

Town of Brighton Planning Board Final Agenda 9-17-2025

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

Meeting date and time: 9-17-2025, 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 9-17-2025.

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)

[7-16-2025](#)

5. Public hearing announcement

The public hearings as advertised for the Planning Board in the Daily Record of 9-10-2025 will now be held.

Public hearings

Case 1 - TABLED at 7-16-2025 meeting; 8-20-2025 meeting cancelled; POSTPONEMENT to 10-17-2025 meeting requested by applicant. PUBLIC HEARING REMAINS OPEN.

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 2 - TABLED at 7-16-2025 meeting; 8-20-2025 meeting cancelled; POSTPONEMENT to 10-17-2025 meeting requested by applicant. PUBLIC HEARING REMAINS OPEN.

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 3 - TABLED at 4-16-2025 meeting. POSTPONED to 8-20-2025 meeting at applicant's request. 8-20-2025 meeting was cancelled. PUBLIC HEARING REMAINS OPEN.

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

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.

Case 4

Address/Location: [1666 South Winton Road](#)

Type: Site Plan Modification

File: PB-25-20

Zoning: Residential Low Density – B (RLB)

Applicant: Natalee Kiesling, Marathon Engineering

Application of Natalee Kiesling, Marathon Engineering (agent) and TIUNY Holdings, Inc. (owner) for Site Plan Modification allowing for the construction of a phased 45,300 sf addition to an existing building. Phase 1 is 27,300 sf and Phase 2 is 18,000 sf of 45,300 sf. The property is located at 1666 South Winton Road.

Case 5

Address/Location: 2445 South Winton Road

Type: Site Plan Modification

File: PB-25-25

Zoning: Technology and Office Park (TOP)

Applicant: Joe McNinch

Application of Joe McNinch (agent) and Rochester Rifle Club (owner) for Site Plan Modification allowing for the construction of a 576 sf addition to an existing building on property located at 2445 South Winton Road.

6. Presentations/Communications

None

7. Petitions

None

8. Signs

Application Number: SN-25-14

2799 Monroe Ave

Design change for a building face sign and awning cover for *Maximum Sun & Wellness Spa*

Application Number: SN-25-15

2210 Monroe Ave

An internally illuminated 40.25 sqft solar-grade Lexan sign for *Just Breathe Aesthetics*

Application Number: SN-25-16

500 Canal View Blvd

A 122.5 sq ft Aluminum pan sign with acrylic letters and graphics for *500 Canal View*

Application Number: SN-25-17

2020 s Clinton Ave

A 22 sq ft free-standing sign for *ENVISION Oculofacial Plastic Surgery Center and Medical Spa*

ARB approved on condition that the text be centered and the logo removed

Application Number: SN-25-19

1399 Monroe Ave

A 33 sq ft HDU sign foam for *RocCity Counseling*

Town of Brighton Planning Board Staff Report

Hearing Date: 9-17-2025

Address/Location: 1285 East Henrietta Rd

Type of Review(s): Preliminary Site Plan Review

File: PB-25-9

Zoning: Light Industrial District (IG)

Applicant: MRB Group

Description: Application of MRB Group (agent), Royal Group REM, LLC (owner), and 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 (Tax ID #149.18-2-2).

Town Staff Comments

Building and Planning Office

Jason Haremza (jason.haremza@townofbrighton.org 585-784-5259)

Anthony Vallone, AICP (anthony.vallone@townofbrighton.org 585-784-5228)

1. The property is currently vacant land. Previously the site contained a gas station/vehicle repair operation and an MCC Technology center. The site had been occupied by a structure since at least 1950. The most recent structure was built in 1966 and demolished in 2021.
2. The project site is .92 acres.
3. Due to the unique location with street frontage on all four sides, the parcel has four front yards.
4. A 3,200 sf building to be used for a cannabis dispensary (adult use) with a 23 space parking lot is proposed. Front yard parking is not permitted in the IG zoning district.
5. Existing curb cut(s) will be closed and a new one established further to the east on Brighton Henrietta Town Line Road. The applicant is strongly encouraged to request a Brighton Henrietta Town Line Road address to align with how the site will be accessed.
6. The project requires variances from the Town of Brighton Code (described below). An application was submitted to the ZBA and approved with conditions on 9-3-2025.

Application of Thomas Fitzgerald, applicant, and Loyal Group REM LLC (Honest Properties LLC), owner of property located at 1285 E Henrietta Rd, for an Area Variance from Section 205-8 to allow for a 74 ft setback from Brighton Henrietta Townline Rd and an 85 ft setback from E Henrietta Rd. in lieu of the 100 ft setbacks required by code, and five (5) waiver requests from the recommended 500 ft setbacks for a cannabis

establishment of 85 ft. from E Henrietta Rd (NYS RTE 15), 423 ft from 149.18-2-3, 466 ft from 149.18-2-5, 479 ft from 149.18-2-5.1 and 488 ft from 149.14-1-1RHC.

7. Existing utilities service the site and are available for this proposal, including sewer according to available Town mapping. The applicant has stated that they are unable to locate this sewer and that connecting to it is cost prohibitive. The applicant has proposed a on-site sanitary waste water treatment (septic) system. Septic systems are regulated by the Monroe County Department of Health (MCDOH) and to date MCDOH has not provided any comments regarding this. Whether or not a septic system can be approved and properly function on this site and how it is designed is relevant to Site Plan Review insofar as sanitary waste disposal is a consideration for environmental review (per SEQR) and the siting and design may impact the layout of the overall site. See attached email from Tom Fromberger to Bernard Birnbaum dated 8-8-2024.
8. A Short Environmental Assessment Form has been submitted.
9. The project was referred to Monroe County Development Review Committee. See attached response dated 4-14-2025.
10. A landscaping/lighting plan will be required for Final Site Plan Review.
11. Architectural Review Board review and approval is required for the proposed building.
12. Sprinklers are required in the proposed building.
13. Any signage shall be reviewed and approved separately.

Fire Marshal

None

Town Engineer

Ken Hurley, PE (ken.hurley@townofbrighton.org 585-784-5225)

One of the key approval points for the site plans is proof that sanitary sewage can be properly disposed of. The applicant proposes an on-site septic disposal system. The Engineering Department will require a copy of the Monroe County Department of Health (DOH) septic system approval or, at a minimum, a letter from the health department that field testing has been accepted and the site can support the proposed septic system for this proposed use. The applicant has stated that it is not economically or practically feasible to connect this property to the existing sewage system. If the MCDOH does not approve the septic system, the project may not be able to proceed further or would require new design plans to illustrate a sewer connection. Upon provision of the MCDOH documentation or revised plans with an acceptable sewer connection, engineering will continue the review of the site.

Sewer Department

Tim Jason (tim.jason@townofbrighton.org 585-784-5289)

1. See attached Monroe County Sanitary Code Sections 569-18 through 569-26

2. A sewer permit is required and must be obtained by a plumber registered in the Town of Brighton
3. The sanitary lateral must be located by owner and/or contractor(s), cleaned, and televised. Should there be any deficiencies, they must be corrected at the owner's expense and must adhere to NYS Plumbing Code and Town Code.

Conservation Board

None

Environmental Review/State Environmental Quality Review (SEQR)

This project has been classified by the Town of Brighton as an Unlisted Action. A short Environmental Assessment Form (EAF) was submitted by the applicant. Review of the EAF is ongoing and an environmental determination is pending satisfactory information regarding sanitary waste.

Decision/Action by the Planning Board

With proposed conditions/reasons

Town staff recommends the Planning Board table this project for the following reasons. The Planning Board may provide additional reasons.

