

Town of Brighton Planning Board

Decision 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. 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.

Consideration of minutes from prior meeting(s)

4-16-2025 NOT CONSIDERED

Public hearings

Case 1

APPROVED WITH CONDITIONS

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

APPROVED WITH CONDITIONS

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

APPROVED WITH CONDITIONS

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

APPROVED WITH CONDITIONS

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 Quickee'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.