered the question, 72.5% answered "Yes". Table 1.1 includes the complete question 3 wording and results from the 2016 survey.

<b>Would you prefer most traffic be directed to the Winton side of the campus?</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Yes	72.5%	148
No	6.4%	13
Doesn't Matter	21.1%	43
<b><i>answered question</i></b>		<b>204</b>
<b><i>skipped question</i></b>		<b>2</b>

Table 1.1. 2015 Brookside Redevelopment Community Input Survey results, question 3.

<sup>6</sup> Brookside Redevelopment Community Input Survey. December 2015, Brighton Central School District. Retrieved from <https://www.bcsd.org/cms/lib/NY02212067/Centricity/Shared/Brookside%20Project/december%20survey%20summary.pdf>



Though these results do not directly ask about closing the Idlewood entrance, they do indicate strong public support for directing traffic to the Winton Road side of the 1666 S Winton Road property. A traffic and pedestrian safety study has not been publicly presented by TIUNY to date; however, given that the TIUNY school is predominantly a boarding school whereas the Montessori school tenant is a day school (with parents dropping off students directly), the majority of weekday traffic generated by the property would likely be the Montessori school. Allowing the Montessori school and other tenants continued use of the Idlewood Road entrance would not fulfill the vast public desire for moving 'most traffic' to the S Winton entrance as documented in the BCSD survey.

#### Connecting the Parking Lots

With respect to the 1666 S. Winton Road property's ability to close the Idlewood entrance, it appears possible for the east parking lot (off of Idlewood) to connect to the west parking lot (off of S. Winton), thus allowing for the removal of the Idlewood entrance. Currently, and in the 2/16/2022 TIUNY concept proposal (Figure 1.6), the west lot has no vehicular connection to the east parking lot. However, there appears to be adequate space to create a connecting driveway between the two parking lots to either the south or north of the existing building.

We had an architect generate two alternative layouts, based on the 2/16/2022 TIUNY concept proposal, to add a 24-ft wide connecting driveway between the east and west parking lots. Such a connection allows the S. Winton Road vehicular entrance to service both parking lots while removing the Idlewood Road entrance and still accommodating the TIUNY building addition and parking quantities. The two alternative layouts are shown in Figures 1.7 and 1.8.

The Figure 1.7 'South' option indicates a connecting drive to the south of the existing building and proposed addition. The 2/16/2022 TIUNY proposal shows a 20-ft wide service drive in this location connecting the S. Winton entrance with the addition and terminating at the existing paved recreation area just south of the Montessori tenant space. This option modifies the service drive to become 24-ft wide and extends it to the east parking lot; the paved recreation area is relocated to accommodate the new connecting driveway. Crosswalks are provided between all sidewalks and pedestrian site features south of the proposed connecting drive. The South option also maintains the TIUNY proposed stormwater management location and shape to the northwest of the building.

The Figure 1.8 'North' option indicates a connecting drive to the north of the existing building and proposed addition. The 2/16/2022 TIUNY proposal does not include driveway or sidewalk changes in this location, but does add a stormwater management feature in this general area. This option proposes adding a new 24-ft wide connecting drive from the east parking lot to the west entrance drive. To accommodate this site improvement, the stormwater management facility is elongated and shifted slightly east of its initial proposed location. This option includes a removal and reconstruction of a portion of the east parking lot to accommodate the connecting drive roadway radius at the northeast corner of the existing building. Both the North and South options include removal of the Idlewood entrance and the addition of some parking spaces in that location to compensate for the loss of parking spaces where the new connecting driveway engages the east parking lot. If deemed necessary by the town, emergency access to the east lot and property from Idlewood Road could still be maintained with a gated entry and a grass paving system or properly sized and structured walkway to accommodate emergency vehicles.

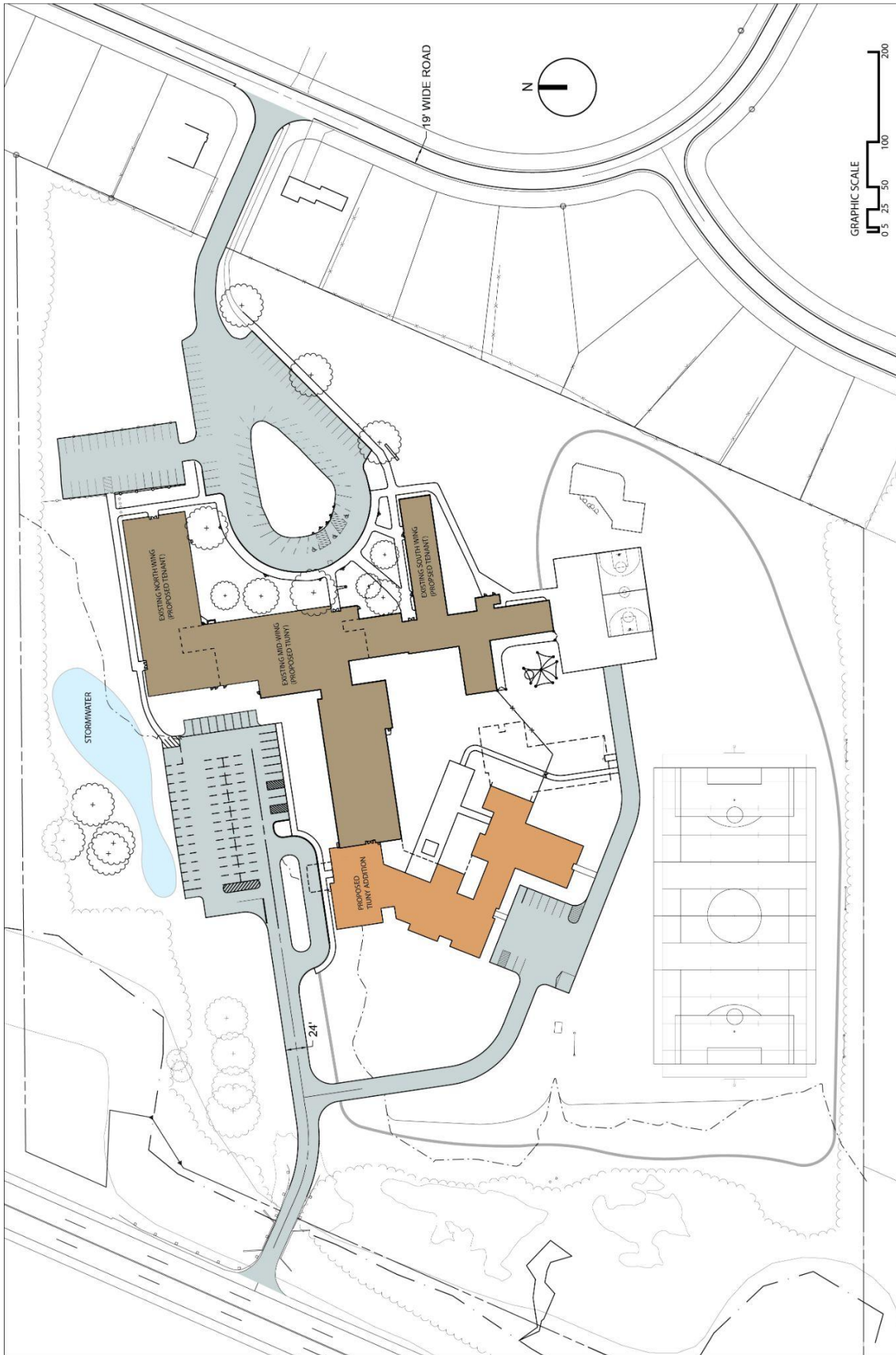


Figure 1.6: TIUNY Concept Site Plan, proposed 2/16/2022.

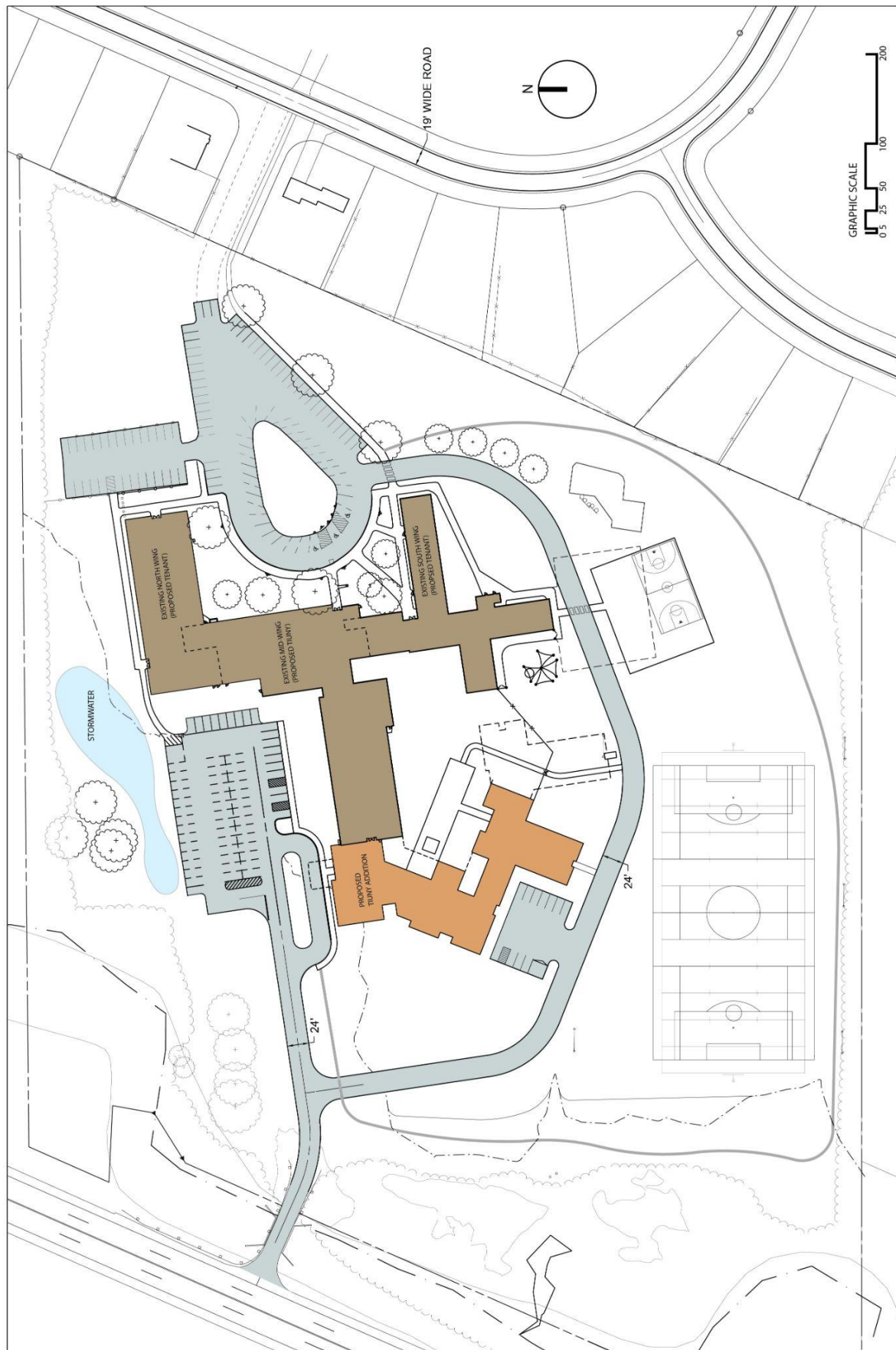


Figure 1.7: Proposal to close the Idlewood vehicle entrance and add a connecting driveway to the south of the building



