

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF OCTOBER 20, 2010

TENTATIVE AGENDA

7:30 P.M.

CHAIRPERSON: Call the meeting to order.  
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the minutes of the August 18, 2010 meeting.  
Approval of the minutes of the September 15, 2010 meeting.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of October 14, 2010.

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9P-02-10 Application of Jay Birnbaum Company, owner, for Demolition Review and Approval to raze a commercial building on property located at 2411 West Henrietta Road. All as described on application and plans on file. **PUBLIC HEARING TO BE CONTINUED**

10P-01-10 Application of Singer Real Estate L.P., owner, and Donald Brown and Riley Greider, lessee, for Conditional Use Permit Approval to allow for a specialty store/bakery with limited on-site seating on property located at 1697 Monroe Avenue. All as described on application and plans on file.

10P-02-10 Application of Jay Birnbaum Company, owner, for Conditional Use Permit Approval and retraction of condition #3 of approval of application 10P-03-09 to allow for the expansion of Desi Bazaar (food store) and the addition of on-site dining on property located at 1711 Crittenden Road. All as described on application and plans on file.

10P-03-10 Application of Newcomb Brighton, Inc., owner, and NightBike Development, contract vendee, for Final Site Plan Approval to construct a 1,200 +/- sf take-out restaurant with limited out-door dining on property located at 2087 Monroe Avenue. All as described on application and plans on file.

10P-04-10 Application of New Monroe Estate (dba Veterinary Specialists Emergency Services), owner, for Final Site Plan Approval to construct a 270 +/- sf first floor addition and a 4,846 +/- sf second floor addition (includes two stair towers) and to expand the parking field on property located at 825 White Spruce Blvd. All as described on application and plans on file.

10P-05-10 Application of Winton Place LLC, owner, and Downstairs Cabaret, Inc., lessee, for Conditional Use Permit Approval to allow for a 250 - 300 seat theater with limited food and alcohol service and with extended hours of operation on property located at 3450 Winton Place. All as described on application and plans on file.

10P-06-10 Application of the Sally J. Madalena Trust, owner, for Site Plan Modification and EPOD (watercourse) Permit Approval to relocate/replace gas pump islands and a gas

pump canopy and to expand pavement and the parking field on property located at 30 Jefferson Road. All as described on application and plans on file.

NEW BUSINESS:

- 7P-NB1-10 Application of Anthony J. Costello and Son (Joseph) Development, LLC, owner, for Preliminary Subdivision Approval, Preliminary Site Plan Approval, Preliminary EPOD (watercourse) Permit Approval and Preliminary Conditional Use Permit Approval to create an 80 lot, 327 unit mixed use residential development with a community club house on property located east of South Clinton Road, known as “The Reserve Residential Community, “ Tax ID #s 149.07-01-008, 149.07-01-004, 149.11-01-050 and 149.11-01-002.1. All as described on application and plans on file. **TABLED AT THE 7/21/10 MEETING - PUBLIC HEARING REMAINS OPEN**
- 8P-NB1-10 Application of New Monroe Real Estate (dba Veterinary Specialists Emergency Services), owner, for Preliminary Site Plan Approval to construct a 295 +/- sf first floor addition, construct a 4,033 +/- sf second floor addition and to expand the parking field on property located at 825 White Spruce Blvd. All as described on application and plans on file. **TABLED AT THE 8/15/10 MEETING - PUBLIC HEARING REMAINS OPEN**
- 8P-NB2-10 Application of Newcomb Brighton, Inc., owner, and NightBike Development, Inc., contract vendee, for Preliminary Site Plan Approval to construct a 1,200 +/- sf take-out restaurant on property located at 2087 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE 8/15/10 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9P-NB1-10 Application of David Cohen, owner, for Preliminary Demolition Review and Approval, Preliminary Subdivision Approval and Preliminary Site Plan Approval to raze a single family house, combine two lots into one and construct a 2,715 +/- single family house on property located at 2521 Clover Street. All as described on application and plans on file. **TABLED AT THE 9/15/10 MEETING - PUBLIC HEARING REMAINS OPEN**

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

- 5P-NB1-10 Application of Brighton Business Park, LLC, owner, for an Advisory Report/Concept Review regarding the rezoning/incentive zoning pf 135 +/- acres of land for single family residential use, multi-family residential use, office use, retail use and senior housing on property located on Brighton Henrietta Town Line Road (Tax ID #s 149.15-01-038, 46.1, 48, 149.19-02-023, 24, 25, 26 and 149.20-01-001). All as described on application and plans on file. **Originally reviewed at the May 19, 2010 meeting.**

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PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
1165	Vet Center 2000 Winton Road South	Awning Sign	9/28/10
ARB - Approved as presented.			
1166	Glow Sunless Tanning Salon & Spa 1551 Monroe Avenue	Bldg Face	9/28/10
ARB - Approved with conditions. 1. The sign shall match the dimensions and location of the previous sign.			
1167	Jefferson Veterinary Hospital 2330 Brighton Henrietta Town Line Rd	Bldg Face	9/28/10
ARB - Approved as presented.			
1168	Apna Bazaar 2831 West Henrietta Road	Bldg Face	9/28/10
ARB - Approved with conditions. 1. All required variances shall be obtained.			
1169	Brighton Securities 1703 Monroe Avenue	Bldg Face	9/28/10
ARB - Approved as presented.			
1170	Arc of Monroe County 2060 Brighton Henrietta Town Line Rd	Bldg Face	9/28/10
ARB - Approved with conditions. 1. All required variances shall be obtained.			
1171	Naked Pizza 2087 Monroe Avenue	Bldg Face (2)	9/28/10
ARB - Approved with conditions 1. All required variances shall be obtained.			