

PLANNING BOARD  
TOWN OF BRIGHTON  
MEETING OF NOVEMBER 18, 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.

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 November 18, 2020 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.

TENTATIVE AGENDA

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

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Approval of the September 16, 2020 meeting minutes.  
Approval of the October 21, 2020 meeting minutes.

CHAIRPERSON: Announce that the public hearings, as advertised for the Planning Board in the Brighton-Pittsford Post of November 12, 2020 will now be heard.

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[8P-01-20](#) Application of John Greer, owner, for Preliminary/Final Site Plan Approval to expand the existing restaurant parking lot on property located at 2171 West Henrietta Road. All as described on application and plans on file. **TABLED AT THE AUGUST 19, 2020 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED UNTIL THE DECEMBER 16, 2020 MEETING AT APPLICANTS REQUEST**

[11P-01-20](#) Application of Loyal Group REM, owner, for Demolition Review and Approval to raze a commercial building on property located at 1285 East Henrietta Road (aka 2420 Brighton Henrietta Town Line Road). All as described on application and plans on file.

[11P-02-20](#) Application of the University of Rochester, owner, for Site Plan Modification to install a new backup emergency generator on property located at 250 East River Road. All as described on application and plans on file.

[11P-03-20](#) Application of S.E. Baker and Company, agent, and Brighton Corners, LLC, owner, for 1) determination of the on-site parking requirement for a pilates studio, pursuant

to Section 205-12 of the Brighton Comprehensive Development Regulations; and 2) whether or not the parking requirements for a pilates studio located at 1900 Monroe Avenue (Twelve Corners Plaza) can be reduced pursuant to Section 205-20 (Combined Spaces) of the Brighton Comprehensive Development Regulations. All as described on application and plans on file

NEW BUSINESS:

[9P-NB1-20](#) Application of The Baptist Temple, owner, and Clover Park Properties, LLC, contract vendee, for Preliminary Site Plan Approval to convert and existing church building into high end office space and construct a 2 story, 10,000 sf building addition on property located at 1075 Clover Street. All as described on application and plans on file. **POSTPONED FROM THE OCTOBER 21, 2020 MEETING**  
[Revised Plans](#)

CHAIRPERSON: Announce that public hearings are closed.

OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from George Conboy, 1209 Clover Street, dated October 22, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Sarah Nemetz, 1260 Clover Street, dated October 22, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Ramsey Boehner, Secretary - Historic Preservation Commission, dated October 23, 2020, verifying that the Brighton Historic Preservation Commission will not schedule a public hearing to consider 1285 East Henrietta Road for landmark status.

Letter from Jeannie Clark, 2530 Highland Avenue, dated October 23, 2020, in opposition to application 9P-NB1-120, 1075 Clover Street.

Letter from Don Seipel, 2419 Highland Avenue, dated October 24, 2020, regarding application 9P-NB1-20, 1075 Clover Street.

Letter from Thomas Farrell, 1285 Clover Street, dated October 25, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Neal Levitt, 1390 Clover Street, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Robbie Taksen, 2409 East Avenue, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter From Errol Pinto, 2405-5 East Avenue, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Brian McGarry, 2562 Highland Avenue, dated October 28, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Cade Krueger, DDS Companies, dated October 30, 2020, requesting postponement of application 8P-01-20, 2171 West Henrietta Road, to the December 16, 2020 meeting.

PETITIONS:

NONE

SIGNS:

APP #	NAME & LOCATION	TYPE OF SIGN	ARB REVIEW
			PB DECISION
<b>ARB &amp; PB RECOMMENDATIONS AND/OR CONDITIONS</b>			
<a href="#">1591</a>	Violeta Garcia-Lepore DDS Family Denistry 420 White Spruce Blvd.	Bldg Face Sign	10/27/20
ARB - Approved with recommendation - Board recommends increasing the size of the sign for visibility - must be less than 52 sf.			
<a href="#">1592</a>	Upper Cervical Chiropractic of Rochester 749 East Henrietta Road	1) Bldg Face Sign 2) Directory Sign 3) Free Standing Business ID / Directory Sign	10/27/20
ARB - Tabled for additional information: 1. Better quality and accurate imagery dimensioned and scaled for the building face sign. 2. Building face sign should not interfere with architectural elements on front of building - in particular the arch details. 3. Website address shall be removed from the building face sign.			