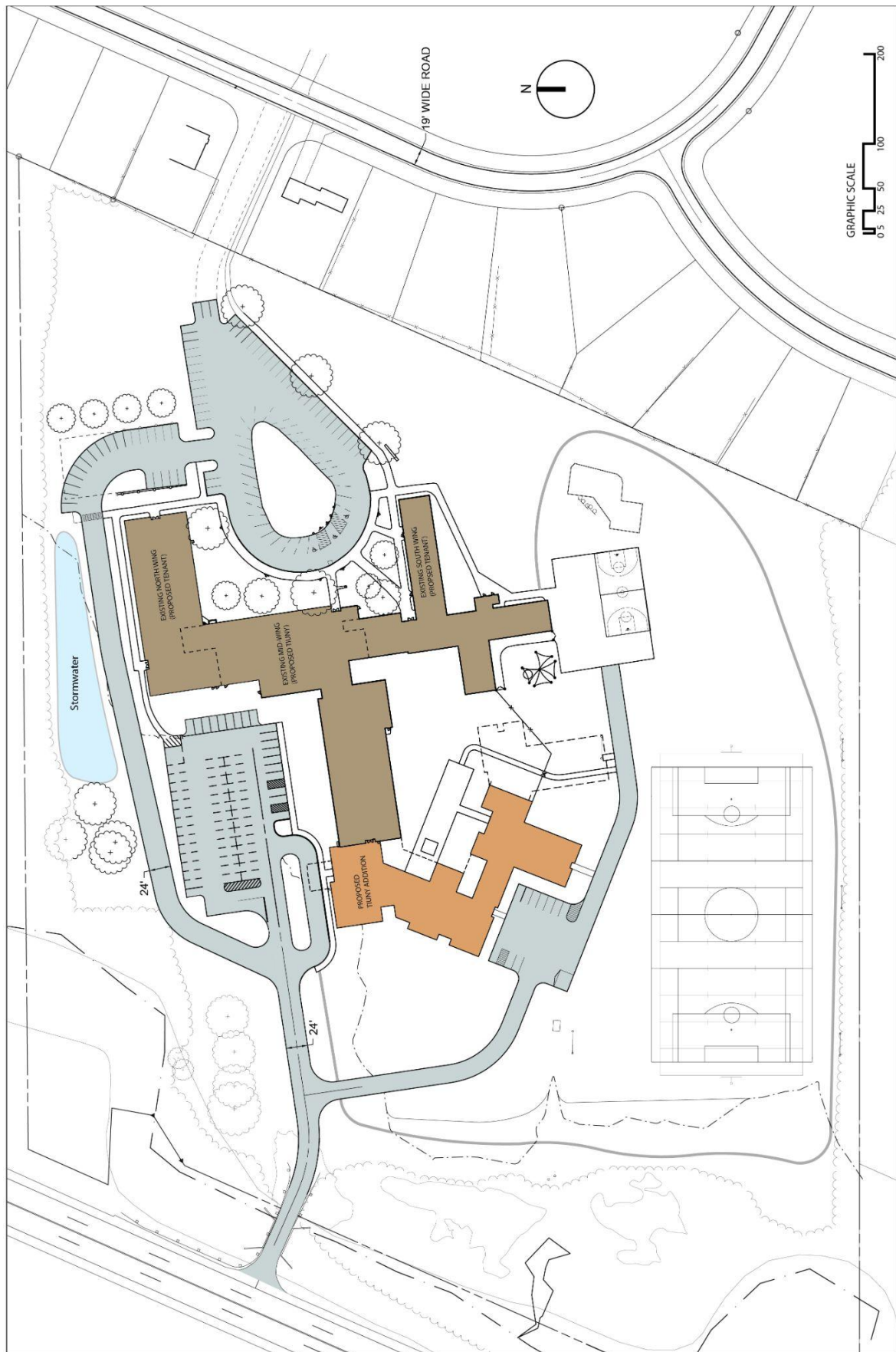


Figure 1.8: Proposal to close the Idlewood vehicle entrance and add a connecting driveway to the north of the building

### Uncertainty of Tenant Uses

The 2/16/2022 TIUNY proposal indicates that approximately 50% of the existing building will be maintained as two separate tenant spaces. As proposed, the north tenant space will remain under contract with the town Parks and Recreation department, while the south tenant space will remain under contract with the Montessori School of Rochester. It is not clear how long the existing leases are in effect and if either tenant will renew their leases. It is also not clear what TIUNY intends to do with the tenant spaces in the future if the existing tenants vacate the building.

- Would TIUNY recruit new tenants, if so, who and for what use types?
- Would TIUNY expand their high school or a lower grade school into the Tenant space?
- Would TIUNY leave the spaces empty?

These questions bring much uncertainty to the future building use and the related vehicular needs of the property. If the Idlewood Road vehicular entrance to the property is kept open, it is unclear how future uses of the tenant spaces would affect the volume and timing of vehicles traveling on Idlewood Road and through Evans Farm. If the Idlewood Road entrance to the property were closed, future tenant changes to the 1666 S. Winton Road property would likely not affect vehicular travel in Evans Farm and would therefore be considered safer by neighborhood residents.

Furthermore, at the 2/16/2022 Planning Board meeting, the TIUNY representative indicated that the Montessori school would continue to use the east parking lot and Idlewood Road entrance, while the north tenant would use the west parking lot and S. Winton Road entrance; however, no enforcement mechanism was presented to ensure that north tenant occupants would not use the Idlewood Road entrance. The TIUNY representative also indicated that they “do not anticipate additional traffic through the Idlewood entrance to be generated by the tenant spaces;” however, they did not present any traffic analysis to support this statement. Though we appreciate the sentiment behind these statements, we are concerned that 1) no traffic analysis was presented to affirm that no additional traffic would occur and that north tenants would only use the west lot and entry, and 2) as outlined above, we believe the existing traffic patterns are an issue, so TIUNY maintaining the status quo is still a safety concern for the neighborhood.

Finally, at the 2/16/2022 Planning Board meeting, the TIUNY representative compared their Conditional Use Permit application to the Monroe Community College (MCC) Campus, which is also located in an RLB zone in Brighton. This comparison is not truly equivalent for a number of reasons and we are concerned with the possible outcomes of this equivalency. First, the total MCC property is approximately 10 times larger (238 acres compared to 22 per Monroe County GIS) and is bordered by the Erie Canal to the North, Interstate 390 to the east, and two collector roadways to the south (Brighton-Henrietta Town Line Road) and west (E Henrietta Road); see Figure 1.9 for a drawing of the MCC site and its surroundings. Second, the MCC property does not share a property line with a dense residential neighborhood like 1666 S Winton Road does with Evans Farm. And finally, and most importantly with regards to tenant and traffic uncertainty, the MCC campus has adjacent properties, also in an RLB zone, that do not appear to meet the criteria for RLB conditional uses, in particular Bill Gray’s Regional Iceplex - complete with 4 ice rinks, a fitness center, a tap room and parking for over 400 vehicles all on an 11 acre RLB-zoned site. If the Brookside school’s RLB-zoned site ever developed with uses of this nature or similar, the traffic and



pedestrian safety concerns in Evans Farm would increase exponentially; not to mention other issues such as noise, light, and air pollution that would likely occur. We are very concerned about the uncertainty of possible uses in the 1666 S. Winton tenants spaces and the potential for increased vehicle activity in our neighborhood. Closing the Idlewood Road entrance to the property would alleviate much of this concern.



Figure 1.9. Monroe Community College site and surroundings in relation to 1666 S Winton Road and surroundings.

Ultimately, the once-public Brookside school building no longer serves the Brighton neighborhood that it was originally built for, and the vehicular access to Idlewood Road for its current, proposed, and uncertain future use types directly affects the quality of life in the neighborhood during a crucial time of day, particularly in winter. The Brookside School property has a vehicular entrance to S. Winton Road and the opportunity to connect its east and west parking lots with an onsite driveway, thus making the Idlewood Road entrance unnecessary. Closing the Idlewood Road entrance to the 1666 S. Winton property is feasible and will enhance walkability and pedestrian and child safety in our neighborhood, given the pedestrian use of our streets and the lack of sidewalks in Evans Farm overall.

## **Condition 2:**

Currently, Brighton Central School District owns the 1666 S Winton Road property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

**The Property Owner must provide the Town and its residents legal access (easement, right of way, land lease, or equivalent) to a portion of the property grounds for open space use and a pedestrian pathway connecting Idlewood Road to S Winton Road and the planned expansion of Buckland Park.**

## **Supporting Information for Condition 2**

### **Neighborhood History and Existing Open Space Conditions**

The Brookside School was built in 1957 along with the construction of the Evans Farm neighborhood, which contains approximately 350 single family homes. The school building and its grounds have directly served the neighborhood from its inception. Though the public school left Brookside in 1987, the building and property have since provided many functions to the town and neighborhood including a community center, the town Parks and Recreation department (offices, activity rooms, and fields), a private day care, various non-profits services, and a town playground. Evans Farm does not have any internal open space or parks; the school property serves this function. The nearly 20 acres of open space on the property provide Evans Farm and the town as a whole with an additional playground, a paved activity area, playing fields for town sports, and numerous lawns for relaxing and recreating.

Figure 2.1 shows the layout of the open space on the 1666 S Winton property including dedicated walkways and multi-use driveways which serve vehicles, pedestrians, cyclists, etc. The Brookside town playground and lawns are shown in Figures 2.2 and 2.3.



