

Town of Brighton Planning Board

Final Agenda

10-27-2025

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

Meeting date and time: 10-27-2025, 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, Anthony Vallone (anthony.vallone@townofbrighton.org 2300 Elmwood Avenue, Rochester, NY 14618). Written comments must be received by 4PM on 10-24-2025.

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 10-21-2025 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

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.

Case 4 - ADJOURNED AT REQUEST OF APPLICANT

Address/Location: 1666 South Winton Road

Type: Site Plan Modification

File: PB-25-20

Zoning: Residential Low Density – B (RLB)

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 Rd., known as Tax ID parcel 150.05-1-2.

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 Rd., known as Tax ID parcel 149.16-1-3.

Case 6

Address/Location: 1803 Monroe Avenue

Type: Site Plan Modification

File: PB-25-26

Zoning: Neighborhood Commercial District (BF-1)

Applicant: Robert Wolfe

Application of Robert Wolfe (agent) and Rob Coriale, BC Properties of Rochester LLC (owner) for Site Plan Modification allowing for the removal of fuel pumps and tanks, pave new parking lot area, add pipe bumper rails and landscaping on property located at 1803 Monroe Ave., known as Tax ID parcel 137.09-3-5.

Case 7

Address/Location: 125 Old Mill Road

Type: Combined Review (Preliminary and Final), EPOD Permit Approval

File: PB-25-28

Zoning: Residential - Low Density District (RLA)

Applicant: Joseph Ardieta

Application of Joseph Ardieta (agent) and Salafia Nunzio (owner) for Combined Review (Preliminary and Final), EPOD (steep slope) Permit Approval, to demolish existing house and construction of a 4,002 square-foot (footprint) single-family home, two garages, porte-cochere and site-related appurtenances and retaining specified retaining walls and

landscaping on property located at 125 Old Mill Rd., known as Tax ID parcel 137.20-1-3.11.

Case 8

Address/Location: 2240 Monroe Avenue

Type: Conditional Use Permit

File: PB-25-29

Zoning: Low Intensity Commercial District (BE-F)

Applicant: Alexander Rheinwald

Application of Alexander Rheinwald (agent) and Jordan Morgenstern, 2240 Monroe Ave LLC (lessee) for Conditional Use Permit allowing for a Kosher certified bakery with no seating at property located at 2240 Monroe Avenue, known as Tax ID parcel 137.14-2-69.

Case 9

Address/Location: 447 French Road

Type: Subdivision/Site Plan, EPOD Permit Approval

File: PB-25-27

Zoning: Technology and Office Park (TOP)

Applicant: Edward & Patricia Hall

Application of Edward & Patricia Hall (owner) for Subdivision/Resubdivision Review, Site Plan Review, EPOD (Environmental Protection Overlay District) Permit allowing for subdivision from one to two lots and new residential home on newly created lot at 447 French Road, known as Tax ID parcel 150.14-1-44.21.

6. Presentations/Communications

None

7. Petitions

None

8. Signs

None