
BRIGHTON

PLANNING

BOARD

July 16, 2025
At approximately 7 p.m.
Empire State University
680 Westfall Road, Room 159
Rochester, New York 14620

PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

WILLIAM PRICE, CHAIRPERSON

KAREN ALTMAN)	
DAVID FADER)	BOARD MEMBERS
CLARA SANGUINETTI)	
JASON BABCOCK-STINER)	

LAUREN BARON, ESQ.
Attorney for the Town

ABSENT:

JASON BABCOCK-STINER
SERGE TSVASMAN

REPORTED BY: HOLLY E. CASTLEMAN, Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, NY 14020

1 CHAIRPERSON PRICE: Welcome, everybody.
2 Tonight is the July 16th, 2025, meeting of the Town of
3 Brighton Planning Board. In the unlikely event of an
4 emergency tonight, there are exits to your right, our
5 left, and behind you. I have to say those things.

6 If there is any comments that you wish to
7 make after hearing the applications tonight, you're
8 more than welcome and encouraged to contact
9 Mr. Haremza, our Executive Secretary for the Planning
10 Board, at his email, jason.haremza, H-A-R-E-M-Z-A,
11 @townofbrighton.org.

12 At this point, we're going to just review
13 tonight's agenda with our staff and our attorney, just
14 to review things. Then we'll get on to the
15 applications.

16 MR. HAREMZA: Before we begin that, I just
17 want to introduce our Commissioner of DPW, Glen
18 Layton, who is joining us tonight.

19 MR. LAYTON: I slowly started auditing all
20 the meetings so I can get a grasp of everything going
21 on. This is -- tonight is the night that I come to
22 join you all.

23 MS. ALTMAN: Nice to meet you.

24 MR. HAREMZA: I heard he's never attended a
25 planning board meeting before in his life.

1 MR. LAYTON: Not in Brighton, but I have
2 attended a planning board in my previous capacity or
3 previous as a resident.

4 CHAIRPERSON PRICE: Where is previous?

5 MR. LAYTON: Hopkinton, Massachusetts.

6 CHAIRPERSON PRICE: Start of the race.

7 MR. LAYTON: Yup. I've walked from one side
8 of Hopkinton to the starting line. It's a nice 6-mile
9 walk with kids and stuff. Interesting to see.

10 CHAIRPERSON PRICE: Welcome. Thank you for
11 coming.

12 All right. So our public hearings
13 tonight -- I got to get used to case numbers; right?
14 Case 1. This is 2240 Monroe Avenue.

15 MR. HAREMZA: This is the building that used
16 to house Joeval's Formalwear and I believe before
17 that, Max Pies. They were carpeting.

18 CHAIRPERSON PRICE: Way back.

19 MS. ALTMAN: That's going back a ways.

20 MR. HAREMZA: We have -- the drawings you
21 have is the original site plan that's as old as I am.

22 CHAIRPERSON PRICE: Two of us remember Max
23 Pies.

24 MR. HAREMZA: The application is pretty
25 straightforward. The space is being subdivided into,

1 I think, four tenant spaces total as of right now.
2 And this is for tenant space 3.

3 I will let the applicant speak to the
4 details of the proposal, but it is a sort of
5 personalized fitness training -- I'm calling it a
6 studio, because it's not really a gym. I think
7 there's four people max at any one time. But again,
8 double-check with the applicant on the details of the
9 operation.

10 CHAIRPERSON PRICE: Okay. Are these
11 elevations of some building improvements that are
12 happening?

13 MR. HAREMZA: Yes. And I'm not sure as to
14 the status of those. I haven't actually --

15 MR. EBERTS: So --

16 MR. HAREMZA: Sorry. We'll get to that.

17 MR. EBERTS: Just let me know when you're
18 ready for me.

19 MR. HAREMZA: I think it's proposed at this
20 point. But yeah, that's another good question for the
21 applicant.

22 CHAIRPERSON PRICE: Okay.

23 MR. HAREMZA: And you know, outside of the
24 purview of the conditional use permit, but certainly
25 of interest to you.