Figure 2.1 - Existing public open space use on the 1666 S Winton property



Figure 2.2 and 2.3 - Existing Town of Brighton playground and open space lawns on the 1666 S Winton property.

The Evans Farm neighborhood layout has a parallelogram shape (See Figure 1) that is bordered by Westfall Road to the north, Edgewood Road to the east, I-590 to the south, and two properties and a creek to the west (Cambridge Place office park, Brookside School, and Allens Creek). The Brookside property is the only location for Evans Farm pedestrians to 'cut through' to S Winton Road and the open space to its west. The open space west of S Winton Road is currently being bought by the town and is planned to be a 'Central Green' open space per the Envision Brighton 2028 plan. This Central Green will have a 'Creek Trail' following Allens Creek and terminating at S Winton road across from the 1666 S. Winton Road entrance. The Central Green plan and Creek Trail are shown in Figures 2.4 and 2.5.





Figure 2.4 - Town of Brighton's 'Central Green' plan (Source: Envision Brighton 2028)

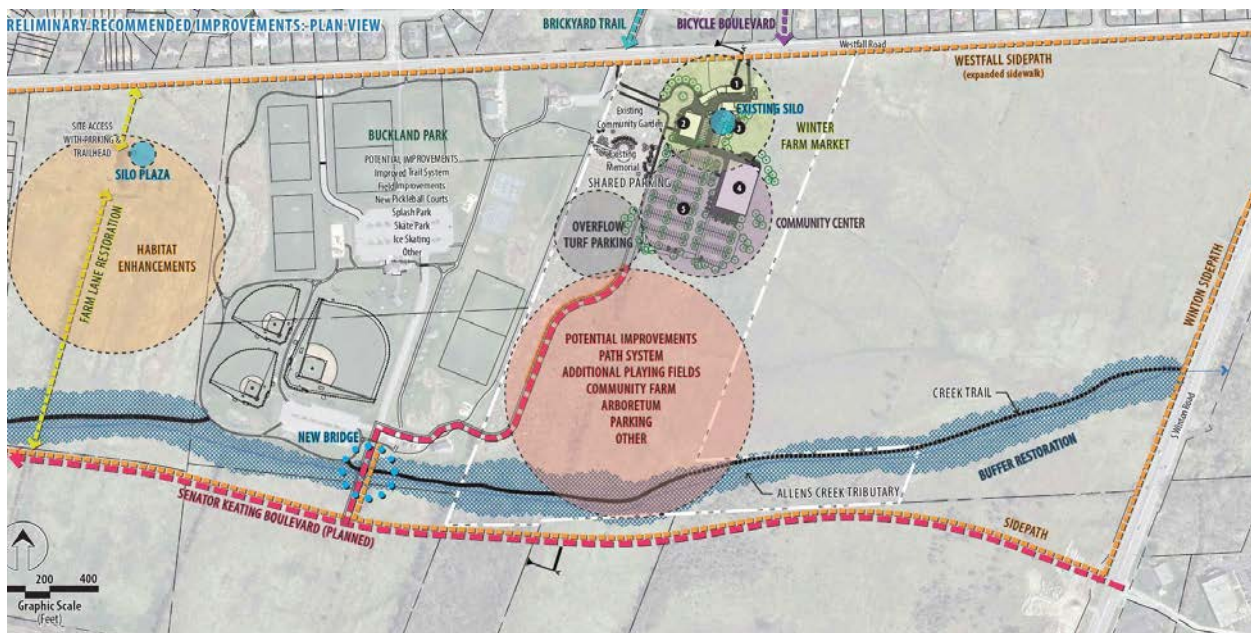


Figure 2.5 - Planned 'Central Green' and Creek Trail to S Winton (Source: Envision Brighton 2028)

Finally, the Envision Brighton 2028 plan (EB28) supports the notion of walkable neighborhoods and access to open space in many ways. Here are a few excerpts from the plan illustrating this notion:

**EB28 Smart Growth Principle 4**

4. Create Walkable Neighborhoods.

**EB28 Economic Vitality Policy Statement Objective B & D**

B. Foster a mix of residential and commercial investment that promotes the vitality, density, and walkability of local activity centers.

*D. Improve access to and promote utilization of local parks, open space, and recreational resources within the Town.*

**EB28 Public Health & Safety Policy Objective C:**

*C. Provide safe pedestrian and bicycle linkages among parks, recreation areas, and neighborhoods and between neighborhoods and commercial areas, and take additional steps to encourage their use.*

**EB28 Public Health & Safety Policy Recommendation 4 & 8:**

4. Ensure incentive zoning is utilized to gain additional public open space when the project:

- Is consistent with the goals of this Comprehensive Plan;
- Mitigates negative impacts on adjacent neighborhoods; and
- Addresses a specific need or demand for passive or active open space, whether located on the project site or elsewhere in the Town.

8. Allocate space on our street network to create inviting spaces for bicyclists and pedestrians within the right of way.

Evans Farm proximity to walkable open space

As mentioned, Evans Farm does not have a dedicated park or open space other than the Brookside property. We are appreciative of the TIUNY leadership verbally indicating that the playground and lawns would remain open to the public following their purchase and transition to private land; however, we are concerned about the uncertainty of that offer over time and would prefer town residents had legal permission to access a portion of the grounds through an easement, right-of-way, or similar legal arrangement. If the public access to the property was terminated, there are limited open space options within a 20 minute (1 mile) walk of most Evans Farm residents.

Using a central location in Evans Farm (the intersection of Idlewood Road, Evandale Road, and Glenhill Drive) we calculated the distance to existing open space and park locations within 2 miles of Evans Farm (40 minute walk). This central location was chosen for this study as it has approximately equal walking distances (2,150-2,450 ft) to numerous entrances into the neighborhood, including the Brookside property, as shown in Figure 2.6. The Evans Farm center point is assumed to be an 'average' location within Evans Farm and used to represent the typical household in the neighborhood.

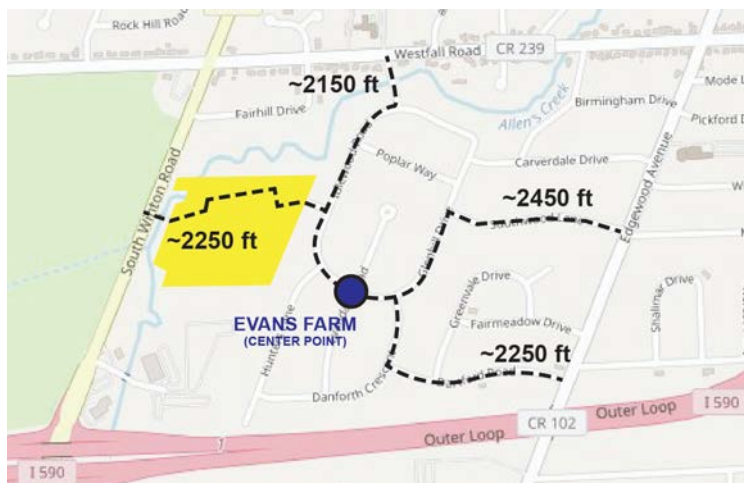


Figure 2.6 - Evans Farm Center Point calculation. Brookside property highlighted in yellow.

Using the Evans Farm center point, the existing walking distances and routes to nearby open space and parks were calculated as shown in Figure 2.7 on the next page. These calculations assume the Brookside property is publicly accessible. Figure 2.7 indicates the closest open spaces to the Evans Farm center point are the Brookside playground (0.25 miles), the planned creek trail (0.5 miles) and the BCSD High School fields (0.75 miles). All other open space and playground options are at least a 1 mile walk, with the Erie Canal Heritage trail being the furthest away at 1.4 miles. Alternatively, Figure 2.8, on the next page, shows the potential walking distances and routes to nearby open space and parks assuming the Brookside property is private and closed to public access. Closing the Brookside grounds to the public would result in Evans Farm center point having no playground within a mile, doubling the distance to the planned creek trail, and leaving the high school fields as the only open space within 0.75 miles, or a 15 minute walk.

Table 2.1 below shows the results of the walkability comparative analysis side-by-side and includes distances, travel times, and major road pedestrian crossings from the Evans Farm center point to the open spaces and parks identified in the table and on the walkability maps. Please note that the 'road crossings' calculation only includes roads external to the Evans Farm road network.

### Evans Farm Open Space Walkability

Open Space Location	Brookside (Public Access)			Brookside (Private)		
	Distance (miles)	Walk Time (min)	Road Crossings	Distance (miles)	Walk Time (min)	Road Crossings
Brookside Playground	0.25	5	0	n/a	n/a	n/a
Planned Creek Trail (S Winton)	0.5	10	1	1	20	4
BCSD Fields (High School)	0.75	15	1	0.75	15	1
BCSD Playground (High School)	1	20	1	1	20	1
Pittsford Rail trail (Allens Creek Rd)	1.1	22	3	1.1	22	3
BCSD Playground (FRES)	1.1	22	3	1.1	22	3
Buckland Park	1.2	24	6	1.2	24	6
Brickyard Trail	1.2	24	5	1.2	24	5
Meridian Center Park	1.4	28	4	1.9	38	7
Erie Canal Heritage Trail	1.4	28	4	1.9	38	7

#### Notes:

Walking speed = 3.0 mph

Walking time does not include wait times at road crossings

Road crossings do not include Evans Farm internal mixed-use streets

#### Walk Time color scale

	<10 minute walk
	11-20 minute walk
	21-30 minute walk
	>31 minute walk

Table 2.1 - Evans Farm Open Space Walkability chart. See Figures 2.7 and 2.8 for a visual representation of this analysis



