

Town of Brighton Planning Board

Agenda

11-19-2025

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

Meeting date and time: 11-19-2025, 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 11-17-2025.

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)

5. Public hearing announcement

The public hearings as advertised for the Planning Board in the Daily Record of 11-13-2025 will now be held.

Public hearings

PB-25-9 - TABLED - PUBLIC HEARING REMAINS OPEN

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

Type: Site Plan Review (Preliminary)

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.

PB-25-16 - TABLED - 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)

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.

PB-25-17 - TABLED - 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)

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.

PB-25-26 - TABLED - PUBLIC HEARING REMAINS OPEN

Address/Location: [1803 Monroe Avenue](#)

Type: Site Plan Modification

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.

PB-25-27 - TABLED - PUBLIC HEARING REMAINS OPEN

Address/Location: [447 French Road](#)

Type: Subdivision/Site Plan, EPOD Permit Approval

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.

PB-25-32

Address/Location: [2253 South Clinton Avenue](#)

Type: Preliminary/Final Subdivision

Zoning: BE-1, Office & Office Park.

Applicant: Abigail D'Angelo

Application of Abigail D'Angelo (agent) for Preliminary/Final Subdivision

Application review to subdivide a ±0.46 acre parcel (lot R-2A) out of the ±7.65-acre property located at 2253 South Clinton Avenue. The purpose of the subdivision is for PPCWNY to purchase the existing ±6,520 SF 1-story medical building and surrounding lawn. All as described on application and plans on file.

6. Presentations/Communications

PB-25-31 – PRESENTATION CONCEPT PLAN

Address/Location: [0 Powell Road](#)

Type: Concept (Sketch) Plan

Zoning: Residential Medium Density (RM)

Applicant: Dale Turner

Application of Dale Turner (agent) for a concept plan proposing Conventional Plan subdivision of +/-9.8 acres for 23 single-family residential lots and consideration of woodlot EPOD (Environmental Protection Overlay District) Permitting. All as described on application and plans on file.

INCENTIVE ZONING GCI EASTWATER – PRESENTATION CONCEPT PLAN

Address/Location: [0 Mortimer Road](#)

Type: Incentive Zoning Proposal Sketch Plan

Zoning: Residential - Large Lot RLL District

Applicant: Daniel F. Brennan

Application of Daniel F. Brennan for a sketch plan proposal for the GCI Eastwater LLC ("GCI") proposed Eastwater Energy Storage Project located near Mortimer Avenue in the Town of Brighton;

Tax ID No. 148.15-1-39

DISCUSSION ITEM – NYSDOT Monroe Avenue

7. Petitions

None

8. Signs

Application Number: [SN-25-24](#)

2320 Monroe Ave

Type of sign: Building face, internally illuminated translucent vinyl sign printed on a 3/16" solar grade lexan.