

# **Town of Brighton Planning Board Preliminary Agenda 5-21-2025**

**Meeting location:** 680 Westfall Road (temporary location of Town Hall), Room 159 (first floor).

**Meeting date and time:** 5-21-2025, 7PM

*Please Note: Brighton Town Hall at 2300 Elmwood Avenue is closed for renovation until January 2027. Town offices and public meetings will take place at 680 Westfall Road during the renovation project. Police, courts, and library remain open at 2300 Elmwood Avenue. Mail should continue to be addressed to 2300 Elmwood Avenue, Rochester, NY 14618.*

Comments may be provided in-person at the public hearing or submitted in writing to the Planning Board Secretary, Jason Haremza ([jason.haremza@townofbrighton.org](mailto:jason.haremza@townofbrighton.org) 2300 Elmwood Avenue, Rochester, NY 14618). Written comments must be received by noon on 5-21-2025.

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 24 hours prior to the meeting (to the extent practicable). Click on the hyperlinked File number for each case below to view the application materials.

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## **1. Meeting with staff**

- Introduction of new Senior Planner Anthony Vallone and new Commissioner of Public Works Glen Layton
- Agenda review and discussion

## **2. Call meeting to order (Chair)**

## **3. Roll call of board members (Secretary)**

## **4. Consideration of minutes from prior meeting(s)**

4-16-2025

## **5. Public hearing announcement**

The public hearings as advertised for the Planning Board in the Daily Record of 5-XX-2025 will now be held.

## Public hearings

### Case 1

**Address/Location:** 1780 Monroe Avenue

Type: Conditional Use Permit

Application: 5P-01-25

File: PB-25-13

Zoning: Neighborhood Commercial (BF-1)

Applicant: Christian Duerr

Description: Application of Christian Duerr, agent, Sheffield's, lessee, and

Jay Gelb - Rhinecliff Monroe Corp., owner, for Conditional Use Permit

Approval to allow an existing restaurant to expand and use basement area on property located at 1780 Monroe Avenue.

### Case 2

**Address/Location:** 1057 East Henrietta Road

Type: Conditional Use Permit

Application: 5P-02-25

File: PB-25-11

Zoning: Light Industrial (IG)

Applicant: Gerald Hitchcock

Description: Application of Gerald Hitchcock, agent, and East Henrietta Road LLC, owner, for Conditional Use Permit Approval to allow for a restaurant supply distribution facility on property located at 1057 East Henrietta Road.

### Case 3

**Address/Location:** 49 Southern Parkway

Type: Demolition Review, Site Plan Review (combined Preliminary/Final)

Application: 5P-03-25

File: PB-25-12

Zoning: Residential - Low Density B (RLB)

Applicant: Gregory McMahon, McMahon Larue Associates

Description: Application of Gregory McMahon, McMahon Larue Associates, agent, and Jason Cronberger and Susan Hollister Cronberger, owners, for Demolition Review and Approval and Preliminary/Final Site Plan Approval to raze a single family home and construct a new 2,251 +/- sf single family home with a 1,078 +/- sf attached garage on property located at 49 Southern Parkway.

### Case 4

**Address/Location:** 3108 East Avenue

Type: Site Plan Review (combined Preliminary/Final) [Resubmittal of previously approved Site Plan]

Application: 5P-04-25

File: PB-25-15

Zoning: Office & Office Park (BE-1)

Applicant: John Hotto, Landtech

Description: Application of John Hotto, Landtech, agent, and 3108 East Avenue LLC, owner, for Preliminary/Final Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. [Note: this is a re-submittal of previously approved site plan that has expired. No changes to project]

### **Case 5 - POSTPONED**

**Address/Location:** 1285 East Henrietta Road (Tax ID #149.18-2-2)

Type: Site Plan Review (Preliminary)

Application: 4P-NB1-25

File: PB-25-9

Zoning: Light Industrial (IG)

Applicant: Loyal Group REM, LLC

Application of Thomas Fitzgerald, MRB Group, agent, and Loyal Group REM LLC, owner, Birnbaum Companies, contract vendee, for Preliminary Site Plan Approval to construct a 3,200 +/- sf commercial building for use as a cannabis dispensary on property located at 1285 East Henrietta Road, known as Tax ID #149.18-2-2. TABLED AT 4-16-2025 MEETING.

**POSTPONED TO 6-18-2025 MEETING AT APPLICANT'S REQUEST.**  
PUBLIC HEARING REMAINS OPEN.

## **6. Presentations/Communications**

None

## **7. Petitions**

None

## **8. Signs**

None