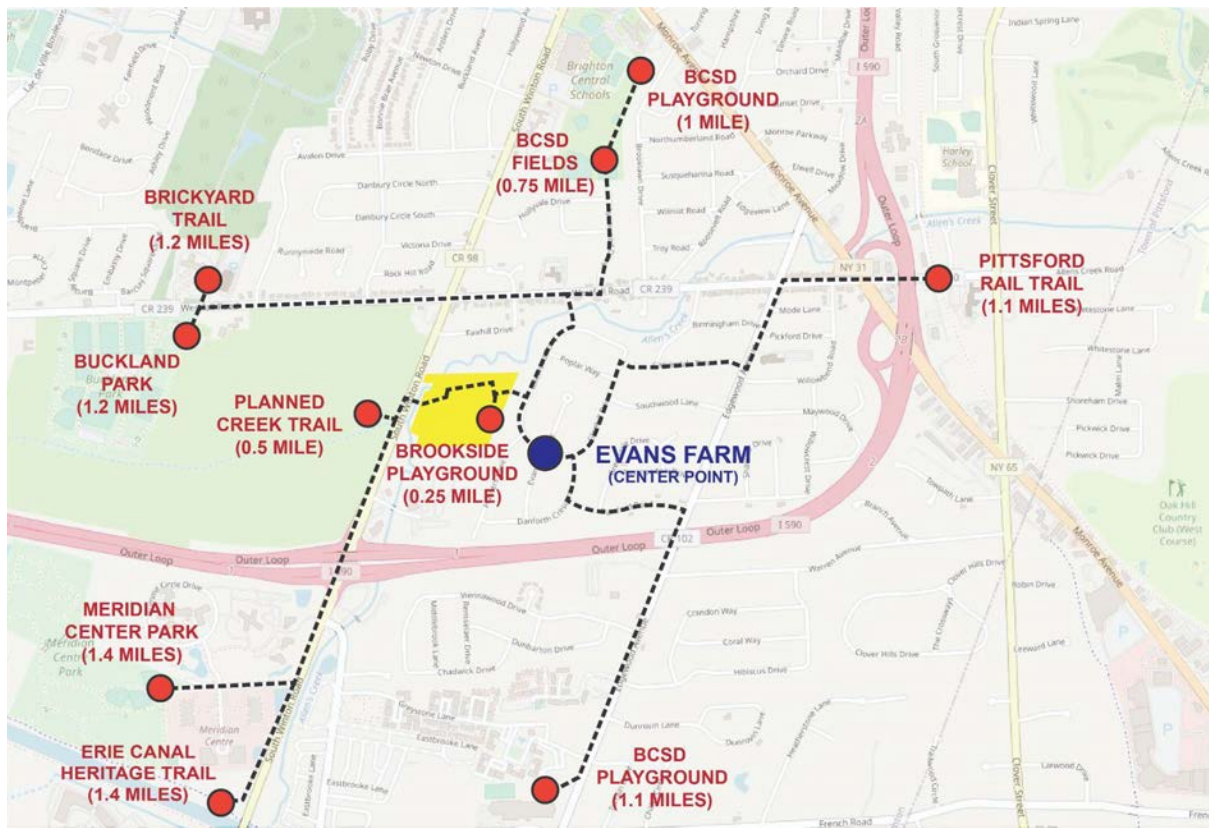


Figure 2.7 - Evans Farm open space walkability map - Existing conditions w/ Brookside property as public use (in yellow)

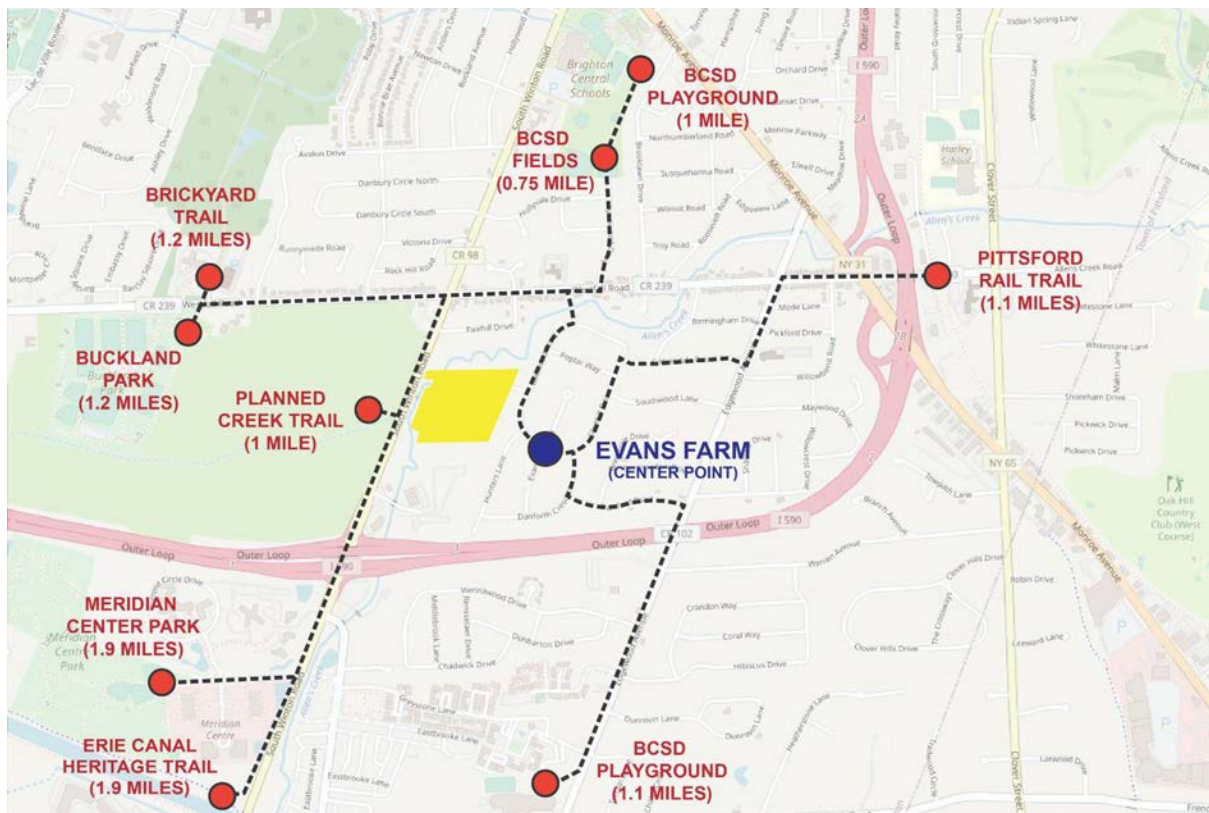


Figure 2.8 - Evans Farm open space walkability map - Brookside property as private land (highlighted yellow)

### Legal Property Access

As mentioned, we appreciate TIUNY's statement at the 2/16/2022 planning board meeting indicating that the public could use the 1666 S Winton property grounds. However, we would prefer an official designation of public open space via an access easement, right-of-way, or similar to provide town residents with long-term, legal access to open space on the Brookside property and across S Winton. Having legal access of this nature would allow for clearly defined rules for public access, reduce liability issues for TIUNY, and provide reasonably walkable access to the planned Central Green to the west of S Winton. Maintaining official public access through the Brookside property through an easement or similar is pursuant to the Envision Brighton 2028 plan's Public Health & Safety Policy Recommendation 4 which promotes the use of incentive zoning to maintain and expand access to public open space in Brighton.

Public access to the 1666 S Winton open space is a neighborhood asset and maintaining this recreation space, or portions of it, as public space is in keeping with the Envision Brighton 2028 vision for planned development along Westfall Road and Winton Road. There are many examples throughout Brighton where incentive zoning or other legal strategies have been used to help maintain or create public recreation spaces in conjunction with private properties. With the town focusing on the development of Buckland Park, especially as a future home to the Brighton Farmers Market, which used to be located at Brookside during the winter months, it is important to consider this land as a pedestrian connection from the Evans Farms and Willowbend neighborhoods to Buckland Park. The EB28 planned Creek Trail and S Winton Sidepath (Figure 2.5) have the potential to connect across the bridge into the Brookside property to provide pedestrian and bicycle access to Buckland Park from Evans Farm and neighborhoods to the east of S Winton.

There are a few examples of public access through private land within the town of Brighton. Though we are uncertain of the legal specifics governing these examples (incentive zoning, existing right-of-way, etc), we want to provide TIUNY and the Planning Board examples to research and model for the 1666 S Winton property in providing legal public access across the property.

#### *Example 1. 100 Meridian Centre Boulevard.*

Meridian Centre Park, owned by the Town of Brighton, is located at 2025 Meridian Centre Blvd. The park is adjacent to 100 Meridian Centre Blvd, which is privately owned by Meridian Centre Associates<sup>7</sup>. Meridian Centre Park does not have a dedicated parking lot within its property boundary; however, the 100 Meridian Centre parking lot is made available for the general public to park their vehicles while using Meridian Centre Park. The 100 Meridian Centre property also has 3 paved walkways that lead from the parking lot directly to the town park, as shown in Figure 2.9. Presumably there is a legal allowance for the public to use the parking lot and walkways on the privately-owned 100 Meridian Centre Blvd property. Assuming there is legal permission for this property to be used by the public, a similar agreement could be established between TIUNY and the Town of Brighton.

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<sup>7</sup> Real Property Portal, Monroe County, NY. Retrieved April 4, 2022 from <https://www.monroecounty.gov/etc/rp/report.php?a=262000-14916000010072000000>





Figure 2.9 - 100 Meridian Centre parking lot and pathways to Meridian Centre Park. Property boundary and imagery source: Monroe County GIS, from: [https://maps.monroecounty.gov/Html5Viewer2/index.html?viewer=Parcel\\_View#](https://maps.monroecounty.gov/Html5Viewer2/index.html?viewer=Parcel_View#)

#### Example 2: 2740 Monroe Avenue (Whole Foods Plaza)

The Auburn Trail crosses the 2740 Monroe Avenue property where the Whole Foods Plaza is currently being constructed. This property is owned by Daniele SPC, LLC. Figure 2.10 indicates the extent of the property and the location of the Auburn Trail, which crosses the property from north to south. The 21-JAN-2016 Draft Environmental Impact Statement for the 2740 Monroe Avenue property indicates that a series of pedestrian and access easements would be established to accommodate the public use of the Auburn Trail on the property<sup>8</sup>.



Figure 2.10 - 2740 Monroe Avenue property and Auburn Trail. Imagery source: Monroe County GIS

<sup>8</sup> Whole Foods Plaza DIES. January 21, 2016, retrieved from: <https://www.townofbrighton.org/DocumentCenter/View/6140/2016-01-20-Whole-Foods-Plaza-Final-DEIS->

**Example 3: Elmwood Ave to Babcock Drive walkway**

Just south of Council Rock Primary School (CRPS), there is a paved walkway that connects Elmwood Avenue to Babcock Drive and onto CRPS. This walkway crosses numerous single-family home properties between Elmwood Avenue and Babcock Drive, as shown in Figure 2.11. This serves as another example of a legal allowance in place for a public walkway to cross privately-owned properties.