1 CHAIRPERSON PRICE: Okay. Then we have
2 technically case 2 and 3, which are both the same
3 location, two different lots of the subdivision. This
4 has been postponed to our August 20th meeting. And
5 then case 4 is also postponed to our August meeting.
6 First is Zero South Winton. There's two at that
7 location. Case 4 is 1285 East Henrietta Road. That
8 was tabled back in April. So that's started.

9 MR. HAREMZA: Correct.

10 CHAIRPERSON PRICE: Have you seen any new --

11 MR. HAREMZA: Yes. So I know 1285 East
12 Henrietta is getting a little long in the tooth, but
13 they have submitted their Zoning Board application
14 because they need variances from some of the distance
15 requirements for cannabis retail. So they will be
16 going to the Planning Board in early August -- sorry.
17 Zoning Board early August.

18 CHAIRPERSON PRICE: Okay.

19 MR. HAREMZA: And I don't believe -- you
20 know, that's a vacant lot. So it will be a new
21 building. I don't believe it's gone to ARB yet.

22 CHAIRPERSON PRICE: Okay. We had kind of
23 asked them to look at some alternatives of rotating
24 the building, that kind of thing, just to --

25 MR. HAREMZA: That's a good reminder. Okay.

1 CHAIRPERSON PRICE: To keep the -- somewhat
2 try to keep the parking out of that front yard, make
3 it more of a side yard.

4 MR. HAREMZA: So it's a unique site. So you
5 would consider Townline Road the front yard?

6 CHAIRPERSON PRICE: I would, yeah.

7 MR. HAREMZA: Yeah. And I've advised them,
8 you probably want a Townline Road address. So request
9 that. Because if you have a East Henrietta Road,
10 nobody will find you.

11 CHAIRPERSON PRICE: Yeah. And I think the
12 way that the driveway was set up was aligning with
13 either a road or a driveway across the street. And I
14 think they were kind of locked into that location.
15 But I think if they were to kind of reconfigure the
16 building and the parking, they could still --

17 MR. HAREMZA: Still use that access.

18 CHAIRPERSON PRICE: Could still use that
19 access point and achieve the drainage directions that
20 they wanted to go.

21 MR. HAREMZA: Do you recall -- were you sort
22 of envisioning the scheme of parking to the west of
23 the rotated building or to the east?

24 CHAIRPERSON PRICE: The east.

25 MR. HAREMZA: East. Okay.

1 CHAIRPERSON PRICE: Okay. Then we'll
2 have -- actually, could we talk just briefly about
3 Zero South Winton?

4 MR. HAREMZA: Sure. Yeah.

5 CHAIRPERSON PRICE: I went out there and
6 walked it. There are several dead ash trees, in the
7 neighborhood of 9 or 10. And they're very close, if
8 not touching high tension lines, the electric lines,
9 all the cable, telephone. They're either touching or
10 so close that they would have to be taken down.

11 And it appears that some of them are right
12 on the line shared between the property owners to the
13 south and the subdivision. And others are clearly on
14 the people to the south of it. So whose
15 responsibility it's going to end up being to take
16 those down kind of needs to be talked over.

17 The other part of it was it does appear that
18 a lot of the lower vegetation that's on the back of
19 people's properties under the power lines will be able
20 to stay because that property line is actually further
21 north of the electric lines. So they can create the
22 swale that they're talking about. There is room in
23 there and some of that vegetation will stay.

24 I honestly think there's enough vegetation
25 drawn on the plan -- whether it's best to try and

1 anticipate exactly where that should go before dead
2 trees come out and we actually see what plant
3 materials remain, maybe we keep that volume of plant
4 material, but decide should it come closer to come to
5 the property line and, you know, should it be
6 further -- you know, closer to something like the
7 access drive or closer to the peoples' homes. That's
8 one of those I think you --

9 MS. BARON: We can talk more about this and
10 I can look more into it, but in terms of tree
11 ownership, who's responsible for taking trees down,
12 anything like that, if some are touching the power
13 lines, that's likely an easement area for RG&E where
14 they've taken over sort of the ability to trim trees
15 and take care of vegetation around the power lines.

16 In terms of trees, if they're on the
17 property line, typically if they're on the line,
18 that's shared ownership between the two property
19 owners, whoever that is. But that would be
20 something -- in terms of your purview for like site
21 plan purposes, just considering, you know, the
22 criteria of like the site plan, what that -- what that
23 looks like in terms of those criteria. I would -- I
24 think you should think about that until the next
25 meeting and we can talk more about that.

