

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 16, 2021
Brighton Town Hall
2300 Elmwood Avenue

Due to the public gathering restrictions and executive orders in place because of COVID-19, this Planning Board meeting will be conducted remotely. Members of the public will be able to view the meeting via Zoom.

Written comments will be received by Ramsey Boehner, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to ramsey.boehner@townofbrighton.org, until June 16, 2021 at 12:00 PM.

Applications subject to public hearings are available for review on the town's website.

The public may join the Zoom meeting and share comments with the Board. For Zoom meeting information, please reference the town's website at <https://www.townofbrighton.org> prior to the meeting.

AGENDA

7:00 P.M. Public Hearing Via Virtual Platform

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the April 21, 2021 meeting minutes.
Approval of the May 19, 2021 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 10, 2021 will now be heard.

[6P-01-21](#) Application of Mansai Ladrikan, agent, and Arroyo Esondido, LLC, owner, for Site Plan Modification to install a standby emergency generator in a side yard on property located at 900 Winton Road South. All as described on application and plans on file.

[6P-02-21](#) Application of Westfall Medical Realty, LLC, owner, for Demolition Review and Approval and Preliminary / Final Site Plan Approval to raze a 6,015 sf medical building and reuse the existing foundation to construct a new 6,425 +/- sf medical building on property located at 2233 South Clinton Avenue. All as described on application and plans on file.

[6P-03-21](#) Application of Brighton Twelve Corners Associates, LLC, owner, for Conditional Use Permit Approval to allow for a new restaurant use on property located at 1881 Monroe Avenue (2602 Elmwood Avenue). All as described on application and plans on file.

NEW BUSINESS:

[9P-NB1-20](#)
[Revised Plans](#)

Application of Baptist Temple, owner, and Clover Park Properties, LLC, contract vendee, for Preliminary Site Plan Approval to convert an existing church building into high end office space (construction of a 2 story, 10,000 sf building addition has been eliminated) on property located at 1075 Clover Street. All as described on application and plans on file. **APPLICATION TABLED - PUBLIC HEARING REMAINS OPEN, SEQRA PUBLIC HEARING CLOSED AND NEGATIVE DECLARATION ADOPTED WITH REVISIONS - ADJOURNED TO THE JUNE 16, 2021 MEETING AT APPLICANT'S REQUEST**

[5P-NB1-21](#)

Application of Claire Streb, owner, and McMahon LaRue Associates, agent, for Preliminary Site Plan Approval to construct a 1,153 +/- sf single family house with a 419 sf attached garage on property located at 1402 Blossom Road (Tax ID #122.12-2-46). All as described on application and plans on file.

[5P-NB2-21](#)

Application of Thomas Fantauzzo, owner, for Preliminary Site Plan Approval to construct a 600 +/- sf building addition and to make other minor site improvements on property located at 2041 South Clinton Avenue. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
ARB & PB RECOMMENDATIONS AND/OR CONDITIONS			
1611	Vitalize 2900 Monroe Avenue	Bldg Face Sign	5/25/21
ARB - Approved with conditions. 1. Sign will be centered under the gable.			
1612	Feet First Shoes and Pedorthics 2041 S. Clinton Avenue	Bldg Face Sign	5/25/21
ARB - Approved as presented.			
1613	1833 / 1835 Monroe Avenue Brighton Commons Plaza	Plaza Sign Plan (multiple tenants)	5/25/21
ARB - Tabled 1. Provide additional information on X height, kerning, margins, alignment. 2. Provide alternative fonts. 3. Show how longer business names will be displayed.			
1614	Seasoning Thai Bistro 1881 Monroe Avenue	Bldg Face	5/25/21
ARB - Approved as presented.			
1615	Firehouse Subs 2830 W Henrietta road	Bldg Face (2), Menu Boards, Canopy signs	5/25/21
ARB - Approved with conditions. 1. All necessary variances shall be obtained.			
OLD BUSINESS			
1609	Mattiacio Orthodontics 1835 Monroe Avenue	Bldg Face Sign	4/27/21
			TABLED
ARB - Tabled - Sign is dissimilar to current signage in the plaza - Provide sign concepts for the rest of the building or information on how this sign will fit with future signage. Stakeholders are welcome to attend the meeting.			