*Figure 2.11 - Property Parcels and walkway connecting Elmwood Avenue and Babcock Drive. Property boundaries and imagery source: Monroe County GIS Interactive Map Gallery, Parcels viewer.*



# Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

## Condition 1


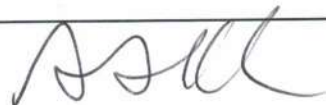

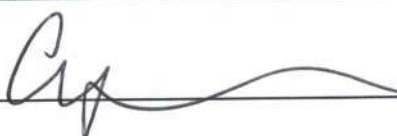

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

**The Property Owner must permanently close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.**

## Condition 2

Currently, Brighton Central School District owns the 1666 S Winton Road property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the Brookside property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/2022	Lars Schumann	20 Poplar way
	4/9/22	Abby Koehler	7 Poplar Way
	4/9/22	FRANK BSAU	20 DARTFORD RD
	4/9/22	Aron Reina	62 Poplar Way
	4/9/22	Anurag Vinkar	85 Poplar way



## Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

### Condition 1

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
Mary B Hope	4/9/22	MARY B Hope	30 POPLAR WAY Rochester, NY
Vincent W Hope	4/9/22	VINCENT W HOPE	30 Poplar Way 14618
Shannon Sadik	4/9/22	Shannon Sadik	45 Glenhill Dr. Rochester, NY 14618
Scott Sadik	4/9/22	Scott Sadik	45 Glenhill Dr Rochester NY 14618
Tamar W. Carroll	4/9/22	Tamar Carroll	20 Poplar Way Rochester NY 14618



## Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

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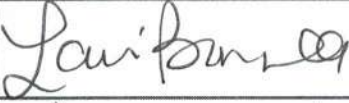

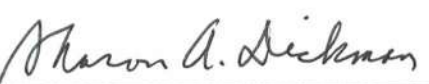

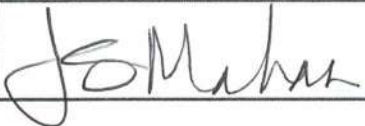
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-13-22	Lauri Bonnell	44 Hunters Lane Rochester, NY 14618
	4/13/22	James Whorton	4 Birmingham Drive Rochester, NY 14618
	4/13/22	SHARON A. DICKMAN	2 BIRMINGHAM DR. Rochester, NY 14618
	4/13/22	MICHAEL L. WENTZEL	2 Birmingham Dr Rochester, NY 14618
	4/13/22	Johanna Mahan	16 Birmingham Dr. 14618



# Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

## Condition 1



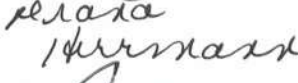
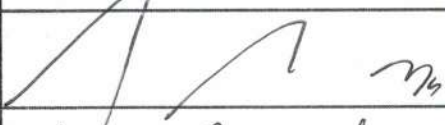

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/14/22	Darren Vogt	11 Birmingham
	4/14/22	Hayden Goetz	9 BIRMINGHAM
	4/14/22	DIANA HERRMANN	17 del rio
	4/14/22	JOHN MAROZAS	17 del rio
	4/14/22	William Burggraf	60 Idlewood Rd



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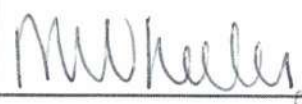
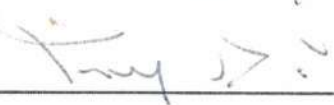

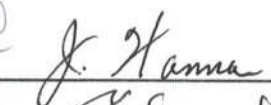
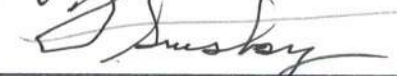
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Michelle Wheeler	67 Danforth Crce Roch 14618
	4/9/22	Tracey Gates	184 Glenhill Dr Roch 14618
	04-13-22	Jeffrey Gray	116 Idlewood Rd 14618
	4-14-22	JOAN HANNA	171 Idlewood Rd
	4/14/22	Frank & Rose Swisley	15 Hunters Lane



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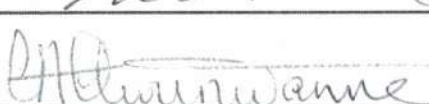
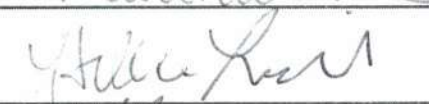

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	CYNTHIA MACDONALD	56 Hunters Ln Rochester NY 14618
	4/9/22	CAMERON MACDONALD	56 Hunters Ln Rochester NY 14618
	4/9/22	CHIOMA Owanwande	55 Hunters Lane 14618
	4/9/22	Hillary Laird	66 Hunters Lane 14618
	4/9/22	LUCAS KATI	66 Hunters Lane



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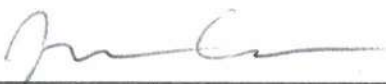

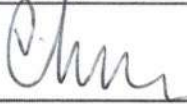
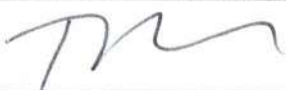
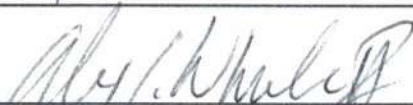
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Jamie Curran	75 Hunters Ln
	4/9/22	Tom Curran	75 Hunters Ln
	4/9/22	Chris Mariano	110 Hunters Ln
	4/9/22	Tara Mariano	110 Hunters Ln
	4/9/22	Alex C. Wheeler	67 Danforth Cres



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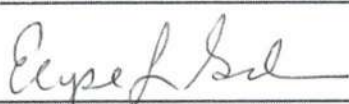
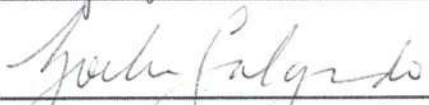
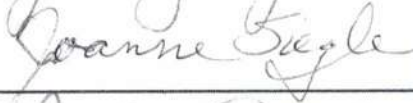
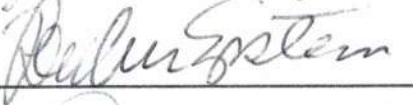

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	ELYSE L GILMAN	136 IDLEWOOD RD
	4/9/22	Zoila Salgado	285 Idlewood Rd.
	4/9/22	Joanne Siegle	30 Hunters Lane
	4/9/22	Reuben Epstein	30 Hunters Lane
	4/9/22	Ryan Bonnell	44 Hunters Ln



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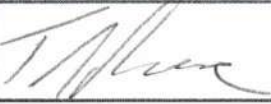

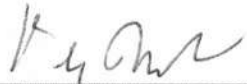

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8/22	TIMOTHY PERROTTA	119 Idlewood Rd Rochester, NY 14618
Gautam Mitra	4/8/22	GAUTAM MITRA	126 Idlewood Road 14618
	4/9/22	MICHELLE Grosz EVAN Dale Re mailed	Evandale
	4/9/22	Dennis Wheeler	100 Glen Hill Dr
	4/9/22	Hope Lubkowsky	65 Greenvale Dr.

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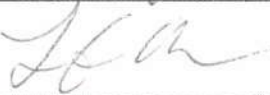
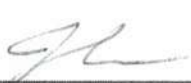

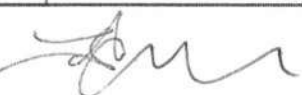
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8/22	Christina Perrotta	119 Idlewood Rd.
	4/9/22	LUCAS Grosdenia-Maria	1 Evandale Rd.
	4/9/22	Jeffrey Lukhtovsky	65 Greenlake Dr
	4/9/22	Kimberly J. Caslin	35 Danforth Cres
	4/9/22	James Miller	33 Danforth Cres



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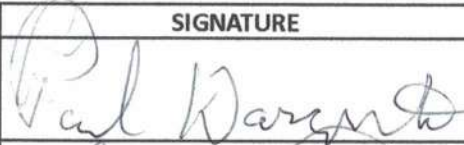
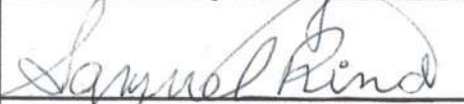



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	PAUL DARGATIS	30 EVANDALE RD
	4-9-22	SAMUEL RIND	25 EVANDALE RD
	4-9-22	Alan Lorenc	40 Evandale Rd
	4/10/22	Barbara Castle	166 Glenhill Dr
	4/10/22	Barbara Lowe	50 Evandale Road



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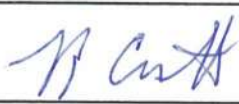

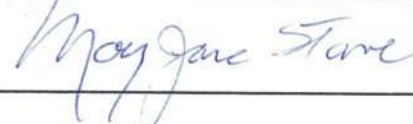


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Robert Castle	166 Glenhill Dr
	3/9/22	Allan Lesser	144 Glenhill Dr.
	4/9/22	Mary Jane Stone	156 Glenhill Dr.
	4/9/22	Karen Berk	144 Glenhill Dr
	4/9/22	Kerry Bauer	110 Glenhill Dr



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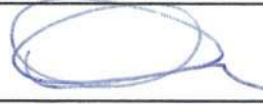


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	JULIE CARPENTIER	83 HUNTERS LANE
	4/9/22	CHRISTINA BAUER	110 Glenhill Drive
	4/9/22	Esther Lim	171 Evandale Rd
	4/9/22	Eloise Myers	70 Idlewood Rd.
	4/9/22	Mike Myers	70 Idlewood Rd



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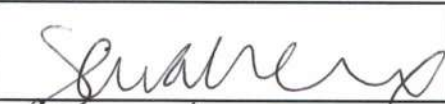

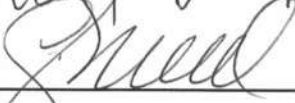
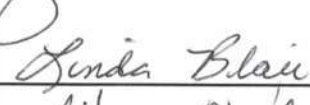

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
		Sarah Axelrod	225 Idlewood Rd 14618
		Casey Shapiro	225 IDLEWOOD RD 14618
	4/7	Amy Mueller	235 Idlewood Rd 14618
	4/7	Linda Blair	255 Idlewood Rd 14618
	4/7	L. Blair	235 Idlewood Rd 14618



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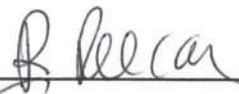

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/7/22	Kevin Scott	252 Idlewood Rd.
	4/7/22	Kimberly Scott	252 Idlewood Rd
	4/7/22	Rebecca Rothbaum	244 Idlewood Rd
	4/7/2022	Recca Rothbaum	244 Idlewood Rd.
	4/8/22	Sunita Gupta	276 Idlewood Rd



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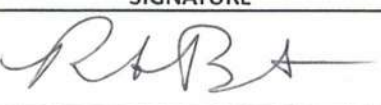