1. Resolution of the sanitary waste issue to the satisfaction of the Town Engineer, Sewer Department, and MCDOH.
2. Address any other requirements of the Town Engineer to the level of detail needed for environmental review may proceed.
3. Respond to the comments of the Monroe County Development Review Committee

Fromberger, Tom

From: Fromberger, Tom
Sent: Thursday, August 8, 2024 2:29 PM
To: Bernard Birnbaum
Cc: Kaltenbach, John
Subject: 2420 Brighton Henrietta Town Line Road

Bernard,

I spoke with the Monroe County Department of Health. Please accept this as the formal correspondence regarding the wastewater needs for this property. Through the investigations performed by AP plumbing and the evaluation regarding a connection to sanitary sewers on the south side Brighton Henrietta Town Line Road, it was identified that a direct sanitary sewer connect would not be feasible or cost bearable. The construction of a septic system for this property would be an acceptable practice and permitted by Monroe County Department of Health. The cost to construct a septic system could range from \$15,000 to \$35,000 depending upon the soils and design considerations.

For the Monroe County Department of Health to provide a formal review, a design application and on-site soil testing would need to be performed. Monroe County Department of Health will also need to witness percolation and deep hole test data. The property and building use are small in nature and space for a septic system should be available without, hopefully, the need for a raised septic system leach field.

We would like to thank the Monroe County Department of Health for reviewing this property and our discussions.

If you have any questions, or need additional information, please let me know. We look forward to proceeding with a full design in the next few months once property acquisition is obtained.

Thanks

Tom F.

TOM FROMBERGER

Director of Site Development
d: 585.381.9250



The Culver Road Armory
145 Culver Rd #160, Rochester, New York 14620
t: 585.381.9250

www.mrbgroup.com

From: [Kaltenbach, John](#)
To: [Tim Jason](#)
Subject: 1285 East Henrietta Road

Hi Tim,

Connection to public sanitary sewers is addressed in Monroe County Sanitary Code Article IIA, Section 569-23. This Article in entirety can be found in the attached link, and Section 569-23 can be found copied below.

Connection to public sewer required if available

Where a public sanitary sewer is available and accessible, no person shall construct, repair, alter or provide on any property a private sewage disposal system for the disposal of sewage except a temporary privy for use in connection with a construction project.

Projects where “available and accessible” may not be clearly defined are reviewed on a case-by-case basis as many factors specific to a project/location may come into play. At the plan review stage our office may request justification from an applicant if they are proposing a private sewage disposal system in an area served by sanitary sewers.

In the case of 1285 East Henrietta Road, it appears there may be challenges in connecting to sanitary sewers (i.e. sewer does not appear to be directly available to the property; closest connection points appear to be roughly 375 feet to the North across Clay Road, or roughly 250 feet to the South across Brighton Henrietta Town Line Road). This can raise a concern of feasibility for connection to sanitary sewer and whether the sewer is considered “accessible”, which may then open the possibility of accepting a private sewage disposal system. This is currently where the project sits with our office. Our office is open to a private sewage disposal system at the property based on information currently available, but the applicant will still need to provide justification along with any proposal.

[PART VI CONTINUING RESOLUTIONS \(Chapters 501 through 600\)](#)

Thank you,



Jack Kaltenbach
Public Health Sanitarian
Monroe County Department of Public Health
111 Westfall Road Room 844
P: (585) 753-5475 | F: (585) 753-5098 | C: (585) 465-8267
johnkaltenbach@monroecounty.gov

Chapter 569. Sanitary Code

Article IIA. Private Sewage Disposal Systems

[Added 10-8-74 by Res. No. 453-1974]

§ 569-18. Declaration of policy.

- A. It is hereby declared to be the policy of the County of Monroe to maintain a reasonable degree of purity of private water supplies and a reasonable degree of efficiency for private sewage disposal systems, consistent with the public health, welfare and comfort of the residents of the county, the business and industrial development of the county and the protection of property and other resources and to that end, to require the use of all available practical and reasonable methods for controlling private water supplies and private sewage disposal systems in the county.
- B. The necessity for legislative intervention by the enactment of the provisions of this article is hereby declared as a matter of legislative determination, and this title shall be liberally construed to effect its purposes.
- C. Nothing herein contained shall be construed to abridge the emergency powers of the Board of Health of the Department of Health or the right of the Department of Health to engage in any of its necessary or proper activities.

§ 569-19. Purpose.

- A. It is the intent and purpose of this article to safeguard the public health and water resources of the County of Monroe by:
 - (1) Providing for review, approval and inspection of individual sewage disposal systems so as to assure installations consistent with recognized good practice and providing reasonable efficiency of operation.
 - (2) Controlling and abating discharge of sewage from private sewage disposal systems so that no potential public health hazard or violation of Article 17 of the Environmental Conservation Law occurs therefrom.
 - (3) Controlling and abating pollution by preventing the occurrence of any new sources of potential public health hazards related to private water supplies or private sewage disposal systems.
- B. Such standards, regulations and procedures as may be deemed necessary by the Board of Health of the Department of Health shall be incorporated under a program consistent with the above-stated declaration policy.

§ 569-20. Definitions.

As used in this article, the following terms shall have the meanings indicated:

COMMUNITY SEWERAGE SYSTEM

A system utilized for the collection and disposal of sewage or other wastes of a liquid nature, including the various devices for the treatment of such wastes, serving more than one lot, whether owned by a municipal corporation or private utility.

DISPOSAL FIELD

An area in which open joint or perforated piping is laid in appropriate aggregate material in trenches or excavations for the purpose of distributing the effluent discharged from a private sewage disposal system for absorption into the soil.

PERMIT-ISSUING OFFICIAL

The Monroe County Health Director or his authorized representative.

PERSON

An individual, public or private corporation, political subdivision, government agency, municipality, industry, copartnership, association, firm, trust, estate or any other legal entity.

PRIVATE SEWAGE DISPOSAL SYSTEM

A sewage disposal system or facility that is not directly connected to an approved community sewerage system and serving a single residential lot or other facility generating sewage in quantities of less than 1,000 gallons per day.

SEEPAGE PIT

A covered pit with open-jointed lining surrounded with washed gravel or crushed stone through which septic tank effluent may seep or leach into surrounding ground.

SEPTIC TANK

A watertight receptacle which receives the discharge of a building sanitary drainage system or part thereof and is designed and constructed so as to separate solids from the liquid, digest a portion of the organic matter through a period of detention, reduce the velocity of discharging wastes and allow the liquids to discharge into the soil outside of the tank through a system of open joint or perforated piping or a seepage pit.

SEWAGE

Human excreta or the water-carried discharges of the human body and/or the human liquid wastes from the household, such as laundry wastes, kitchen sink and bathroom fixtures, or liquid wastes of human origin from business, recreation, industry, trade establishments or other places.

SEWER

A watertight conduit for carrying sewage.

§ 569-21. Permit required for construction.

- A. No person shall construct a private sewage disposal system in Monroe County unless a permit has first been obtained from the permit-issuing official or until an approval for a realty subdivision has been issued under Article III of this Monroe County Sanitary Code.
- B. No person shall alter, repair or extend a private sewage disposal system in Monroe County unless a permit has first been obtained from the permit-issuing official.
- C. Application for a permit shall be made on a form prescribed by the permit-issuing official. Application for approval of a subdivision under Article III constitutes permit application for the lots included in that subdivision. The owner or lessee of the lot shall submit to the permit-issuing official such of the following information as may be necessary to determine whether the construction, alteration, repair or extension will conform to the provisions of these regulations:
 - (1) The name and address of the applicant.