1 MR. FADER: RG&E will not do any maintenance
2 on trees on power lines.

3 MS. BARON: Really? They cut trees by my
4 house all the time.

5 MR. FADER: Not because you asked.

6 MS. BARON: No. They cut trees regularly.

7 MR. FADER: If you have a tree that's
8 leaning on the wire --

9 MS. BARON: I just meant they might have to
10 be consulted before anything like that is taken down.

11 MR. FADER: I don't think so.

12 If you hire a tree company that is qualified
13 to work on the power lines, they can take it down.

14 CHAIRPERSON PRICE: They may be registered
15 with RG&E.

16 MR. FADER: Yeah. You could ask RG&E to do
17 it. I'm just telling you, they will refuse to do it.

18 MR. SANGUINETTI: Yeah. They're supposed to
19 cut some branches. I have a tree that's touching the
20 power lines. And I've been waiting two years.

21 MR. HAREMZA: They just showed up at my
22 house and started hacking away.

23 MR. FADER: Yeah. But you didn't call them.

24 MR. HAREMZA: No.

25 MR. FADER: So they randomly drive around

1 and hack trees, but the ones that are taking the power
2 out, they refuse to touch.

3 MR. HAREMZA: I woke up to a bunch of guys
4 in the backyard with chainsaws.

5 MR. FADER: Yeah. There's one near Bastian
6 Road that takes the power out every couple months.
7 And they're like, well, you know...

8 CHAIRPERSON PRICE: Okay.

9 MR. HAREMZA: Trying to think if there's
10 anything else on Winton that we talked about.

11 MS. BARON: Just that we -- you know, we're
12 in discussion with the applicant to get a lot more
13 information based on your discussions at the last
14 meeting and some of the comments from the public. So
15 the applicant is working on that.

16 MR. HAREMZA: And I believe you're both here
17 for 2240 Monroe Avenue?

18 MR. EBERTS: Just me.

19 MR. HAREMZA: If anyone was here for South
20 Winton that -- even though the public hearing is open,
21 we won't -- we'll pause on testimony until next time.

22 CHAIRPERSON PRICE: Okay.

23 MR. HAREMZA: We got signs too.

24 CHAIRPERSON PRICE: All right. Well, this
25 won't be terribly exciting for you, Glen, but you can

1 see how we get through this.

2 All right. Let us proceed with the agenda.

3 Actually, Jason, could you please call the roll for
4 tonight?

5 (Roll was called.)

6 MR. HAREMZA: Babcock-Stiner is absent.
7 Tsvasman is absent.

8 CHAIRPERSON PRICE: Okay. We have three
9 meetings' worth of minutes. I can ask them for -- for
10 a motion individually or all together? Does
11 anybody --

12 MR. FADER: I'll move we approve the minutes
13 for 4/16/2025, 5/21/2025 and 6/18/2025.

14 MS. SANGUINETTI: I second.

15 CHAIRPERSON PRICE: Motion and a second to
16 approve three months' worth of meeting minutes. Any
17 discussion? Please call the roll.

18 (Ms. Altman, yes; Mr. Fader, yes; Mr. Price,
19 yes; Ms. Sanguinetti, yes.)

20 (Motion approved.)

21 CHAIRPERSON PRICE: All right. We have one
22 public hearing tonight. Jason, would you just please
23 confirm that you advertised tonight's public meeting?

24 MR. HAREMZA: The public hearing was
25 advertised in the Daily Record of July 8th, 2025.

1 And of additional interest, the Brighton
2 Memorial Library has a subscription to the Daily
3 Record. So if anybody ever wants to read this mystery
4 paper, it is available there.