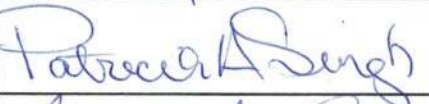

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Patrick Benoit	211 Glenhill Dr Brighton, NY 14618
	4-9-22	Victoria Enstrom	65 Hunters Lane
	4.9.22	Colleen Karsen	175 Danforth Cres. Rochester, NY 14618
	4.9.22	Patricia Singh	84 Danforth Cres Rochester, NY 14618
	4/9/22	GIRVAN SINGH	84 Danforth Cres ROCHESTER NY 14618



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Brian Slaninka	30 Danforth Cresc Rochester, NY 14618
	4/9/22	Sarah Bucukowski	100 Dartford Rd Rochester, NY 14618
	4/9/22	OLIVER QUILLIA	68 Glenhill Dr
	4/9/22	Patricia Furguele	48 Glenhill Dr
	4/9/22	Jennifer A. Cies	18 Glenhill Dr



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4-9-22	Cris Malinowski	110 Greenvale
	4/9/22	Marisa Wheeler	100 Glenhill Dr.
	4/9/22	Kathleen Sacco	20 Dartford Rd
	4/9/22	PRADI CHANDRATNE	85 POPLAR WAY
	4/11/22	Julie Gray	116 Idlewood



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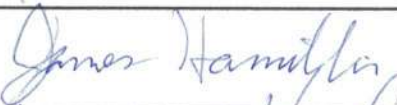
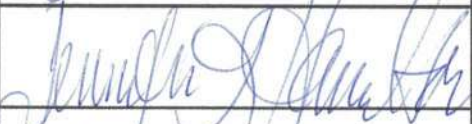
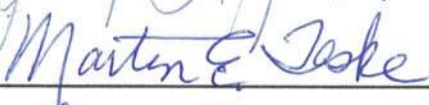

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	4/9/22	James Hamilton	50 Dartford Rd.
	4/9/22	Jennifer Hamilton	50 Dartford Rd
	4/9/22	Martin Teske	95 Danforth Crescent
	4/9/22	Lenore A. Teske	95 Danforth Crescent



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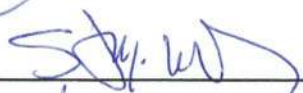

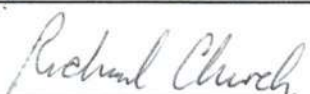
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	June E. Cuthbert	106 Idlewood Rd.
	4/9/22	STEVEN M. WITKOWSKI	95 POPLAR WAY
	4/9/22	Susan L. Hume	95 Poplar Way
	4-09-22	Richard Church	160 Danforth Crescent



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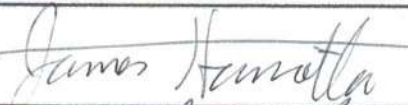
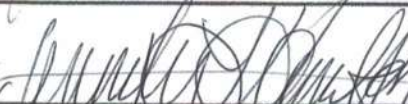
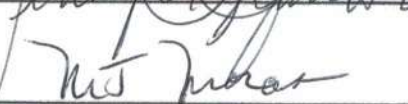
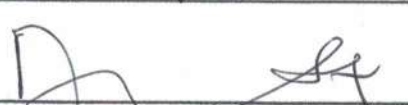
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2 Duplicates

SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/30/22	Lynn Lapiana	45 Dartford Rd.
	4/30/22	James Hamilton	50 Dartford Rd.
	4/30/22	Jennifer Hamilton	50 Dartford Rd.
	4/30/22	Mary Jane Moran	90 Dartford Rd.
	4/30/22	Michael Ashong	46 Dartford Rd.

4/4/2022

See attached "Conditions Requested for 1666 S Winton Road Conditional Use Permit" document



# Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

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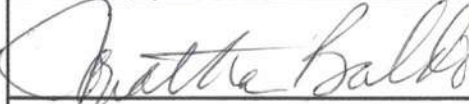

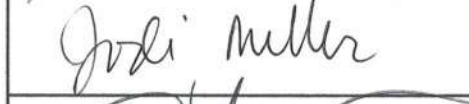

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/2/22	Roberta M. Balbo	995 Highland Ave
	5/2/22	Jonathan Robert Balbo	995 Highland Ave
	5/8/22	MARTIN ZEMEL	70 Willowcrest Dr.
	5/8/22	Jodi Miller	195 Glenhill Dr
	5/8/22	Patricia Miller	195 GLENHILL DRIVE



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
Margaret M Lawlor	5/6/22	Margaret M. Lawlor	45 Hunters Ln 14618
JD -	5/6/22	Jonathan Terry	285 Idlewood Rd 14618
Catharine J. Wise	5-6-22	Catharine J. Wise	26 Del Rio Dr. 14618
Julie Chen	5/6/2022	JULIE CHEN	182 IDLEWOOD RD. 14618
David Weiss	5/8/2022	David Weiss	19 Idlewood Rd



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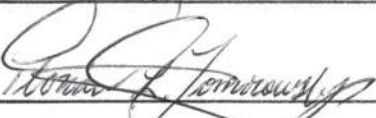
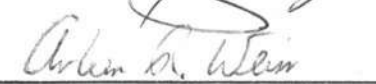
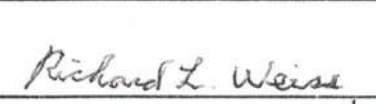
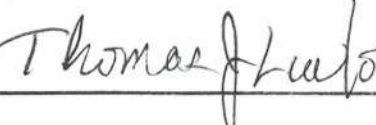
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-8-22	PAMELA L. KOMOROWSKI	171 HUNTERS LANE ROCHESTER, 14618
	5/8/22	FLORIAN L. KOMOROWSKI	171 HUNTERS LANE ROCHESTER, NY 14618
	5/8/22	Arleen R. Weiss	19 Idlewood Rd Rochester, NY 14618
	5/8/22	Richard L. Weiss	19 Idlewood Rd Rochester, NY 14618
	5/8/22	Thomas J Lawlor	45 Hunters Lane Rochester NY 14618



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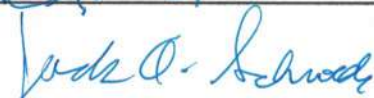
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-8-22	Aidan Corbitt	105 Greenvale Dr.
	05/08/2022	ELIZABETH SCHINSKI	29 Lynnhaven Ct.
	05/08/2022	JOHN SCHINSKI	29 Lynnhaven Ct.
	5-8-22	H. Elizabeth Schroeder	45 Montpelier Circle
	5-8-22	Jack A. Schroeder	45 Montpelier Circle



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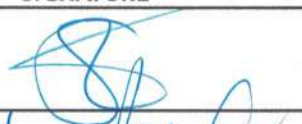
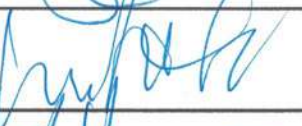

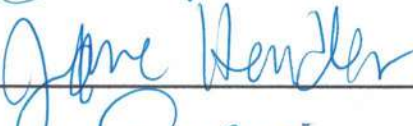
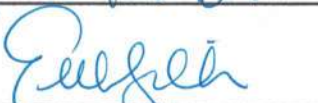
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/8/22	Stephanie Filmer	170 Greenville Dr. Dutchess
	5/8/22	Luke Horn	150 Greenville Dr.
	5/8/22	Scott Hendler	130 Greenville Dr.
	5/8/22	Jane Hendler	130 Greenville
	5/8/22	Erika Gull	120 Greenville Dr.



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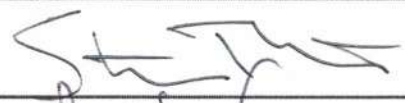
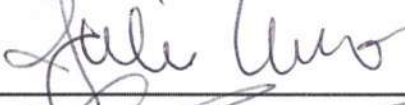

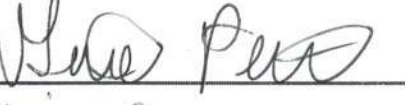
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/7/2022	STEPHEN T. MACINTYRE	99 SOUTHWOOD LN ROCHESTER NY 14618
	5/7/22	Julie Cavalier	10 Hunter Ln Rochester 14618
	5/7/22	Alex Cavalier	-11-
	5/7/22	Gina Peterson	60 Fairhill Drive
Monique MacIntyre	5/7/22	Monique MacIntyre	99 SOUTHWOOD Lane Rochester NY 14618



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>James A. Kremer</i>	<i>4/29/22</i>	<i>James Kremer</i>	<i>1932 Idlewood Rd</i>
<i>Kristi Filmore</i>	<i>4/30/22</i>	<i>Kristi Filmore</i>	<i>7 Birmingham Dr.</i>
<i>Jennifer Smith</i>	<i>5/5/22</i>	<i>Jennifer Smith</i>	<i>105 <del>Buckland</del> Hunters Lane</i>
<i>Alexis Stubble</i>	<i>5/7/22</i>	<i>Alexis Stubble</i>	<i>1941 Westfall Rd.</i>
<i>Omer Ileri</i>	<i>5/7/22</i>	<i>Omer Ileri</i>	<i>74 Poplar Way.</i>



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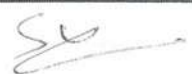
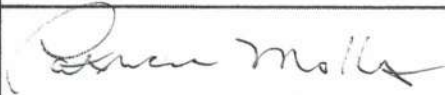



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/5	SANTAY NAIR	151 Evandale Rd
	5/7	Patricia Malley	22 DORRIS
	5-5	Michel Keegan	65 Idlewood
	5/5	Elizabeth Palis	85 Hunkers Lane
	5/5/22	Alexis Vogt	11 Birmingham



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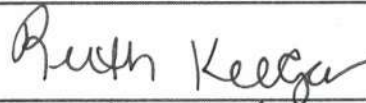
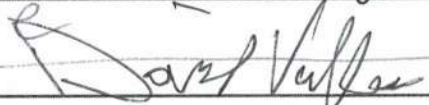

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/30/22	David Filmore	7 Birmingham Drive
	5/2/22	Fred Devo	20 Evandale Rd
	5/5/22	Ruth Keegan	65 Idlewood Rd
	5/5/22	David Vellase	110 Sutherland Lane
	5/5/22	Sarah Rosenberg	85 Dartford Rd



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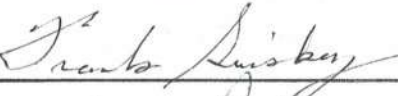

