

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.

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

DECISION AGENDA

7PM

4-17-2024 minutes APPROVED

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])

APPROVED WITH CONDITIONS

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

POSTPONED BY APPLICANT

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. **POSTPONED BY APPLICANT 5-15-2024 TO 6-20-2024 MEETING**

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

OpenGov reference no: PB-24-9

1402 Blossom Road

POSTPONED BY APPLICANT

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 AT 4-17-2024 MEETING, POSTPONED BY APPLICANT 5-15-2024 TO 6-20-2024 MEETING; PUBLIC HEARING REMAINS OPEN**

SIGNS:

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

1780 Monroe Ave

APPROVED AS RECOMMENDED BY ARB

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

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

1925 S Clinton Ave

APPROVED AS RECOMMENDED BY ARB

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

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

1357 Monroe Ave

APPROVED AS RECOMMENDED BY ARB

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

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

1905 South Clinton Avenue

APPROVED WITH CONDITIONS

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. The applicant has applied for the necessary variances and is on the 6-5-2024 ZBA agenda. If the Planning Board considers approving the signs, it would be on condition of receiving ZBA approval.*