5 CHAIRPERSON PRICE: Thank you. Case number
6 1 tonight is 2240 Monroe Avenue.

7 **Case Number 1:**

8 Address/Location: 2240 Monroe Avenue
9 Type: Conditional Use Permit Review
10 File: PB-25-18
11 Zoning: Low Intensity Commercial (BF-F)
12 Applicant: Max Eberts
13 Description: Application of Max Eberts, owner, for
14 Conditional Use Permit review of a fitness training
15 studio in tenant space #3 on property located at
16 2240 Monroe Ave

17 CHAIRPERSON PRICE: Would you just give us
18 your name and address.

19 MR. EBERTS: Max Eberts. The address is
20 2240 Monroe Avenue.

21 CHAIRPERSON PRICE: Okay. Are you related
22 to John Eberts in any way?

23 MR. EBERTS: I am. Unfortunately. Why? Do
24 you know my father, the electrician?

25 CHAIRPERSON PRICE: Yeah.

1 MR. EBERTS: Is that a good thing or bad?

2 CHAIRPERSON PRICE: It's very good.

3 MR. EBERTS: Good. He might be doing the
4 electrical. We'll see. If the number comes in just a
5 little light, then we'll see.

6 MR. HAREMZA: Just a reminder, you are on
7 record.

8 MR. EBERTS: He would actually probably be
9 happy if I didn't give it to him.

10 CHAIRPERSON PRICE: Just say hello from me.

11 MR. EBERTS: Thank you.

12 CHAIRPERSON PRICE: And your mom.

13 Okay. Max, tell us about the operation. We
14 like to know hours of operation, what's going on. You
15 know, you're not making anything. You're not serving
16 food, that kind of thing. But what are you doing and
17 what are you --

18 MR. EBERTS: So I'm actually just here on
19 behalf of the landlord. So -- but I am working with
20 the tenant. I was working with him to put together
21 the whole application.

22 But so his space is really just going to
23 be -- as Jason said, it's really more of a studio than
24 a gym. This is not for public use or anything like
25 that. It's really just for a small select group of

1 clients.

2 It's currently a franchise. It's called
3 Ally Fitness. Their business model is where there's
4 no more than six people at a time in the space and
5 there's one person actually doing the training. So
6 it's not like a spin class where you get 30 people or
7 whatever.

8 He had mentioned that their busiest times
9 are going to be mostly Monday through Friday between 6
10 a.m. and 9 a.m. And he also said some of the other
11 busier classes are going to be in the 4 to 5 range.
12 So most likely before people go to work and when they
13 leave work. But he does not anticipate -- he says at
14 most, there should be seven people at any time.

15 CHAIRPERSON PRICE: I think if there's --
16 you're not generating any garbage or anything?

17 MR. EBERTS: No. So the only thing they
18 really said was paper products. You know, if they're
19 cleaning off equipment or something to have paper
20 towels, and, you know, toilet paper, that kind of
21 thing.

22 CHAIRPERSON PRICE: Do you know how garbage
23 is handled now?

24 MR. EBERTS: He's just going to get a tote
25 for it. Just one tote that he'll have out there.

1 Then I think the other two tenants that are
2 currently there do the same thing. They have totes.
3 They have recycling and garbage totes.

4 CHAIRPERSON PRICE: All right. And parking
5 requirements, do you typically assume one per
6 customer?

7 MR. EBERTS: Yeah. I think at maximum, one
8 per customer.

9 CHAIRPERSON PRICE: All right. So you
10 probably can assume for those peak periods, you know,
11 seven spaces --

12 MR. EBERTS: Yeah.

13 CHAIRPERSON PRICE: -- each of those times.

14 MR. EBERTS: Yes.

15 CHAIRPERSON PRICE: And the other businesses
16 going on in there at this point, I think it's a nail
17 salon.

18 MR. EBERTS: So there's a nail salon already
19 there.

20 CHAIRPERSON PRICE: Yes.

21 MR. EBERTS: And she's got a handful of cars
22 here and there. And then there's, I guess, like a wax
23 place.

24 CHAIRPERSON PRICE: Relax and Wax, yeah.

25 MS. SANGUINETTI: And their hours of

1 operation are after your busiest time?

2 MR. EBERTS: Correct. So most of the time
3 the nail salon's there between -- you might know
4 better than me, but probably between like 9 a.m. and 4
5 p.m., 5 p.m. I usually don't see them pull in until 9
6 or 10.