- (2) The lot, tax account number, address and detailed location of the property on which construction, alteration, repair or extension is proposed.
 - (3) A complete plan of the proposed disposal facility with substantiating data attesting to its compliance with the minimum standards of the County Health Department.
 - (4) Detailed information showing the absorptive qualities of the soil involved and a conclusion as to the suitability of such soil for the proposed use thereof. The permit-issuing official or his representative may request to be present during the performance of tests designed to show the absorptive qualities of the soil.
 - (5) Pertinent groundwater and geological data as the permit-issuing official may require.
 - (6) Evidence to demonstrate to the satisfaction of the permit-issuing official that there is no community sewer or other part of the community sewage system within reasonable distance of such lot into which sewage can be discharged or that it is impracticable to discharge the sewage concerned into the community sewerage system.
 - (7) The number of bedrooms, anticipated sewage flow and type of use (residential, commercial, etc).
 - (8) The location of any water wells within 500 feet of the proposed sewage disposal system.
- D. The permit-issuing official shall issue a permit when he finds that the proposed design meets the requirements of these regulations. A subdivision approval under Article III of this Monroe County Sanitary Code shall constitute the issuance of permits for the lots contained on that subdivision.
- E. When the permit-issuing official determines that the proposed design does not meet the requirements of these regulations or that soil and geological conditions are such as to preclude safe and proper operation of the desired installation(s) he shall deny a permit to proceed with the construction, alteration, repair or extension.
- F. The holder of the permit or of a subdivision approval under Article III of this Monroe County Sanitary Code shall notify the permit-issuing official when any installation is ready for inspection. Inspections may be made during the construction to determine compliance with these regulations. No part of any installation shall be backfilled until inspected and backfill authorized by the permit-issuing official or his representative. Any part of an installation which has been covered prior to final inspection shall be uncovered upon order of the permit-issuing official. If the permit-issuing official determines that the installation is satisfactory, he will issue the owner a certificate of approval.
- G. No person shall occupy the premises with a newly built or reconstructed private sewage disposal system unless a certificate of approval has been issued by the permit-issuing official.
- H. Any person whose application for a permit under this section has been denied shall be notified, in writing, as to the reasons for denial and such person may, after official notification of such action, file a written request for a hearing with the Monroe County Health Department.
- I. Any person acting as a builder or developer who receives a certificate of approval must furnish the purchaser of such lot with a copy of such certification and a diagram of the facilities as built.
- J. A permit may be revoked if it is found that soil and site conditions found at some later date differ from conditions described on the permit application to a degree that would impair proper operation of the sewage disposal system.

§ 569-22. Construction standards.

Private sewage disposal systems shall meet the construction standards as set forth in Standards for Individual Sewage Disposal Systems, published by the Monroe County Health Department. Said standards are incorporated by reference in this article.^[1]

[1] *Editor's Note: The complete text of said standards is on file in the offices of the Health Department.*

§ 569-23. Connection to public sewer required if available.

Where a public sanitary sewer is available and accessible, no person shall construct, repair, alter or provide on any property a private sewage disposal system for the disposal of sewage except a temporary privy for use in connection with a construction project.

§ 569-24. Exposure or discharge of sewage.

No person shall construct, maintain or operate any private sewage disposal system so as to expose or discharge sewage or sewage effluent therefrom to the atmosphere or onto the surface of the ground or into any lake or stream or stormwater sewer or drain or roadside ditch without the permission of and treatment acceptable to the County Health Department. When a private sewage disposal system is constructed, operated or maintained so as to expose or discharge sewage or sewage effluent as indicated above, the Department of Health may order that the premises from which the sewage originates be vacated until repairs are made and permission to occupy is issued, in writing, by the permit-issuing official.

§ 569-25. Abandoned septic tanks.

For safety purposes, all abandoned septic tanks shall be crushed, removed or filled with stone, earth or sand.

§ 569-26. Variations.

An alternative method of sewage disposal or a variation may be approved by the permit-issuing official if it provides equal or better treatment than the minimum requirements provided for herein or if, in his judgment, it will secure substantially the objectives of the standards or requirements of these rules and regulations. Variations shall be specifically approved, in writing, by the permit-issuing official before construction or installation. Such approval shall cover the details of construction to be used.



Department of Planning & Development
Monroe County, New York

Adam J. Bello
County Executive

Ana J. Liss
Director

To: Town of Brighton Planning Board

From: Yixuan Lin, Senior Planner *yl*

Date: April 14, 2025

Subject: 1285 Brighton Henrietta Townline Road (Bernard Companies)
1285 E Henrietta Rd, Rochester 14623
MCDP&D Response to Development Review Referral (BH25008)

RECEIVED
APR 14 2025

TOWN OF BRIGHTON
BUILDING & PLANNING

Review Authority and Response:

General Municipal Law: ☒ Section 239-m (Zoning)
☐ Approval ☐ Modification ☐ Disapproval ☒ Comment ☐ No Comment

☐ Section 239-n (Subdivision)
☐ Approval ☐ Modification ☐ Disapproval ☐ Comment ☐ No Comment

County Charter: ☐ Section C5-4.A (Airport)
☐ Approval ☐ Approval with Conditions ☐ Disapproval

☐ Section C5-4.C (Advisory Review)
☐ Comment ☐ No Comment

Previously Reviewed by MCD&P (if yes, previous referral response applies to this referral):

☐ Yes ☒ No

Referred to the Development Review Committee (DRC)(If yes, DRC Project Review Report attached):

☒ Yes ☐ No

MCDP&D Comments:

1. The subject parcel is within 500 feet of the Town of Henrietta's municipal boundary. The clerk of the board should provide written notice to the neighboring municipality in accordance with General Municipal Law 239-nn.
2. Applicants are encouraged to contact other County Departments and non-county agencies to ensure all permitting requirements for this project have been satisfied.
3. As Monroe County drivers' transition to electric vehicles ("EV") there is increasing need for charging facilities. EVs drivers currently need a mix of at home charging and on-the-go charging facilities - these come in the form of different level chargers that correspond with charging speed. Site developers of commercial spaces, both private and open to the public should consider whether EV chargers are complementary additions to new developments or redevelopments. Site developers can make investments in charging facilities ranging from ev-capable (lowest cost), ev-ready, to ev-installed (highest cost). for more information, visit: www.epa.gov/statelocalenergy/introduction-electric-vehicle-ready-buildings. Retrofitting the same ev-investments costs 4-6-times as much. Rochester Gas & Electric recognizes the need to grow charging facilities across the region and has a program to help property owners add EV charging facilities. Their EV Charger Make Ready Program can help property owners cover costs related to installation of EV chargers. Learn more at: <https://www.rge.com/smartenergy/electricvehicles/ev-charger-make-ready-program>. For information on charging best practices for EV owners and property owners' visit: <https://www.nyserda.ny.gov/All-Programs/ChargeNY/Charge-Electric>.
4. As the population of older adults increases, it is important to design age-friendly spaces that preserve safety and dignity for all. Age-friendly design supports a healthier community by promoting independence and equitable access to services

CityPlace 50 West Main Street • Suite 1150 • Rochester, New York 14614
(585) 753-2000 • fax: (585) 753-2002 • www.monroecounty.gov • e-mail: mcplanning@monroecounty.gov

and community spaces.

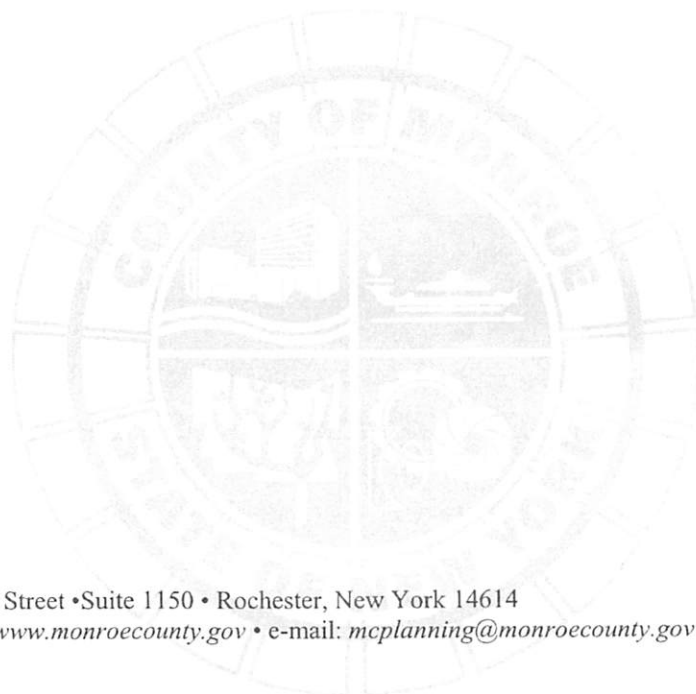
Creating an age-friendly environment helps people navigate their communities more comfortably and safely and is good for local economies. According to an AARP study (2019), Americans aged 50 and older contributed \$8.3 trillion to the U.S. economy in 2018. The contribution was so significant that Americans 50 and older would be the world's third-largest economy if they were counted as their own country.

