

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF MAY 15, 2024  
Brighton Town Hall  
2300 Elmwood Avenue

Written comments may be submitted to Jason Haremza, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [jason.haremza@townofbrighton.org](mailto:jason.haremza@townofbrighton.org).

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

TENTATIVE AGENDA

7PM

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members.

CHAIRPERSON: Approval of 4-17-2024 minutes (if available)

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of 5-XX-2024 will now be held.

\*\*\*\*\*

PUBLIC HEARINGS:

**Application Number: [5P-01-24](#)**

*OpenGov reference no: PB-24-11*

1 Johnsarbor Drive

AKA 0 Johnsarbor Dr (Tax Parcels 136.15-1-1.2 [Lot 2] & 136.15-1-1.4 [Lot 4])

Application of St. John's Meadow, owner, and Stantec Consulting, agent, for Preliminary/Final Site Plan Approval to construct two elevators and small elevator lobbies on property located at 1 Johnsarbor Drive - Chestnut Court. All as described on application and plans on file.

**Application Number: [5P-02-24](#)**

*OpenGov reference no: PB-24-12*  
55 Stonybrook Drive

Application of Stephen Artim and Tricia Shalka, owners, and Jerry Serafine, agent, for EPOD (watercourse) Permit Approval to allow for the construction of 462 +/- sf building addition within Zone AE of the 100 year floodplain on property located at 55 Stonybrook Drive. All as described on application and plans on file.

**Application Number: [4P-01-24](#)**

*OpenGov reference no: PB-24-9*  
1402 Blossom Road

Application of C and K Real Estate Ventures LLC, owner, and McMahon LaRue Associates, agent, for Preliminary/Final Site Plan Approval to construct a 2,415 +/- sf single family home on property located at 1402 Blossom Road. All as described on application and plans on file. **TABLED 4-17-2024; PUBLIC HEARING REMAINS OPEN**

**NEW BUSINESS:**

NONE

**OLD BUSINESS:**

NONE

---

**PRESENTATIONS:**

NONE

**COMMUNICATIONS:**

NONE

**PETITIONS:**

NONE

**SIGNS:**

**Application Number: [SN-24-5 \(1717\)](#)**

1780 Monroe Ave

Building face illuminated sign for ‘Needle Drop Records’. ARB recommended approval.

**Application Number: [SN-24-6 \(1718\)](#)**

1925 S Clinton Ave

Two building face internally illuminated signs for ‘ALDI’. ARB recommended approval. *Note: Signs require variances.*

**Application Number: [SN-24-7 \(1719\)](#)**

1357 Monroe Ave

A building face nonilluminated sign for ‘Elysian Homes’. ARB recommended approval.

**Application Number: [SN-24-4 \(1716\)](#)**

1905 South Clinton Avenue

TABLED IN PART

Building face signs and detached directional signs for ‘Starbucks’. ARB recommended approval. *Note: At the 3-20-2024 meeting, Planning Board approved two code compliant signs and tabled the remaining signs that require variances.*