7 MS. ALTMAN: When is the latest time you
8 will be open in the evening?

9 MR. EBERTS: He said latest is going to be 8
10 o'clock.

11 MS. ALTMAN: Thank you.

12 CHAIRPERSON PRICE: You got any new finishes
13 inside that you're doing?

14 MR. EBERTS: So our plan is we're just going
15 to paint the ceiling black. We're leaving it all
16 exposed ceiling.

17 We're grinding down the floor and polishing
18 the floor for him. I think he's going to put rubber
19 over that, you know, like a traditional gym floor.

20 And then I think he's going to spruce up the
21 bathrooms with some paint and new fixtures. And we're
22 going to put a working HVAC in the space. That's
23 basically it for this.

24 CHAIRPERSON PRICE: Okay. So no music piped
25 outside, no --

1 MR. EBERTS: No, no, no.

2 CHAIRPERSON PRICE: And you're not -- you
3 don't have any exhaust fans, of course, because it's
4 not a restaurant.

5 MR. EBERTS: Nope.

6 CHAIRPERSON PRICE: No paper products
7 blowing up and down the road.

8 MR. EBERTS: Nope.

9 CHAIRPERSON PRICE: No excessive refuse that
10 requires a dumpster.

11 MR. EBERTS: Nope.

12 CHAIRPERSON PRICE: Parking would appear to
13 overlap with other tenants, that you're not going to
14 create a problem at certain times of the day and have
15 people parked on the side streets.

16 MR. EBERTS: Yup.

17 MS. ALTMAN: There was a question I think
18 about facade improvements, whether you're making some
19 and what the status of those were.

20 MR. EBERTS: So current status is -- well,
21 the whole plan that we're planning to do is paint the
22 brick on the outside, which is already completed. And
23 then around the top of the building, where there's
24 that -- I don't know. It's like the white plastic
25 stuff that's really ugly around the outside. So all

1 that stuff on the right and left side and the back of
2 the building is going to become like a corrugated
3 metal. And then on the front of it, it's going to
4 have some of that corrugated metal, but also like a
5 more natural wood look.

6 I do have some pictures on my phone if you
7 guys want to see it, but I think you probably have
8 some of the elevations as well.

9 CHAIRPERSON PRICE: Really not in the
10 purview of a conditional use permit, but does this go
11 to the ARB?

12 MS. ALTMAN: That was my next question.

13 MR. EBERTS: So we already did ARB.

14 CHAIRPERSON PRICE: You're approved?

15 MR. EBERTS: Yeah. We already got approval.

16 MS. ALTMAN: You're approved. Okay.

17 MR. EBERTS: Yup.

18 CHAIRPERSON PRICE: All right. Any other
19 site improvements?

20 MR. EBERTS: The only other thing was -- so
21 for the exterior stuff, we're just increasing the
22 length of the sidewalk and it's just going to -- you
23 know like the spot that's the closest to Monroe Avenue
24 where there's all that big glass or whatever? We're
25 just putting two glass double doors. So we're adding

1 another entryway right on Monroe Ave. So we're just
2 going to extend the sidewalk a little bit in front of
3 the building.

4 CHAIRPERSON PRICE: Near the intersection?

5 MR. EBERTS: Yes.

6 MR. HAREMZA: You can actually see it on --
7 A100 shows the --

8 MR. EBERTS: Yeah. It's that furthest --

9 CHAIRPERSON PRICE: Oh, that sidewalk.

10 MR. EBERTS: Yeah. Furthest left side.

11 So it's just gonna go right in the middle of
12 that space. So there's going to be double doors and a
13 sidewalk that gets to that spot.

14 CHAIRPERSON PRICE: Just out of curiosity,
15 are we going to see other tenants coming in for --

16 MR. EBERTS: For building permits? Yes. So
17 we're actually -- so we have a hair salon for that
18 endcap space on the far left of the drawing. So she's
19 working with Hamlin Architects right now to have a
20 full interior design package and building permit, get
21 set up for that.

22 And then Ally fitness is just finishing up
23 with -- he's using our architect actually. They're
24 finishing their test fit and all that. Then we're
25 gonna apply for a building permit for that too.

1 CHAIRPERSON PRICE: Good to see people in
2 there.

3 MR. EBERTS: Yeah.

4 MS. ALTMAN: When is the business expected
5 to be in and operating there?

6 MR. EBERTS: Hopefully as soon as possible,
7 but I'm thinking probably at this point October.
8 September, October. Kind of depends on the building
9 permit piece of it.