When designing indoor and outdoor spaces, it is important to consider the perspective of individuals of all ages, disabilities, and backgrounds to create a more inclusive space. Please consider including these age-friendly design elements wherever possible:

1. Signage: Concise, clear messaging positioned at short intervals is a good practice, whenever possible. Usage of visual supports, such objects, photographs, or pictures help individuals with limited literacy skills and cognitive disabilities.
2. Rest areas: Provide ample seating for those who need to rest. Add age-friendly seating with appropriate seat heights, angles, and armrests, both indoors and outdoors, wherever possible.
3. Other age-friendly considerations include:
 - Non-slip walking surfaces
 - Escalators and elevators, and adequate stairway railings
 - Entry ramps for mobility devices, such as wheelchairs and walkers
 - Safe pedestrian crossings for navigating traffic, including well-timed crosswalks
 - Inclusive public parks and recreation spaces that support physical, social, and educational activities for people of all ages and abilities
 - Support for healthy eating and nutrition through farmers' markets and community gardens
 - Well-lit, predictably designed spaces, including walkways, trails, and buildings, to enhance navigation, wayfinding, and safety for individuals with visual and cognitive impairments

If you have any questions regarding this review, please contact me at 585-753-2026 or YixuanLin@monroecounty.gov.

xc: Development Review Committee
Bernard Birnbaum, Birnbaum Companies
Thomas Fitzgerald, MRB Group
Monroe County Planning & Development



Subject: Attachment to File BH25008
1285 Brighton Henrietta Townline Road (Bernard Companies)
1285 E Henrietta Rd, Rochester 14623

The Monroe County Development Review Committee (DRC) has reviewed the subject application and have the following comments that need to be addressed prior to submission of final plans for approval.

Monroe County Department of Health (MCDOH), Contact Brett Gobe (585-753-5459) with questions.

1. The proposed project may require a backflow preventer. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention.
2. Plans for proposed backflow preventer(s) must be submitted to and approved by the supplier of water and the Monroe County Department of Public Health prior to installation.
3. Plans for any extension or relocation of a water main must be submitted to and approved by the Monroe County Department of Public Health.
4. The proposed project utilizes a private wastewater treatment system and will require approval by the Monroe County Department of Public Health.

Monroe County Department of Transportation (MCDOT), Contact John Raymond (753-7711) with questions.

1. The Monroe County Geodetic Survey Monumentation Network provides the framework for all positioning activities (latitude, longitude, elevation) in Monroe County. In order to preserve geodetic survey monuments, the location of monuments in the vicinity of the project should be evaluated. It is the responsibility of the Developer to see if a monument is in or near the work area by utilizing the Monroe County GIS Interactive Map Gallery GPS Base Stations & Survey Monuments map; plotting the location of any monuments within the proposed construction area and by e-mailing full site plans and a request for review to the County Surveyor, at gregorybly@monroecounty.gov. A security deposit and a survey monument monitoring report may be required to protect any monumentation located in or near the work area. Contact Gregory D. Bly, PLS, at (585) 753-1156 if you have questions.
2. Indicate right-of-way width.
3. A standard County drainage note is required. "Highway drainage along the County highway must be maintained. The applicant will be responsible for all required grading in the County right-of-way."
4. A standard County highway permit note is required. "After MCDOT approves this project, a 136 Highway Permit and a 239F Permit will be required. Inspection of all construction in the right-of-way will be a condition of these permits."
5. A standard County materials note is required. "All materials installed in the County right-of-way shall be in accordance with the MCDOT Standards and Details in effect when installed."
6. Add note: "All utilities must be bored across the County highway, if applicable."
7. Group all MCDOT notes together, under the heading "MCDOT Notes".
8. Indicate driveway width.
9. It appears that a portion of the driveway will be in the NYS right-of-way. Please provide copies of correspondence with NYSDOT that they have no issue.
10. Show MCDOT Figure(s) DRIVEWAY APRON WITH CONCRETE CURB, TEMPORARY CONSTRUCTION ACCESS (rather than the one provided on sheet 3), CONCRETE CURB REPLACEMENT WITH PERFORATED UNDERDRAIN (rather than the ones provided on sheet 3) and PLAN APPROVAL STAMP (all sheets) on the plans. Use current details. Electronic versions (PDF and DWG formats) are available on MCDOT's web site: <https://www.monroecounty.gov/dot-standarddetails>.
11. For the replacement curb at the access to be removed, rather than a specific reveal, call to match reveal of existing adjacent curb. For the reveal at the new driveway, call for it to be 1" (to match driveway detail), rather than flush.
12. Driveway should have tapers (instead of radii) to match MCDOT detail.
13. The maximum allowable plans sheet size for MCDOT Permits is 22" x 34".
14. Show a location sketch map.

15. Provide building use and proposed trip ends during AM and PM peak hours.

16. A review fee of \$150.00 is due to continue our review/approval of this project. Please make checks payable to "Director of Finance, County of Monroe".

Monroe County Department of Environmental Services (MCDES), Division of Pure Waters, Contact Richard Bianchi (753-7614) with questions.

1. Please be advised that Monroe County Pure Waters (MCPW) must review and approve plans for any site development / new construction in the **"Irondequoit Bay South Central Pure Waters District"**.
2. Plan resides within our **"Irondequoit Bay South Central Pure Waters District"**- formal Plans to be sent to MCPW. Engineer to complete the PW-2 abbreviated form. Monroe County Industrial Waste Division will need to see that grease trap or oil/water separator is included within the design of this project - *(if deemed necessary)*. They will ask for – A.) Interior plumbing plans. B.) Manufacturer cut-sheet(s) for separator. C.) Sizing calculations for any grease trap or oil/water separator.

PW-2 Forms can be downloaded at:

<https://www.monroecounty.gov/des-pw2-forms>

3. Once the plans are received from the Engineer, it will be logged and reviewed by Pure Waters as a Master Plan / Capacity Stamp review. The stamp block must be added to the utility plan. The block must be minimum 4.0" tall by 3.5" wide to accommodate the stamp. The title outside of the block should be **"Irondequoit Bay South Central Pure Waters District."**
4. This project falls within the **"Irondequoit Bay South Central Pure Waters District"**. The applicant will need to submit a PW-2 application with their submittal (PW-2 form attached).

PW-2 Forms can be downloaded at:

<https://www.monroecounty.gov/des-pw2-forms>

Please send the filled PW-2 form to Rich Bianchi via email at RBianchi@MonroeCounty.gov

New York State Department of Transportation (NYSDOT), Contact Zachary Starke (272-3472) with questions.

1. This project was not sent to New York State Department of Transportation for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.



Town of Brighton Planning Board Staff Report

Hearing Date: 9-17-2025

Address/Location: 1666 South Winton Road

Type of Review(s): Site Plan Modification

File: PB-25-20

Zoning: Residential Low Density – B (RLB)

Applicant: Marathon Engineering

Description: Application of Natalee Kiesling, Marathon Engineering (agent), and TIUNY Holdings, Inc. (owner) for Site Plan Modification allowing for the construction of a phased 45,500 sf addition to an existing building. Phase 1 is 27,500 sf and Phase 2 is 18,000 sf. The property is located at 1666 South Winton Road.

Town Staff Comments

Building and Planning Office

Jason Haremza (jason.haremza@townofbrighton.org 585-784-5259)

Anthony Vallone, AICP (anthony.vallone@townofbrighton.org 585-784-5228)

1. The project was previously reviewed and approved by the Planning Board in February 2024. An extension that that approval was granted by the Planning Board in December 2024.
2. The change in project scope from the 2024 approval and the current proposal is the reduction in overall size of the proposed addition:
 - a. 2024: 54,000 sf (in a single phase)
 - b. 2025: 45,500 sf (in multiple phases of 27,500 sf for dormitories and 18,000 sf [8,700 sf gym and 9,300 sf additional dormitory space])Please refer to the attached site (layout) plan drawings annotated to highlight the changes from 2024 to 2025
3. The revised building design requires review and approval of the Architectural Review Board. ARB reviewed the revised design at the 8-26-2025 meeting and approved as presented.
4. For all other Building and Planning Office comments, please refer to the attached staff report and decision from the 2024 review.

