

Town of Brighton Planning Board

Agenda

1-21-2026

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

Meeting date and time: 1-21-2026, 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@brightonny.gov) 2300 Elmwood Avenue, Rochester, NY 14618). Written comments must be received by 4PM on 1-20-2026.

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 January will now be held.

Public hearings

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. All as described on application and plans on file.

PB-25-36

PB-25-36

Address/Location: 2851 W Henrietta Rd

Type: Conditional Use Permit review

Zoning: General Commercial District (BF-2)

Applicant: Daysy Lopez

Application of Daysy Lopez, agent, and Townline Commons, LLC, owner of property located at 2851 W Henrietta Rd, for Conditional Use Permit review of a restaurant use (café) in 3950 sf tenant space #2 on property located at 2851 W Henrietta Rd. All as described on application and plans on file.

6. Administrative Actions

- a. **PB-25-36** (EP-1-26) 138 Landing Park Steep Slope & Woodlot EPOD
- b. **PB-25-35** (EP-1-25) 139 Glen Rd Woodlot EPOD

7. Presentations/Communications

Application of John W. August on behalf of an entity to be formed, the contract vendee of the property located at 885 South Winton Road, to for redevelopment of existing building and site for a new combined home for Malek's Bakery and Lipman's Kosher Market, with a historic cultural component to be leased and operated by Flower City Foods LLC. (the "project"), Tax ID No. 137.10-1-41 (the "property"), Incentive Zoning Proposal.

8. Petitions

None

9. Signs

Application Number: SN-25-25

Applicant: Ryan Graves

Location: 2240 Monroe Ave

Building face - Internally illuminated (lights are within the sign)