

TOWN OF BRIGHTON PLANNING BOARD
DECISION AGENDA
MEETING OF APRIL 16, 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*

3-19-2025 minutes **APPROVED**

PUBLIC HEARINGS:

Application Number: 4P-01-25

OpenGov reference no: PB-25-6

2021 Winton Road South

APPROVED WITH CONDITIONS

Application of JSL / Jewish Home of Rochester, owner and Marathon Engineering, agent, for Site Plan Modification / Site Plan Approval to construct a 500 +/- sf fitness addition to an approved 90 unit apartment building on property located at 2021 Winton Road South.

Application Number: 4P-02-25

OpenGov reference no: PB-25-8

Elmwood Avenue

APPROVED WITH CONDITIONS

Application of 293A Alden Road LLC, owner, Home Leasing, project agent, and Bryan Burri, Bergmann Engineers, for Final Site Plan Approval and Final 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.

Application Number 4P-03-25

OpenGov reference no: PB-25-10

2077 South Clinton Avenue

APPROVED WITH CONDITIONS

Application of Creative Ability Development, owner, and Landtech Surveying and Planning, agent, for Preliminary/Final Site Plan Approval to construct a 4,187 +/- sf building addition on property located at 2077 South Clinton Avenue.

NEW BUSINESS:

Application Number [4P-NB1-25](#)

OpenGov reference no: PB-25-9

1285 East Henrietta Road

TABLED UNTIL 5-21-2025; PUBLIC HEARING REMAINS OPEN

Application of Royal Group REM, LLC, owner, Birnbaum Companies, contract vendee, and MRB Group, agent, 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.

OLD BUSINESS:

Application Number: [3P-01-25](#)

OpenGov reference no: PB-25-1

1530 Brighton Henrietta Town Line Road

APPROVED WITH CONDITIONS

Application of Thomas Fitzgerald, MRB Group, agent, and JK Findings, owner, for Demolition Review and Approval to raze a single family home on property located at 1530 Brighton Henrietta Town Line Road. **TABLED 3-19-2025; PUBLIC HEARING CLOSED 3-19-2025**

SIGNS:

The sign review application was reviewed by the ARB which recommended approval as presented
ALL SIGNS APPROVED AS RECOMMENDED BY ARB

Application Number: [SN-9-25](#)

1900 South Clinton Road

3" deep individual Internally Illuminated LED channel letters for *Rochester Top Team*
ARB Recommended approval as presented