Fire Marshal

None

Town Engineer

Ken Hurley, PE (ken.hurley@townofbrighton.org 585-784-5225)

In prior site plan submissions, there were discrepancies between building plans and site plans on where roof drain discharges were shown. This was an issue because water quality credit was being taken for treatment of roof discharge where the building plans showed no discharged water to be treated.

The building design has been changed with this new submission. This new submittal are also taking credit for treatment of roof drainage. Prior to approval of the site plans, the Engineering Department will need to verify that the revised building plans are discharging roof drainage to the same locations as shown on the site plans. If the building plans discharge to different locations, the volume of water quality treatment would be different than designed and may not meet the NYSDEC requirements. The Engineering Department cannot approve treatment for areas that have not been verified. To date, we have not received the new building plans, so this information cannot be verified. Once building plans have been received or the site plan design has been revised so as not to use roof drainage treatment, the Engineering review can be finalized.

Sewer Department

Tim Jason (tim.jason@townofbrighton.org 585-784-5289)

1. A sewer construction permit is required
2. Sanitary sewers must maintain a minimum of 4 feet of coverage throughout entire project
3. Applicant must provide grease trap/food prep details
4. Applicant must provide details on how the existing building will remain connected to the existing sanitary sewer(s) and thus able to be occupied during the entire construction process.

Conservation Board

None

Environmental Review/State Environmental Quality Review (SEQR)

This project has been classified by the Town of Brighton as a Type 1 Action.

1. Town staff recommends the Planning Board declare its intent to be Lead Agency.
2. The applicant must submit a long Environmental Assessment Form (EAF) that describes in detail the changes since the prior approval.
 - a. Graphical depictions of the revised building footprint and proposed phasing with an anticipated timeline can be very helpful in illustrating the proposal.
 - b. The Town understands that such a timeline may be an estimate but it can help establish parameters for the environmental review. If the future phases falls within such parameters, then no further environmental review will be necessary when construction of future phases is initiated.

- c. The applicant should include details on potential impacts during construction of each phase.

If the Planning Board declares its intent to be Lead Agency, and an satisfactory EAF is submitted by the applicant, Town staff will facilitate an expedited Lead Agency coordination process with other involved agencies with the intent of shortening the 30 day window. This, in turn, would allow the Planning Board to make an environmental determination at the 10-15-2025 meeting and thus be able to make a decision on the Site Plan modification on 10-15-2025.

Decision/Action by the Planning Board

With proposed conditions/reasons

Town staff recommends the Planning Board table this project for the following reasons. The Planning Board may provide additional reasons.

1. Submittal of a long EAF so that a new environmental review may be conducted.
2. Address the concerns of the Town Engineer, including but not limited to stormwater overall (specifically stormwater details regarding the roof drains) to the level of detail needed for environmental review to proceed. Any remaining issues related to stormwater will likely be of a technical nature and can be included in a condition of approval by the Planning Board for final resolution between Town staff and the applicant.

PLANNING BOARD REPORT

HEARING DATE: 2-21-2024

APPLICATION NO: 1P-01-24

OpenGov reference no: PB-24-1

LOCATION: 1666 South Winton Road

APPLICATION SUMMARY: Application of the Talmudical Institute of Upstate New York, owner, and Betsy Brugg, Woods Oviatt Gilman, agent, for Site Plan Modification to modify an Approved Site Plan (10P-01-22) and EPOD Permit (watercourse) which allowed for a 23,000 +/- sf school building addition (with an additional 8,700 sf future phase) and Preliminary/Final Site Plan Approval to construct an additional 54,000 +/- sf school building addition all in one phase on property located at 1666 South Winton Road.

COMMENTS

The Board may wish to consider the following comments when asking questions

BUILDING AND PLANNING:

1. The property had previously received on 11-1-2022:
 - (1) Conditional Use Approval for The Montessori School of Rochester
 - (2) Site Plan Approval, EPOD (watercourse) Permit Approval and Conditional Use Permit Approval to construct a 23,000 +/- sf building addition (with an additional 8,700 sf future phase), to re-purpose the former Brookside School for the use by the Talmudical Institute of Upstate New York
2. The subject property is zoned Low Density Residential B (RLB).
3. A survey and site plan drawing sets dated 4-19-2022, revised 12-18-2023 and 1-23-2024 have been submitted.
4. The project was reviewed by the Architectural Review Board (ARB) on 1-23-2024 and approved with conditions.
5. Certain components of the project, namely the outdoor pool and basketball court require area variances due to their location in the side and front yards, respectively. A variance application has been made to the ZBA. The overall project is not dependent on these components however and the applicant has stated that if the variance was not granted, these components would be deleted from the project.
6. Conditional Use Permit Findings. The following findings are suggested for the Planning Board's consideration and discussion.
 - a. The Planning Board finds that the proposed school use complies with the combined

standards of the Low Density Residential B (RLB) for this development.

- b. The Planning Board finds that the proposed school is in harmony with the purpose and intent of [Code Sections 217-3 through 217-7.2](#) (Conditional Uses). Specifically, the hours of operation including deliveries.
- c. The Planning Board finds that the establishment of a school in this location, will not be detrimental to persons, detrimental or injurious to the property and improvements in the neighborhood, or to the general welfare of the Town.
- d. The school addition will be built on a developed site. Therefore, the specific development of the school will not result in the destruction, loss or damage of any natural, scenic or significant historical resource.
- e. The Planning Board finds that the establishment of a school will not create excessive additional requirements for public facilities and services and will not be detrimental to the economic welfare of the community.
- f. The Planning Board finds that the establishment of a school will be adequately served by essential public facilities.
- g. The Planning Board finds that the establishment of a school will not result in the loss or damage to trees.
- h. The Planning Board finds that the establishment of a school in this location essentially conforms to the Town's Comprehensive Plan: Envision Brighton 2028. Specifically, the Sense of community Statement and Objective: Objective F: Maintain the attributes of the community that support our world-class educational system, diverse cultural and religious history, and inclusive community environment.

TOWN ENGINEER: The initial memo was dated 1-15-2024 and included 65 items. The applicant has addressed many of them and a follow up memo dated 2-16-2024 is attached. This includes 20 outstanding issues, none of which rise to the level of preventing the Planning Board from considering approval with the conditions. The outstanding issues can be resolved between the applicant and town staff. The following items from the memo are of particular note:

1. Final design and size of the berm at the southeast corner of the site
2. Delineating limits on construction disturbance and staging
3. Planning Board to consider the location of the dumpster to the west of the building. Staff has concerns about runoff from dumpster and dumpster pad draining directly into the detention pond.
4. Fencing the retention pond from errant balls from the playing field
5. Guide rail between delivery drive/fire lane and detention pond
6. Installation of 'deliveries only' sign to help with onsite wayfinding along the rear of the residential properties.

SEWER DEPARTMENT:

The applicant should contact Tim Jason (tim.jason@townofbrighton.org 585-784-5289) in the Sewer Department with any questions on these comments.

1. Sewer construction permit
2. Grease trap/food prep
3. Need details on pool connections.
4. Need details on existing buildings staying live/connected to sanitary sewer(s) during entire construction process

CONSERVATION BOARD: NONE

ENVIRONMENTAL REVIEW/SEQR

This project has been classified by the Town of Brighton as a Type 1 Action. A long Environmental Assessment Form (EAF) was submitted by the application on 1-16-2024, superseded the previously submitted short EAF.

The Planning Board declared its intent to be Lead Agency on 1-17-2024. Staff subsequently conducted a coordinated review and found that all involved agencies concurred with the Planning Board acting as Lead Agency.

If the Planning Board finds that the proposed action will not have a significant impact on the environment, Town staff suggests that the Planning Board adopt the prepared negative declaration when considering Site Plan Modification, EPOD Permit Approval, and Preliminary/Final Site Plan approval.