10 CHAIRPERSON PRICE: All set, David?

11 Did you --

12 MR. HAUSER: Yeah. I just wanted to make a
13 couple comments, if I can.

14 CHAIRPERSON PRICE: Okay. Let me -- thank
15 you. All set.

16 MR. HAREMZA: Sorry, Bill. If I could, I
17 have a couple questions.

18 CHAIRPERSON PRICE: Yeah.

19 MR. HAREMZA: Where are the toters currently
20 stored? The refuse toters.

21 MR. EBERTS: They're behind the two spaces
22 right now.

23 MR. HAREMZA: Outside in like the --

24 MR. EBERTS: Correct. Yup. Right behind,
25 there are spaces. They got a back door and they

1 usually keep them right outside that back door.

2 MR. HAREMZA: I guess that was it. Yeah.

3 Thank you.

4 CHAIRPERSON PRICE: All right. Max, thank
5 you.

6 MR. EBERTS: I'm all set?

7 CHAIRPERSON PRICE: Stick around for a
8 little bit.

9 This is a public hearing. Please come up.

10 MR. HAUSER: So my name is Scott Hauser and
11 I live at 66 Monroe Parkway, so about eight houses
12 down from this. And I do remember Max Pies plaza. It
13 was still going. Been there 30 years now.

14 I don't recall having any questions. I just
15 wanted to raise the concern about parking and the
16 ingress and egress out of that parking lot. Many of
17 us from Monroe Parkway and Sunset were here like -- I
18 don't know -- six, seven years ago when it was
19 proposed to have a new driveway as part of the
20 previous process. And so I just want to make sure
21 that wasn't part of it. And Max says it's not.

22 So that's a concern of the neighborhood that
23 we already have the driveway across coming out of
24 ours, which creates a backup on Monroe Parkway and is
25 pretty tricky already. So we just didn't want another

1 driveway on Monroe Parkway.

2 CHAIRPERSON PRICE: Entering at that
3 location.

4 MR. HAUSER: Yeah. Opposite ours.

5 So otherwise, I mean, just speaking for
6 myself, I think the work they've done looks great.
7 It's nice to have that up and running again. It's
8 been kind of empty for a while. It's nice to see. So
9 that's really good.

10 Just wanted to raise the concern of the
11 parking and getting in and out of the parking lot.

12 CHAIRPERSON PRICE: So you're talking about,
13 if we had a curb cut at the end of the parking that's
14 closest to Monroe Parkway.

15 MR. HAUSER: Yeah.

16 CHAIRPERSON PRICE: It is not proposed.

17 MR. HAUSER: Yeah. We were gossiping here
18 earlier. So yeah. We walk by there every day. Like
19 I said, we're watching the progress. It looks nice.
20 I saw the hearing was today. So I just said I would
21 come up and make sure that was not part of the plan.

22 CHAIRPERSON PRICE: Thank you for coming
23 out.

24 MR. HAUSER: That's all. Thank you.

25 CHAIRPERSON PRICE: Okay. That is that. We

1 have two signs. Do we want to just take care of this
2 application at this point?

3 MR. HAREMZA: For 2240?

4 CHAIRPERSON PRICE: Yeah.

5 (Public hearings concluded at 7:28 p.m.)

6 (Decisions and deliberations begin.)

7 * * *

8 **Case Number 1:**

9 Address/Location: 2240 Monroe Avenue

10 Type: Conditional Use Permit Review

11 File: PB-25-18

12 Zoning: Low Intensity Commercial (BF-F)

13 Applicant: Max Eberts

14 Description: Application of Max Eberts, owner, for
15 Conditional Use Permit review of a fitness training
16 studio in tenant space #3 on property located at
17 2240 Monroe Ave

18 CHAIRPERSON PRICE: Okay. Do we have a
19 motion to close the public hearing?

20 MS. ALTMAN: I move that we close the public
21 hearing.

22 MR. FADER: I'll second that.

23 CHAIRPERSON PRICE: Moved and seconded to
24 close the public hearing. Any discussion? Jason,
25 please call the roll.

1 (Ms. Altman, yes; Mr. Fader, yes; Mr. Price,
2 yes; Ms. Sanguinetti, yes.)

