

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF JUNE 17, 2020  
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 or online at The Town of Brighton's YouTube channel at <https://www.youtube.com/user/TownofBrighton>.

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](mailto:ramsey.boehner@townofbrighton.org), until June 17, 2020 at 12:00 PM.

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

The public may also 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.

TENTATIVE AGENDA

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

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 January 15, 2020 meeting minutes.  
Approval of the February 19, 2020 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of June 11, 2020 will now be heard.

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1P-02-20 Application of Nicholas Leonardo, owner, for Site Plan Modification (9P-01-19) to revise the location where a new house with attached garage will be constructed on property located west of the intersection of Clover Street and Greenaway Road, known as Tax ID #s 122.16-1-5, 122.16-1-4 and 122.16-1-3. All as described on application and plans on file. **TABLED AT THE JANUARY 15, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

2P-02-20 Application of the Country Club of Rochester, owner, for Preliminary/Final Site Plan Approval and Demolition Review and Approval to raze an existing maintenance building and replace it with an 8,550 +/- sf maintenance building (project has been modified to eliminate the construction of an additional 44 +/- parking spaces) on property located at 2935 East Avenue. All as described on application and plans on file. **TABLED AT THE FEBRUARY 19, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

- [3P-01-20](#) Application of Winton Place, LLC, owner and Bryan Root / Leap N' Laugh, lessee, for Conditional Use Permit Approval to allow for a children's indoor entertainment and recreation facility on property located at 3450 Winton Place (Winton Place Plaza). All as described on application and plans on file.
- [3P-02-20](#) Application of the Winton Place, LLC, owner, and OFC Creations Theatre Center, lessee, for Conditional Use Permit Approval to allow for a live theater performance venue for classes, receptions, rehearsals and shows on property located at 3450 Winton Place (Winton Place Plaza). All as described on application and plans on file.
- [3P-03-20](#) Application of Dave Hauer / F & H Development, owner for Preliminary/Final Site Plan Approval and Conditional Use Permit Approval to construct a 720 +/- sf addition to an accessory building allowing for the storage of construction equipment and vehicles and to also allow for the outdoor storage of construction equipment and vehicles on property located at 1338 Brighton Henrietta Town Line Road. All as described on application and plans on file.
- [4P-01-20](#) Application of Courtney Hopkin, owner, for Preliminary/Final Site Plan Approval to construct a 2,512 +/- sf single family home with a 781 +/- sf attached garage on property located at 11 Babcock Drive. All as described on application and plans on file.
- [4P-02-20](#) Application of Joseph O'Donnell / Greater Living Architecture, P.C., agent and Sarah D. Realty, LLC, owner, for Preliminary/Final Site Plan Approval to construct a 310 +/- sf building addition on property located at 885 Winton Road South. All as described on application and plans on file.
- [6P-01-20](#) Application Sphirah Cahill / SWBR, agent, and The Summit at Brighton, owner, for Site Plan Modification to construct an out door patio/dining area on property located at 2000 Summit Circle Drive. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Ramsey Boehner, Historic Preservation Commission Secretary, dated February 28, 2020, stating that the Historic Preservation Commission will not schedule a public hearing to consider the CCR maintenance building, 2935 East Avenue, for landmark status.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
<a href="#">1580</a>	Otis Elevator Co. 2 Townline Circle	Bldg Face Sign	2/25/20
ARB - Approved as presented.			
<a href="#">1581</a>	OFC Creations Theater Center 3450 Winton Place	Bldg Face Sign	2/25/20
ARB - Approved with conditions: 1. The sign shall not exceed 85.5 square feet based on building frontage and code requirements or a variance shall be obtained.			
<a href="#">1582</a>	Pet Supplies Plus 2947 Monroe Avenue	Bldg Face	