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/3/22	Bratt Rosberg	85 Dartford Rd
	5/3/22	Michelle Grodzinski - Maiole	1 Evandale.
 duplicate	5/3/22	Sunita Gupta	226 Idlewood Rd
	5/5/22	Frank Swiskey	15 Hunters Lane
	5/5/22	Rose Swiskey	15 Hunters Lane



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
Rachel Mattern	5/1/22	Rachel Mattern	180 Evandale Rd Rochester, NY 14618
Sarah Voelkl	5/1/22	Sarah Voelkl	39 Evandale Rd Rochester NY 14618
Anne Starrup	5/1/22	Anne Starrup	49 Evandale Rd Rochester NY 14618
Brenda Rind	5/1/22	Brenda Rind	25 EVANDALE RD Rochester, NY 14618
Viola Tiber	5/6/22	Viola Tiber	93 Carverdale 14618



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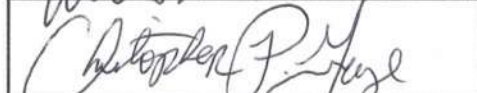
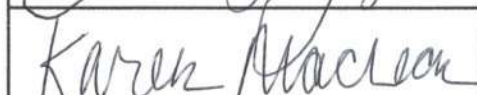
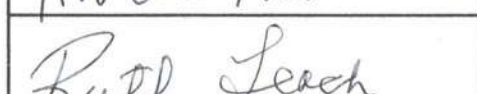
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/1/22	Patricia Pascucci	121 Evandale Road
	9/1/22	Mark Pascucci	121 EVANDALE RD
	5/1/22	CHRISTOPHER GEORGE	141 EVANDALE RD
	5/1/22	Karen MacLean	141 Evandale
	5/1/22	Ruth Leach	133 Evandale Rd



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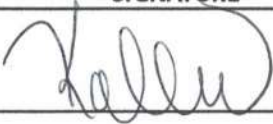
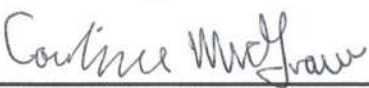
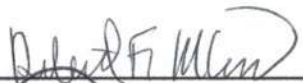
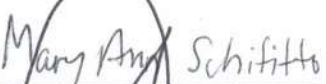

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5-1-22	Karen McGraw	3 Evandale Rd Rochester, NY 14618
	5-1-22	Caroline McGraw	3 Evandale Rd Rochester, NY 14618
	5-1-22	Rob McGraw	3 Evandale Rd Rochester, NY 14618
	5/1/22	M. Schifitto	2 Evandale Rd 14618
	5/1/22	Daniel Tarnase	19 Evandale Rd



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
Robert G Johnson	4-30-22	Robert G Johnson	130 DARTFORD RD.
Nick Buczkowski	4-30-22	Nick Buczkowski	100 Dartford Rd,
Dannielle Dunton	4-30-2022	Dannielle Dunton	105 Dartford Rd
Angelique H. Goodman	4-30-2022	Angelique Goodman	75 Dartford Rd.
Beverly K. Kilen	4-30	BEVERLY KILEN	410 Dartford RD



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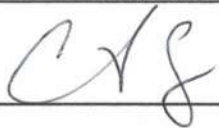
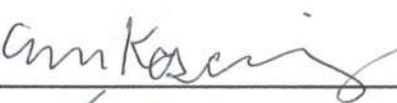
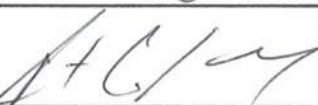
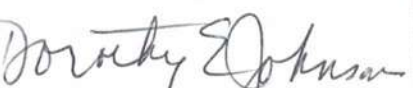
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/26/22	Cynthia Garg	175 Glenhill
Michael Kosciwicz	4/26/22	Michael Kosciwicz	175 Glenhill
	4/26/22	Erin Kosciwicz	175 Glenhill
	4/26/22	Robert C. Kosciwicz	175 Glenhill Rd
	4/30/22	DOROTHY E JOHNSON	130 DARTFORD RD



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<i>Diane E. Amelotte</i>	4/30/22	Diane E. Amelotte	225 Glenhill Dr
<i>Sheila Lawena</i>	4/30/22	Sheila Lawena	20 Danforth Cir
<i>B. Jacobson</i>	4/30/22	Brenda Jacobson	47 Falkner
<i>R Joseph</i>	4/30/22	ROSALIND JOSEPH	50 GREENVALE DR
<i>IL Gates</i>	4/30/22	Robert Gates	184 Glenhill Dr



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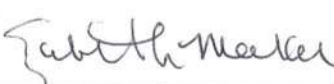
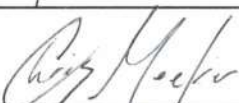
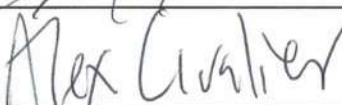
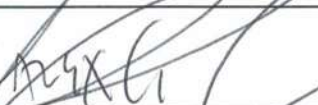
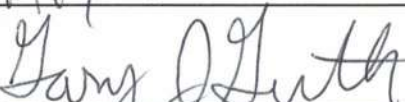
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/11/2022	Stephen Condon	50 Poplar Way Rochester, NY 14618
	4/11/22	Elizabeth Mecker	33 Poplar Way Rochester NY 14618
	4/11/22	Chris Mecker	33 Poplar Way Rochester NY 14618
	4/26/22		10 Hunters Ln Rochester NY 14618
	4/26/22	Gary J. Guth	2159 Westfall Rd. Roch. 14618



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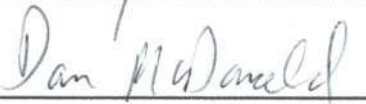
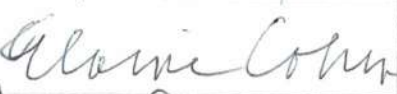
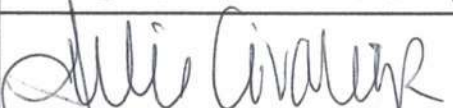
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/17/22	Nancy Frey	40 Carverdale Dr.
	4/20/22	Tracy McDonald	265 Idlewood Rd
	4/20	Dan McDonald	265 Idlewood Rd
	4/20	Elaine Cohen	220 Glenhill Dr
	4/20	Julie Givallier	10 Hunters Ln



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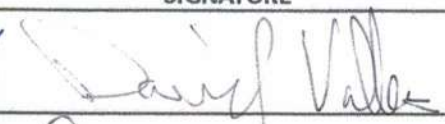

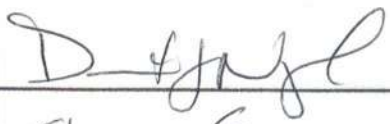
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/13/22	David Valase	110 Southway Lane
	4/24/22	Angie Nagel	121 Danforth Crescent
	24 APR 22	DAVID NAGEL	121 DANFORTH CRESCENT
Sharon Emerson	4/25/22	Sharon Emerson	100 Greenvale Dr.
Richard Sawan	4/25/22	RICHARD SAUVAIN	100 GREENVALE DR



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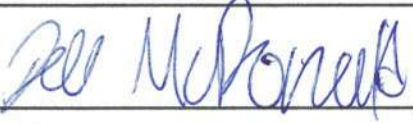


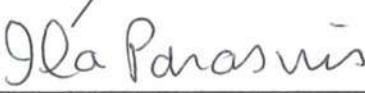
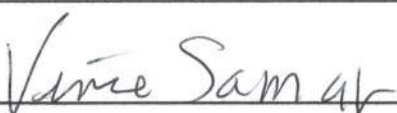
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/18	Joe McDonald	265 Idlewood Rd
	4/21	Gail McClain	58 Carverdale Rd.
	4-21	NICKY McCLAIN	58 CARVERDALE RD.
	4-21	ILA PARASNIS	99 Idlewood Rd, NY 14
	4-21	Vincent Samal	99 Idlewood Rd Roch NY



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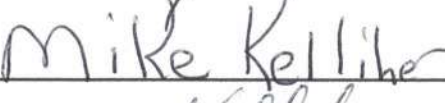


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/16/21	Trent Hergenroder	235 Idlewood Rd
	4/12/22	Rosemary O'Sullivan	78 DANFORTH CRES.
	4/12	MIKE KELLIKER	66 Southwood Lane
	4/12	Jim KELLIKER	66 Southwood Ln
	4/12/22	LAURA FULTON	70 Yellowwood Dr 14618



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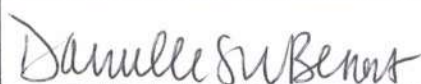
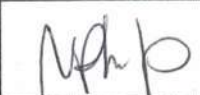
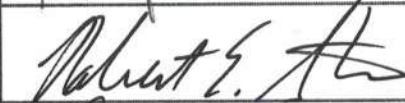
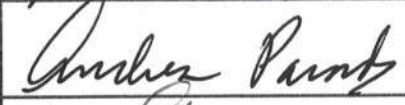

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/2022	Danielle Benoit	211 Glenhill Dr.
	4/9/22	Nicole Philip	111 Willowcrest Dr
	4/9/22	Robert E. Stein	172 Idlewood Rd.
	4/9/22	Andrea Parada	172 Idlewood Rd.
	4/9/22	W. Claus	136 Idlewood Rd



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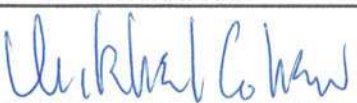
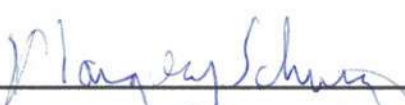
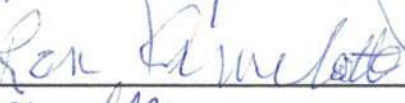


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/13/22	Michel Cohen	220 Glenhill Dr 14618
	4/13/22	22 Margaret Schwan	14618 134 Doughty
	4/14/22	225 GLENHILL	Rox Annelotte
	4/15/22	Nathan Schroeder	190 Idlewood Rd
	4/15/22	Audrey Schroeder	190 Idlewood Rd



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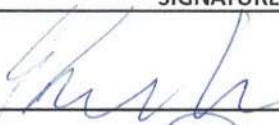
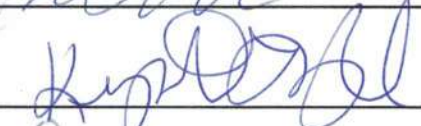
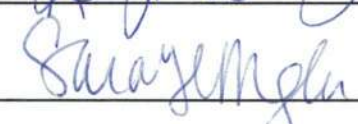
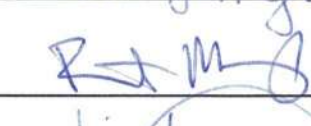