3 (Motion passes.)

4 CHAIRPERSON PRICE: Okay. Motion to approve
5 the conditional use permit.

6 MR. FADER: I move that the Planning Board
7 adopts the eight findings outlined in the Planning
8 Board report and grants conditional use approval for
9 Case 1, 2240 Monroe Avenue.

10 CHAIRPERSON PRICE: I'll second. Okay. We
11 have a motion to approve or adopt the findings and a
12 second. Is there any further discussion? Please call
13 the roll.

14 **Conditional Use Findings:**

15 1. The Planning Board finds that the proposed fitness
16 training studio complies with the standards of the Low
17 Intensity Commercial (BE-F) District.

18 2. The Planning Board finds that the proposed use is
19 in harmony with the purpose and intent of Code
20 Sections 217-3 through 217-7.2 (Conditional Uses).
21 The location and size of the proposed fitness training
22 studio, the intensity, size of the site and access
23 have all been considered in the Board's review.

24 3. The Planning Board finds that a fitness training
25 studio in this location will not be detrimental to

1 persons, detrimental or injurious to the property and
2 improvements in the neighborhood, or to the general
3 welfare of the Town.

4 4. The fitness training studio will be developed
5 within an existing structure on a developed site and
6 not result in the destruction, loss or damage of any
7 natural, scenic or significant historical resource.

8 5. The Planning Board finds that a fitness training
9 studio will not create excessive additional
10 requirements for public facilities and services and
11 will not be detrimental to the economic welfare of the
12 community.

13 6. The Planning Board finds that a fitness training
14 studio will be adequately served by essential public
15 facilities.

16 7. The Planning Board finds that a fitness training
17 studio will not result in the loss or damage to trees.

18 8. The Planning Board finds that a fitness training
19 studio in this location essentially conforms to the
20 Town's Comprehensive Plan: Envision Brighton 2028.
21 Specifically Volume 2, Pages 16, the Economic Vitality
22 Policy Objectives [emphasis added]:

23 A. Attract and promote the sustainable
24 development of quality office, retail, commercial,
25 medical, light industrial, and residential uses in

1 areas with existing critical infrastructure, in an
2 effort to expand the Town's local tax base while
3 providing needed and desired goods and services, and
4 without compromising other community goals.

5 E. Provide support for local businesses,
6 entrepreneurs, institutions, and enterprises to
7 attract and retain local talent and increase access to
8 local goods.

9 (Ms. Altman, yes; Mr. Fader, yes; Mr. Price,
10 yes; Ms. Sanguinetti, yes.)

11 (Motion Passes.)

12 CHAIRPERSON PRICE: Best of luck.

13 MR. EBERTS: I'm good?

14 CHAIRPERSON PRICE: You're good. Thank you
15 for coming out.

16 **Signs:**

17 Application Number: SN-25-12

18 2740 W Henrietta Rd

19 Replacement/rebranding of the existing sign for
20 Dunkin'

21 Application Number: SN-25-13

22 2210 Monroe Ave

23 Replacement of the existing sign for Westside Medical
24 Supply

25 CHAIRPERSON PRICE: I move for approval of

1 sign application SN-25-12 based on recommendation of
2 the ARB.

3 MS. ALTMAN: I'll second.

4 CHAIRPERSON PRICE: Moved and seconded. All
5 in favor?

6 ALL BOARD MEMBERS: Aye.

7 CHAIRPERSON PRICE: I make a motion to
8 approve sign application SN-25-13 based on
9 recommendation of the ARB.

10 MS. SANGUINETTI: Second.

11 CHAIRPERSON PRICE: Moved and seconded. Any
12 discussion? All in favor.

13 ALL BOARD MEMBERS: Aye.

14 (Proceedings concluded at 7:35 p.m.)

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REPORTER CERTIFICATE

I, Holly E. Castleman, do hereby certify
that I did report the foregoing proceeding, which was
taken down by me in a verbatim manner by means of
machine shorthand.

Further, that the foregoing transcript is a
true and accurate transcription of my said
stenographic notes taken at the time and place
hereinbefore set forth.

Dated this 16th day of July, 2025
at Rochester, New York.



Holly E. Castleman ACR,
Official Court Reporter