BOARD ACTION/DECISION

If the Planning Board entertains approval, the following conditions are recommended by staff, along with any others added by the Board:

1. Applicant shall respond in writing to all comments of the Planning Board, Department of Public Works, Town Engineer, Building and Planning Department, and Fire Marshal.
2. The applicant shall satisfy the requirements of the Town Engineer. For a complete list of specific requirements, please refer to the attached memo dated 2-16-2024.
3. The applicant shall obtain the necessary area variances or delete the pool and basketball court from the project.
4. Monroe County comments, if any, shall be addressed.
5. The entire project shall comply with the most current New York State Fire Prevention and Building Code and the Town of Brighton sprinkler requirements.
6. All Town codes shall be met that relate directly or indirectly to the applicant's request.

7. The project shall be constructed in accordance with the drawings submitted to date or any subsequent revisions to reflect final town staff requirements.
8. Signage – see Lauren’s draft condition



February 23, 2024

Natalee Kiesling
Marathon Engineering
39 Cascade Drive
Rochester, NY 14614

RE: Planning Board Application 1P-01-24, 1666 South Winton Road

To the applicant:

Your application 1P-01-24, for Site Plan Modification to modify an Approved Site Plan (10P-01-22) and EPOD Permit (watercourse) which allowed for a 23,000 +/- sf school building addition (with an additional 8,700 sf future phase) and Preliminary/Final Site Plan Approval to construct an additional 54,000 +/- sf school building addition all in one phase on property located at 1666 South Winton Road was considered by the Planning Board at their 2-21-2024 meeting.

DECISION: APPROVED WITH CONDITIONS

This letter shall serve as notification of the Planning Board action. Please email (jason.haremza@townofbrighton.org) or call (585-784-5259) with any questions.

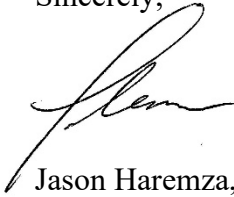
The Planning Board approved the application as presented based on the testimony given and plans submitted, and with the following conditions:

1. Applicant shall respond in writing to all comments of the Planning Board, Department of Public Works, Town Engineer, Building and Planning Department, and Fire Marshal.
2. The applicant shall satisfy the requirements of the Town Engineer. For a complete list of specific requirements, please refer to the attached memo dated 2-16-2024.
3. The applicant shall obtain the necessary area variances or delete the pool and basketball court from the project.
4. Monroe County comments, if any, shall be addressed.
5. The entire project shall comply with the most current New York State Fire Prevention and Building Code and the Town of Brighton sprinkler requirements.
6. All Town codes shall be met that relate directly or indirectly to the applicant's request.

7. The project shall be constructed in accordance with the drawings submitted to date or any subsequent revisions to reflect final town staff requirements.
8. The Idlewood Road entrance shall be designated for use by staff and visitors to the daycare/preschool only. As such, signage shall be installed near the entrance at Idlewood Road limiting traffic at the Idlewood Road entrance to daycare/preschool staff and visitors only and directing all others to use the South Winton Road entrance. Additionally, all signage along the east face of the building which references tenants and occupants other than the daycare/preschool shall be removed. On-site signage referencing the 'Montessori School' shall be removed as soon as possible. Any signage attached to the stop sign at Idlewood Road referencing Brighton Parks and Recreation and Brookside School shall be removed as soon as possible by the appropriate entity.

The applicant is reminded that no work can take place until the above conditions are met and a building permit is obtained. The building permit application is online at <https://www.townofbrighton.org/595/Building-and-Planning>

Sincerely,

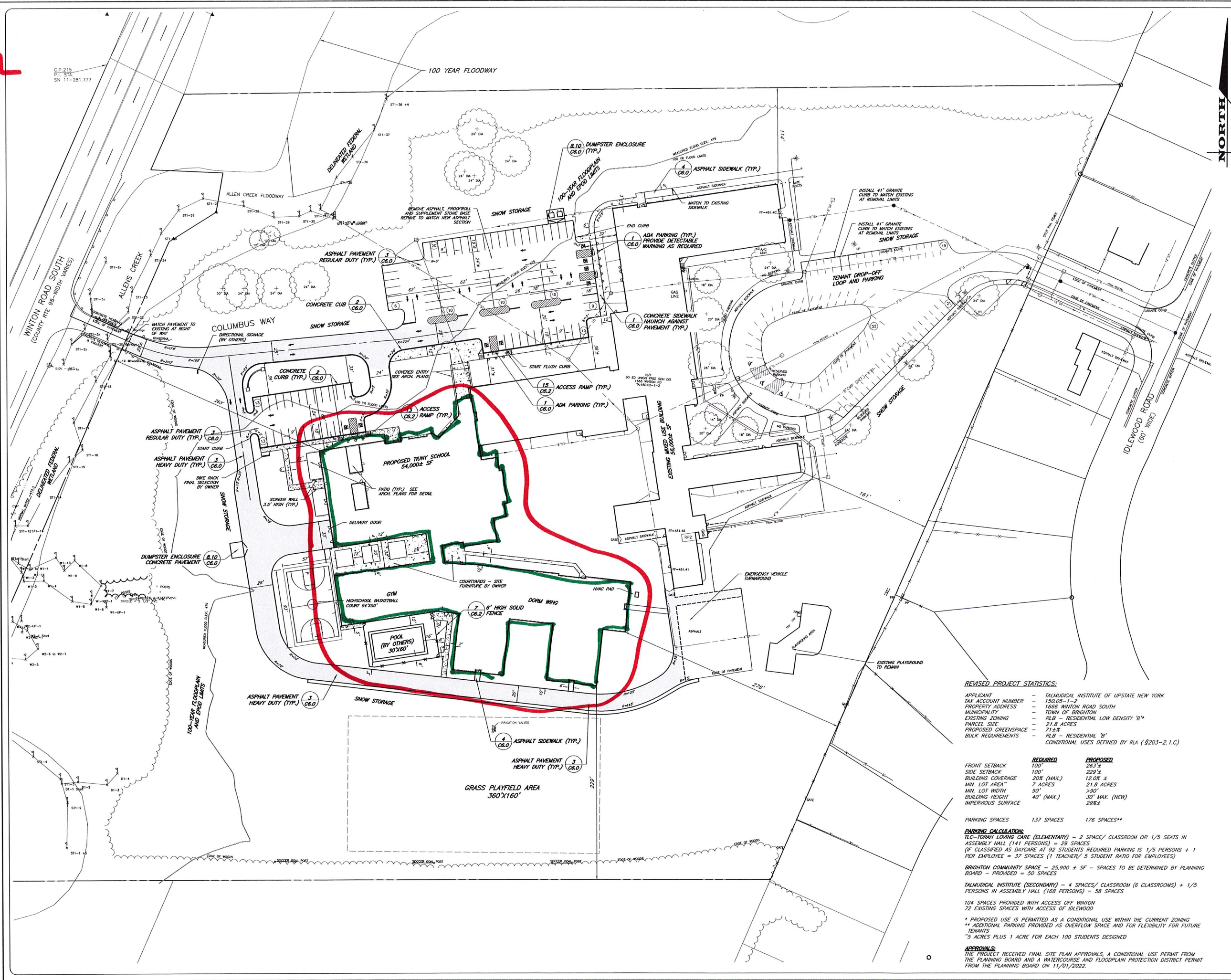


Jason Haremza, AICP
Executive Secretary, Planning Board

copy via email: Lauren Baron, Esq., Attorney for the Town
Rick DiStefano, Senior Planner, Town of Brighton
Ken Hurley, PE, Town Engineer, Town of Brighton
Jerry Goldman, Esq., Woods Oviatt Gilman, LLP
Matthew Tomlinson, Marathon Engineering

PRIOR
PROPOSAL
2024

File: Z:\Engineering\Job Files\0603-23 Drawings\0603-23 Designing.dwg, Last saved: 1/30/2024, Plot Date: 1/30/2024, By: MTOMLINSON, Plot Style: MARATHON STANDARD.CTB



REVISED PROJECT STATISTICS:

APPLICANT	TALMUDICAL INSTITUTE OF UPSTATE NEW YORK
TAX ACCOUNT NUMBER	150.05-1-2
PROPERTY ADDRESS	1666 WINTON ROAD SOUTH
MUNICIPALITY	TOWN OF BRIGHTON
EXISTING ZONING	RLB - RESIDENTIAL LOW DENSITY 'B'
PARCEL SIZE	21.8 ACRES
PROPOSED GREENSPACE	71±%
BULK REQUIREMENTS	RLB - RESIDENTIAL 'B'
	CONDITIONAL USES DEFINED BY RLA (§203-2.1.C)

	REQUIRED	PROPOSED
FRONT SETBACK	100'	261'±
SIDE SETBACK	100'	229'±
BUILDING COVERAGE	20% (MAX.)	12.0% ±
MIN. LOT AREA*	7 ACRES	21.8 ACRES
MIN. LOT WIDTH	>90'	>90'
BUILDING HEIGHT	40' (MAX.)	30' MAX. (NEW)
IMPERVIOUS SURFACE		29%±

PARKING SPACES 137 SPACES 176 SPACES**

PARKING CALCULATION:

TLC-TORAH LOVING CARE (ELEMENTARY) - 2 SPACES/ CLASSROOM OR 1/5 SEATS IN ASSEMBLY HALL (141 PERSONS) = 29 SPACES
(IF CLASSIFIED AS DAYCARE AT 92 STUDENTS REQUIRED PARKING IS 1/5 PERSONS + 1 PER EMPLOYEE = 37 SPACES (1 TEACHER/ 5 STUDENT RATIO FOR EMPLOYEES))

BRIGHTON COMMUNITY SPACE - 25,900 ± SF - SPACES TO BE DETERMINED BY PLANNING BOARD - PROVIDED = 50 SPACES

TALMUDICAL INSTITUTE (SECONDARY) - 4 SPACES/ CLASSROOM (6 CLASSROOMS) + 1/5 PERSONS IN ASSEMBLY HALL (168 PERSONS) = 58 SPACES

104 SPACES PROVIDED WITH ACCESS OFF WINTON
72 EXISTING SPACES WITH ACCESS OF IDLEWOOD

* PROPOSED USE IS PERMITTED AS A CONDITIONAL USE WITHIN THE CURRENT ZONING
** ADDITIONAL PARKING PROVIDED AS OVERFLOW SPACE AND FOR FLEXIBILITY FOR FUTURE TENANTS
*5 ACRES PLUS 1 ACRE FOR EACH 100 STUDENTS DESIGNED

APPROVALS:

THE PROJECT RECEIVED FINAL SITE PLAN APPROVALS, A CONDITIONAL USE PERMIT FROM THE PLANNING BOARD AND A WATERCOURSE AND FLOODPLAIN PROTECTION DISTRICT PERMIT FROM THE PLANNING BOARD ON 11/01/2022.

MARATHON
ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
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ITHACA LOCATION
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ITHACA, NY 14850
607-241-2917
www.marathoneng.com

HANLON
ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585-232-8485
F: 585-232-8371

FINAL SITE PLANS for TALMUDICAL INSTITUTE OF UPSTATE NEW YORK

1666 S. WINTON ROAD
MONROE COUNTY
TOWN OF BRIGHTON
STATE OF NEW YORK

JOB NO: 0603-21
SCALE: 1"=40'
DRAWN: MPT
DESIGNED: MPT
DATE: 04/19/22

REVISIONS

DATE	BY	REVISION
07/01/22	MT	TOWN COMMENTS
07/06/22	MT	PURE WATERS
08/01/22	MT	TOWN COMMENTS
12/18/23	MT	SITE PLAN MOD.
01/23/24	MT	TOWN COMMENTS

1. A REVIEW OF THE SITE PLAN AND THE PROJECT DESCRIPTION WAS CONDUCTED BY THE TOWN OF BRIGHTON PLANNING BOARD ON 11/01/2022. THE BOARD APPROVED THE PROJECT AS A CONDITIONAL USE WITHIN THE CURRENT ZONING. THE BOARD ALSO APPROVED THE PROJECT AS A CONDITIONAL USE WITHIN THE CURRENT ZONING. THE BOARD ALSO APPROVED THE PROJECT AS A CONDITIONAL USE WITHIN THE CURRENT ZONING.

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ROBERT P. BRINGLEY

DRAWING TITLE:
LAYOUT PLAN

3 of 10
SHEET No:

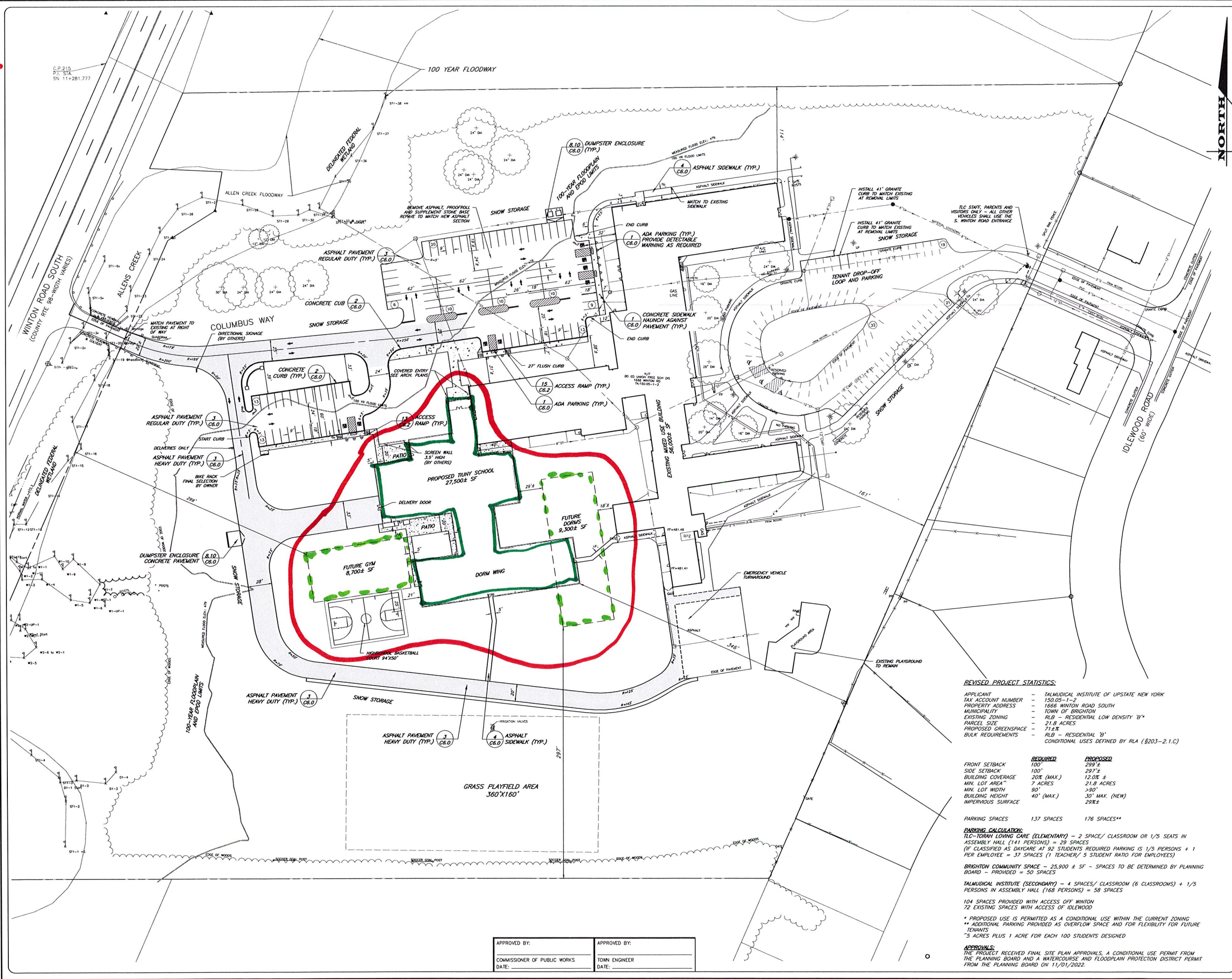
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0603-21
JOB No:

