

TOWN OF BRIGHTON LEGAL NOTICE  
NOTICE OF DECISION  
PLANNING BOARD  
MEETING OF MAY 17, 2023  
Brighton Town Hall  
2300 Elmwood Avenue

[4P-03-23](#) Application of Stephen Artim and Tricia Shalka, owners, and Jerry Serafine, agent, for EPOD (watercourse) Permit Approval to allow for the construction of a building addition within zone AE of the 100 year floodplain on property located at 55 Stonybrook Drive. All as described on application and plans on file. **TABLED AT THE APRIL 19, 2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED AT APPLICANT'S REQUEST.**

[5P-01-23](#) Application of Cortese Cycle Sales, owner, for renewal and expansion of a Conditional Use Permit (2P-01-22) allowing for motorcycle sales and service on property located at 2771-2775 West Henrietta Road. All as described on application and plans on file. **APPROVED**

[5P-02-23](#) Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, owner, for Final Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file. **APPROVED**

*Note: Application 5P-NB2-22 for Preliminary Site Plan Approval has been combined with Application 5P-02-23 for Final Site Plan Approval for this project.*

[5P-03-23](#) Application James Smith, agent, and Tasty Hut LLC, owner, for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 252 +/- sf building addition and operate a Pizza Hut Restaurant with drive-thru service on property located at 1760 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE MAY 17, 2023 MEETING - PUBLIC HEARING REMAINS OPEN.**

NEW BUSINESS:

[5P-NB2-22](#) [Mar Resubmittal](#) Application of Bristol Valley Homes, LLC, owner, and PEMM, LLC, contract vendee for Preliminary Site Plan Approval to construct a 968+/- sf gas pump canopy, renovate an existing 1,278 sf building, install two gas pump islands, and make additional site improvements for the purpose of operating a Quicklee's gas station and convenience store on property located at 3108 East Avenue. All as described on application and plans on file. **APPROVED**

*Note: Application 5P-NB2-22 for Preliminary Site Plan Approval has been combined with Application 5P-02-23 for Final Site Plan Approval for this project.*

[4P-NB1-23](#) Application of Westmarsh Properties, LLC, owner, for Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to construct a 2,562 sf two story single family home with a 634 sf attached garage on property located at 57 Eldridge Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 19, 2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED AT APPLICANT'S REQUEST.**

[4P-NB2-23](#) Application of 1950-1966 Monroe Avenue, LLC, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary Conditional Use Permit Approval and Demolition Review and Approval to raze two commercial buildings, combine two lots into one, and construct a 2,667 +/- sf convenience store with gasoline sales under a 2,160 +/- sf gas pump canopy, with extended hours of operation on property located at 1950 and 1966 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE APRIL 19, 2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED AT APPLICANT'S REQUEST.**

[5P-NB1-23](#) Application of Nunzio Salafia, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary EPOD (steepslope) Permit Approval and Demolition Review and Approval to raze a single family dwelling, subdivide one lot into two, and construct a 4,054 +/- sf single family home with a 877 +/- sf attached garage on property located at 125 Old Mill Road. All as described on application and plans on file. **TABLED AT THE MAY 17, 2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED AT APPLICANT'S REQUEST.**



Jason Haremza, AICP, Executive Secretary  
Planning Board  
May 19, 2023