

Town of Brighton Planning Board

Preliminary Agenda

7-16-2025

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

Meeting date and time: 7-16-2025, 7PM

Please Note: Brighton Town Hall at 2300 Elmwood Avenue is closed for renovation through 2026. 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) 2300 Elmwood Avenue, Rochester, NY 14618). Written comments must be received by 4PM on 7-16-2025.

Click on the hyperlinked File number for each case below to view the application materials. The final agenda, staff reports, and other documents to be considered by the Planning Board will be available on the town website no later than 24 hours prior to the meeting (to the extent practicable).

1. Meeting with staff

- Agenda review and discussion

2. Call meeting to order (Chair)

3. Roll call of board members (Secretary)

4. Consideration of minutes (transcript) from prior meeting(s)

[4-16-2025](#)
[5-21-2025](#)
[6-18-2025](#)

5. Public hearing announcement

The public hearings as advertised for the Planning Board in the Daily Record of 7-XX-2025 will now be held.

Public hearings

Case 1

Address/Location: [2240 Monroe Avenue](#)

Type: Conditional Use Permit Review

File: PB-25-18

Zoning: Low Intensity Commercial (BF-F)

Applicant: Max Eberts

Description: Application of Max Eberts, owner, for Conditional Use Permit review of a fitness training studio in tenant space #3 on property located at 2240 Monroe Av.

Case 2 - ABLED at 6-18-2025 meeting

Address/Location: [0 South Winton Road \(Tax ID parcel 137.140-01-082.22\)](#)

Type: Site Plan Review (combined Preliminary/Final)

File: PB-25-16

Zoning: Residential - Low Density B (RLB)

Applicant: Gregory McMahon (McMahon LaRue)

Description: Application of Gregory McMahon, (McMahon LaRue), agent, for combined Preliminary/Final Site Plan Review to construct a 1690 +/- sf single family house, with an 870 +/- sf attached garage on property located on the east side of S Winton Rd, north of Hollyvale Dr, opposite Danbury Cir N, known as Tax ID parcel 137.140-01-082.22.

Case 3 - TABLED at 6-18-2025 meeting

Address/Location: [0 South Winton Road \(Tax ID parcel 137.140-01-082.23\)](#)

Type: Site Plan Review (combined Preliminary/Final)

File: PB-25-17

Zoning: Residential - Low Density B (RLB)

Applicant: Gregory McMahon (McMahon LaRue)

Description: Application of Gregory McMahon, (McMahon LaRue), agent, for combined Preliminary/Final Site Plan Review to construct a 1530 +/- sf single family house, with an 625 +/- sf attached garage on property located on the east side of S Winton Rd, north of Hollyvale Dr, opposite Danbury Cir N, known as Tax ID parcel 137.140-01-082.23.

Case 4 – POSTPONED to 8-20-2025 meeting

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

Type: Site Plan Review (Preliminary)

File: PB-25-9

Zoning: Light Industrial (IG)

Applicant: Loyal Group REM, LLC

Description: 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 8-20-2025 MEETING AT APPLICANT'S REQUEST.
PUBLIC HEARING REMAINS OPEN.

6. Presentations/Communications

None

7. Petitions

None

8. Signs

Application Number: SN-25-12

2740 W Henrietta Rd

Replacement/rebranding of the existing sign for *Dunkin'*

Application Number: SN-25-13

2210 Monroe Ave

Replacement of the existing sign for *Westside Medical Supply*