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/8	Kenneth Bermudez	397 Edgewood Ave
	4/8	Krysta Loughheed	397 Edgewood Ave
	4/9	Sara Marangola	85 Southwood Ln
	4/9	Robert Marangola	" " "
	4/9	Julie Tipple	156 Evandale



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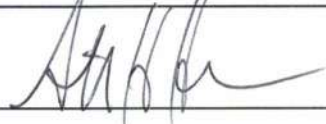


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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	4/9/22	Heather Beach	200 Idlewood
	4/9/22	TIMOTHY BEACH	200 Idlewood 14618
	4/9/22	SETH HOLMES	182 IDLEWOOD RD
	4/11/22	Andrea Avidano	41 Poplar Way
	4/11/22	EUSE CONDOR	50 POPLAR WAY



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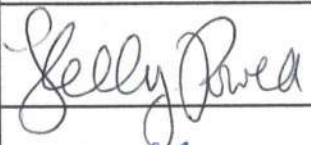

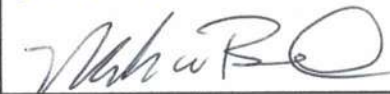
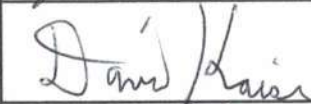

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/4/22	Kelly Powell	14 Birmingham Dr.
	5/3/22	NED GREEN	55 Danforth Cres.
	5/3/22	MARK BENNETT	50 EVANDALE RD
	5/5/22	DAVID KAISER	175 DANFORTH CRES.
	5/11/22	JEFFREY PURI	122 GLENHILL DRIVE



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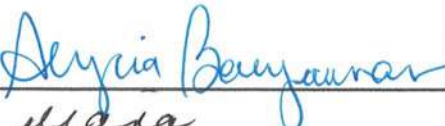
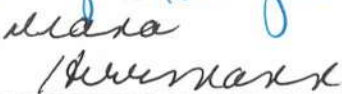

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/8/22	ALYCIA BOUYOUNAN	86 LYNNWOOD DR.
	5/10/22	DIANA HERRMANN	17 del rio dr rochester, ny 14618
Anja Martas	5/10/22	Anja Martas	17 Del Rio Dr Rochester NY 14618
Kate Whorton	5/10/22	Kate Whorton	4 Birmingham Dr 14618
	5/10/22	Mollie Rothbaum	244 Idlewood Rd.



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SIGNATURE	DATE	PRINTED NAME	ADDRESS
<i>Darla Ellman</i>	5/8/22	Darla Ellman	35 Fairmeadow Dr Rochester, NY 14618
<i>Scott Ellman</i>	5/18/22	Scott Ellman	35 Fairmeadow Dr Rochester, NY 14618
<i>Gary Lafaso</i>	5/18/22	Gary Lafaso	166 Evansdale Rd Roch. NY 14618
<i>Judith Deyo</i>	5/8/22	JUDITH DEYO	20 Evansdale Rd Roch. NY 14618
<i>Charles S. Turner</i>	5/10/22	Charles S. Turner	60 Dorchester Roch., NY 14618



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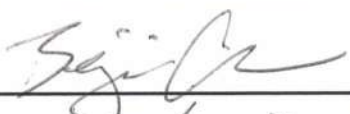


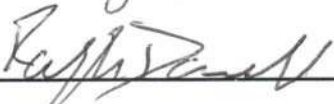
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/7/22	Benjamin Cohen	30 Dartford Rd 14618
	05/07/22	TABBY ANVARI	10 DARTFORD RD
Teeva Anvari T e e v a	5/7/22	Teeva Anvari	10 Dartford Rd
	5/7/22	Cynthia Czerw	14618 453 Eastbrook Ln
	5/8/22	Ralph Damore	165 Viennewood Dr



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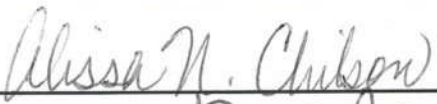


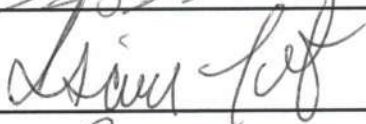
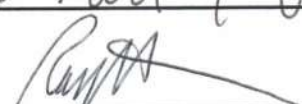
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/11/2022	Alissa N. Chilson	125 Hunters Lane
	5/11/22	Michael Zobel	104 Fairmeadow
	5/11/2022	Lisa Pietrangeli	35 Dartford Rd.
	5/11/2022	Isaiah Tolbert	192 Greenville Dr.
	5/11/22	Ray Warrick	215 Idlewood Rd



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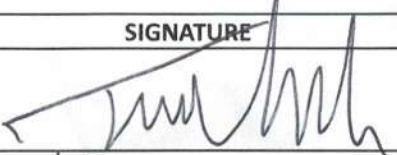
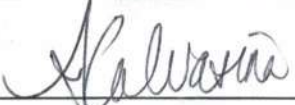

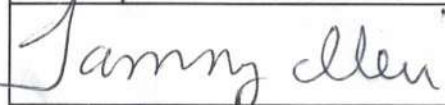
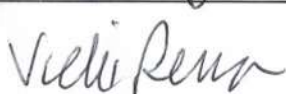
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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/10/22	Trisha Kirsch	75 Poplar Way
	5/10/22	S. Calvasina	130 Evansdale Rd
	5/10/22	S. Calvasina	130 Evansdale Rd
	5/10/22	T. Ileri	74 Poplar Way
	5/10/22	Vicki Reina	62 Poplarway 14618



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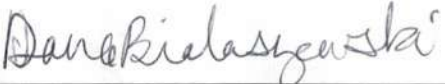


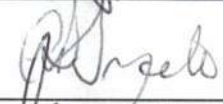

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	5/7/22	Dana Bialaszevska	51 Poplar Way Rochester 14618
	5/7/22	MICAH BIALASZEWSKI	51 POPLAR way ROCHESTER, NY 14618
	5/9/22	Anne D'Angelo	2 Glenhill Dr Rochester NY 14618
	5/9/22	Chris D'Angelo	2 Glenhill Dr Rochester NY 14618
	5/9/22	Ana Brightfol	19 Poplar Way 14618



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	5-11-22	Sarah Silva	149 Hunters Lane
	5-11-22	Marion T. Anders	115 Glenhill Dr.
	5-11-22	Daniel Masar	7 EVANDALE RD.
	5/11/22	Mary M. Muggleton	51 Idlewood Rd
	5/11/22	Gerard S. Masar	51 Idlewood Rd



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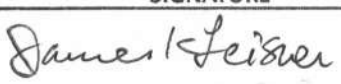
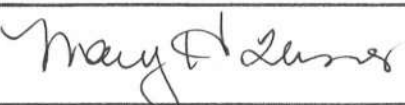



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	5/9/22	Mary H. Leisner	33 Hunters LN
	5/11/22	MITCHELL J. BALL	15 SOUTHWOOD LN
	5/11/22	HOWARD GORDON	150 SOUTHWOOD LN
	5/11/22	Sandra Cherin	29 Idlewood Rd



## Neighborhood Petition for Conditions related to the sale and permitting of the Brookside School (1666 S Winton) to the Talmudical Institute of Upstate New York

We request the following conditions be included in any approved Conditional Use Permit for 1666 S. Winton Rd in Brighton, NY, for property and use changes as proposed by Talmudical Institute of Upstate New York (TIUNY).

### Condition 1

The current traffic volume entering and exiting the property at the Idlewood Road entrance is heavy, particularly during the Montessori school pick-up/drop-off periods, which coincide with public school bus pick-up/drop-off and the commuting rush-hours in the neighborhood. Idlewood Road is a narrow 19-ft wide road without sidewalks; therefore, neighborhood children walk to and from bus stops and school in the roadway at these times. We consider this current traffic condition unsafe. The proposed 2/16/2022 plan by TIUNY does not improve this hazardous condition and could exacerbate it as tenant spaces will remain and future uses are uncertain. The 1666 S Winton property has an existing entrance on Winton Road which should be used as the sole entrance and address to the property by connecting the existing east parking lot to the west parking lot. Therefore we request the following condition be included in the conditional use permit:

**The Property Owner must permanently close the Idlewood Road vehicle entrance to the 1666 S. Winton Road property. The Town will also permanently close its portion of the vehicle entrance located between Idlewood Road and the property.**

### Condition 2

Currently, Brighton Central School District owns the 1666 S Winton Road property, leases space to Brighton Parks and Recreation, and neighborhood residents effectively use the property grounds and playground as a neighborhood park. Evans Farm does not have any other town-owned open space or park within, or adjacent to, the neighborhood. The Brookside property also provides direct access from the neighborhood to the open space west of S Winton Road, which the town is purchasing to expand Buckland Park and create a public 'Central Green' open space per the Envision Brighton 2028 plan. When the Brookside property changes to privately owned land, the neighborhood will lose official access to the open space and playground on the property and will have reduced accessibility to the expanded Buckland Park open space. The 2/16/22 TIUNY proposal does not include open space or paths officially designated for public use via an easement, right of way, or equivalent means. Therefore, we request the following condition be included in the conditional use permit:

**The Property Owner must provide the Town and its residents legal access (easement, right of way, land lease, or equivalent) to a portion of the property grounds for open space use and a pedestrian pathway connecting Idlewood Road to S Winton Road and the planned expansion of Buckland Park.**

SIGNATURE	DATE	PRINTED NAME	ADDRESS
Michael E. Gage	5/11/2022	MICHAEL GAGE	29 IDLEWOOD AVE.
<del>[Signature]</del>	<del>5/11/22</del>	<del>KATHLEEN SZCZEPANEK</del>	<del>125 Glenhill Dr.</del>
KMSzczepanek	5/11/22	Kathleen Szczepanek	125 Glenhill Dr.
Janet E Hopkins	5/11/22	JANET E HOPKIN	155 Southwood Lane
[Signature]	5/11/22	Debby Abraham	150 Southwood Lane



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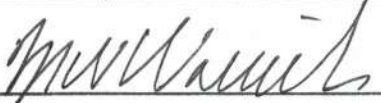

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SIGNATURE	DATE	PRINTED NAME	ADDRESS
	5/11/22	MICHEL SILVA	149 HUNTERS LANE
	5/11/22	CASEY VOELKEL	39 EVANDALE RD.
	5-11-22	Margaret Warrick	215 Idlewood
	5/11/22	Judy Massare	126 Idlewood Rd