

TOWN OF BRIGHTON PLANNING BOARD
TENTATIVE AGENDA
MEETING OF FEBRUARY 19, 2025
Temporary Location of Brighton Town Hall
680 Westfall Road (Empire State University), Room 159

Please Note: As of November 15, 2024, Town Hall is closed for renovation. Town offices and public meetings will take place at 680 Westfall Road during the approximately 18 month renovation project. Police, courts, and library will remain at 2300 Elmwood Avenue. Mail should continue to be addressed to 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.

7PM Agenda Review with Town Staff and Planning Board Members

CHAIRPERSON: Call the meeting to order

SECRETARY: Call the roll

Approval of 12-18-2024 minutes and 1-15-2025 minutes (if available)

CHAIRPERSON & SECRETARY: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of 2-XX-2025 will now be held.

PUBLIC HEARINGS:

Application Number: 2P-01-25

OpenGov reference no: PB-25-1
481 French Road

Application of Nicholas LoBrutto and Josephine D'Angelo, owners, and Greg McMahon, McMahon LaRue Associates, engineer, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze an existing house and construct a new 2,384 sf one story single family home with a 734 sf attached garage on property located at 481 French Road.

Application Number: 2P-02-25

OpenGov reference no: PB-25-2
175 Allens Creek Road

Application of Scott Fisk, agent, Robert Coffee, lessee and First Baptist Church of Rochester, owner, for Conditional Use Permit Approval to allow for an infant development program on property located at 175 Allens Creek Road.

NEW BUSINESS:

Application Number: [1P-NB1-25 Additional Information](#)

OpenGov reference no: PB-24-37

0 Elmwood Avenue (Tax ID 136.14-1-1.2 and 136.14-1-1.3)

Application of 293A Alden Road, LLC, owner, Home Leasing, project agent, and Brian Burri, Bergmann Engineers, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to construct 120 units of affordable and supportive housing consisting of 7 Townhouse buildings (40 units) and a four story apartment building (80 units) on property located on the south side of Elmwood Avenue, adjacent to the City of Rochester municipal line, known as Tax ID #136.14-1-1.2 and #136.14-1-1.3. **TABLED AT THE 1-15-2025 MEETING - PUBLIC HEARING REMAINS OPEN**

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

PETITIONS: NONE

SIGNS:

The seven sign review applications were all reviewed by the ARB which recommended approval as presented

Application Number: [SN-24-45 \(1747\)](#)

2341 Monroe Ave

A 44 sq ft black 3M™ Scotchcal™ Perforated Window Graphic Film sign for *Manzara Café*

ARB Recommended approval as presented

Application Number: [SN-24-46 \(1748\)](#)

1360 Monroe Ave

A 16 sq ft nonilluminated aluminum sign for *Allegro Smiles Family Dentistry*

ARB Recommended approval as presented

Application Number: [SN-25-2 \(1749\)](#)

33 Corporate Woods

A 41 sq ft internally illuminated aluminum and polycarbonate sign for *Courtyard by Marriott*

ARB Recommended approval as presented

Application Number: SN-25-3(1750)

2253 S Clinton Ave

A 70 sq ft internally illuminated deep aluminum channel letter sign for the south face of *Planned Parenthood*

ARB Recommended approval as presented

Application Number: SN-25-4 (1751)

2383 Monroe Ave

A 24 sq ft internally illuminated acrylic sign for *Waterlily*

ARB Recommended approval as presented

Application Number: SN-25-5 (1752)

2000 Monroe Ave

A 34 sq ft green internally illuminated channel letter sign for *Citizens Bank*

ARB Recommended approval as presented

Note: Citizens Bank has proposed additional signage that does not conform to the sign code and thus requires a variance. A variance application has been made. If approved by the ZBA, those additional signs will proceed through the ARB and PB process.

Application Number: SN-25-6(1753)

1900 South Clinton Ave

An 89 sq ft internally illuminated channel letter sign for *AutoZone*

ARB Recommended approval as presented