DRAWING No:

CURRENT
PROPOSAL
2025

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APPROVED BY: _____
COMMISSIONER OF PUBLIC WORKS
DATE: _____

APPROVED BY: _____
TOWN ENGINEER
DATE: _____

REVISED PROJECT STATISTICS:

APPLICANT	TALMUDICAL INSTITUTE OF UPSTATE NEW YORK
TAX ACCOUNT NUMBER	150.05-1-2
PROPERTY ADDRESS	1666 WINTON ROAD SOUTH
MUNICIPALITY	TOWN OF BRIGHTON
EXISTING ZONING	RLB - RESIDENTIAL LOW DENSITY "B"
PARCEL SIZE	21.8 ACRES
PROPOSED GREENSPACE	71.1%
BULK REQUIREMENTS	RLB - RESIDENTIAL "B" CONDITIONAL USES DEFINED BY RLA (§203-2.1.C)

FRONT SETBACK	100'±	REQUIRED	297'±	PROPOSED	297'±
SIDE SETBACK	100'		297'±		297'±
BUILDING COVERAGE	20% (MAX.)		12.0% ±		12.0% ±
MIN. LOT AREA	7 ACRES		21.8 ACRES		21.8 ACRES
MIN. LOT WIDTH	90'		>90'		>90'
BUILDING HEIGHT	40' (MAX.)		30' MAX. (NEW)		29%±
IMPERVIOUS SURFACE					

PARKING SPACES	137 SPACES	176 SPACES**
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PARKING CALCULATION:
TLC-TORAH LOVING CARE (ELEMENTARY) - 2 SPACE/ CLASSROOM OR 1/5 SEATS IN ASSEMBLY HALL (141 PERSONS) = 28 SPACES
(IF CLASSIFIED AS DAYCARE AT 92 STUDENTS REQUIRED PARKING IS 1/5 PERSONS + 1 PER EMPLOYEE = 37 SPACES (1 TEACHER/ 5 STUDENT RATIO FOR EMPLOYEES)

BRIGHTON COMMUNITY SPACE - 25,900 ± SF - SPACES TO BE DETERMINED BY PLANNING BOARD - PROVIDED = 50 SPACES

TALMUDICAL INSTITUTE (SECONDARY) - 4 SPACES/ CLASSROOM (6 CLASSROOMS) + 1/5 PERSONS IN ASSEMBLY HALL (168 PERSONS) = 58 SPACES

104 SPACES PROVIDED WITH ACCESS OFF WINTON
72 EXISTING SPACES WITH ACCESS OF IDLEWOOD

* PROPOSED USE IS PERMITTED AS A CONDITIONAL USE WITHIN THE CURRENT ZONING
** ADDITIONAL PARKING PROVIDED AS OVERFLOW SPACE AND FOR FLEXIBILITY FOR FUTURE TENANTS
*5 ACRES PLUS 1 ACRE FOR EACH 100 STUDENTS DESIGNED

APPROVALS:
THE PROJECT RECEIVED FINAL SITE PLAN APPROVALS, A CONDITIONAL USE PERMIT FROM THE PLANNING BOARD AND A WATERCOURSE AND FLOODPLAIN PROTECTION DISTRICT PERMIT FROM THE PLANNING BOARD ON 11/01/2022.

MARATHON ENGINEERING
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HNN ARCHITECTS
1300 UNIVERSITY AVENUE
WWW.HANNARCHITECTS.COM
F: 607-241-2917
F: 607-241-2917

FINAL SITE PLANS
for
TALMUDICAL INSTITUTE OF UPSTATE NEW YORK
1666 S. WINTON ROAD
MONROE COUNTY
TOWN OF BRIGHTON
STATE OF NEW YORK

JOB NO: 0603-21
SCALE: 1"=40'
DRAWN: MPT
DESIGNED: MPT
DATE: 04/19/22

DATE	BY	REVISION
07/01/22	MT	TOWN COMMENTS
07/06/22	MT	PURE WATERS
09/01/22	MT	TOWN COMMENTS
12/18/23	MT	SITE PLAN MOD.
01/23/24	MT	TOWN COMMENTS
03/28/24	MT	PRE-MYLAR
05/30/24	MT	ISSUED FOR SIGNATURE
07/25/25	MT	BUILDING MODS.

IT IS THE POLICY OF MARATHON ENGINEERING TO PROVIDE PROFESSIONAL SERVICES OF THE HIGHEST QUALITY AND TO MAINTAIN THE INTEGRITY OF THE PROFESSIONAL ENGINEERING AND ARCHITECTURAL RECORDS. ALL PROJECTS ARE REVIEWED FOR COMPLIANCE WITH THE PROFESSIONAL ENGINEERING AND ARCHITECTURAL ACTS OF THE STATE OF NEW YORK. THE FIRM AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT THAT MAY BE CAUSED BY THE NEGLIGENCE OF ANY OTHER PARTY.

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ROBERT P. BRINGLEY

DRAWING TITLE:
LAYOUT PLAN

3 of 10
SHEET No: **C2.0**
JOB No: 0603-21
DRAWING No: _____

Town of Brighton Planning Board Staff Report

Hearing Date: 9-17-2025

Address/Location: 2445 South Winton Road

Type of Review(s): Site Plan Modification

File: PB-25-25

Zoning: Technology and Office Park (TOP)

Applicant: Joe McNinch

Description: Application of Joe McNinch (agent) and Rochester Rifle Club (owner) for Site Plan Modification allowing for the construction of a 576 sf addition to an existing building on property located at 2445 South Winton Road.

Town Staff Comments

Building and Planning Office

Jason Haremza (jason.haremza@townofbrighton.org 585-784-5259)

Anthony Vallone, AICP (anthony.vallone@townofbrighton.org 585-784-5228)

1. The current use (Rochester Rifle Club) was granted area variances, conditional use approval, and site plan approval in 1972 and the building was constructed in 1973.
2. The project is a minor building addition to be used solely for storage and does not increase the active space of the Rochester Rifle Club.
3. The proposed addition allows for the removal of a shipping container on the site that is currently used for storage. Applicant to confirm.
4. The revised building design requires review and approval of the Architectural Review Board.
5. No other site changes are proposed at this time.

Fire Marshal

None

Town Engineer

Ken Hurley, PE (ken.hurley@townofbrighton.org 585-784-5225)

None

Sewer Department

Tim Jason (tim.jason@townofbrighton.org 585-784-5289)

None

Conservation Board

None

Environmental Review/State Environmental Quality Review (SEQR)

Town staff reviewed the submitted materials and carefully considered both State (6 NYCRR 617.5) and Town (Town Code Section 201-14) and determined this project is a Type 2 action, requiring no further environmental review.

Specifically 6 NYCRR 617.5(c)(9):

Construction or *expansion* of a primary or accessory/appurtenant, *nonresidential structure* or facility *involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance* and consistent with local land use controls, but not radio communication or microwave transmission facilities. [emphasis added]

Decision/Action by the Planning Board

With proposed conditions/reasons

Town staff recommends the Planning Board approve this project with the following conditions. The Planning Board may provide additional conditions.

1. The applicant shall address the comments and comply with the requirements (if any) of:
 - a. The Fire Marshal
 - b. The Town Engineer
 - c. Building and Planning office
 - d. The Attorney for the Town
2. The applicant shall follow all Town codes that relate directly or indirectly to the applicant's request.
3. A building permit is required. Building Permits are submitted online: <https://www.townofbrighton.org/970/Building-Permit-Applications> However, two full sized sets of paper construction drawings are required for projects of this size and scope. The entire project shall comply with the current New York State Fire Prevention and Building Code and the Town of Brighton sprinkler requirements.
4. During the building code review process, the applicant shall coordinate with the Town Engineer to schedule a pre-construction meeting. Ken Hurley, PE (ken.hurley@townofbrighton.org 585-784-5225)