

PLANNING BOARD
TOWN OF BRIGHTON
MEETING OF JUNE 20, 2024

**NOTE THE CHANGE IN MEETING DAY FROM JUNE 19 TO JUNE 20
DUE TO THE JUNETEENTH HOLIDAY ON JUNE 19**

Brighton Town Hall
2300 Elmwood Avenue

Written comments may be submitted to Jason Haremza, Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to jason.haremza@townofbrighton.org.

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

TENTATIVE AGENDA

7PM

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members.

CHAIRPERSON: Approval of 5-15-2024 minutes

CHAIRPERSON: Announce that the public hearings as advertised for the PLANNING BOARD in the Daily Record of 6-XX-2024 will now be held.

PUBLIC HEARINGS:

Application Number: [5P-02-24](#) [additional information submitted]

OpenGov reference no: PB-24-12

[55 Stonybrook Drive](#)

Application of Stephen Artim and Tricia Shalka, owners, and Jerry Serafine, agent, for EPOD (watercourse) Permit Approval to allow for the construction of 462 +/- sf 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.

Application Number: [4P-01-24](#) [additional information pending]
OpenGov reference no: PB-24-9
[1402 Blossom Road](#)

Application of C and K Real Estate Ventures LLC, owner, and McMahon LaRue Associates, agent, for Preliminary/Final Site Plan Approval to construct a 2,415 +/- sf single family home on property located at 1402 Blossom Road. All as described on application and plans on file. **TABLED 4-17-2024; PUBLIC HEARING REMAINS OPEN**

NEW BUSINESS:

Application Number: [6P-NB1-24](#)
OpenGov reference no: PB-24-14
[0 East Henrietta Road](#)

Immediately east of 335-345 Westfall Road (Costco) and 460 East Henrietta Road (former county facility). Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12

Application of Westfall Brighton SRE, LLC, owner, and BME Associates, agent, for Preliminary Subdivision Approval, Preliminary Site Plan Approval and Preliminary EPOD (woodlot) Permit Approval to combine two lots into one and construct a 48,282 +/- sf, 2-story golf and entertainment venue (TopGolf) with an outfield hitting area and with other associated site improvements on property located south of Westfall Road, east of East Henrietta Road (CityGate), known as Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12. All as described on application and plans on file.

Application Number: [6P-NB2-24](#)
OpenGov reference no: PB-24-17
[Elmwood Ave](#)

Immediately east of 1201 Elmwood. Tax ID parcels 136.14-1-1.2 and 136.14-1-1.3

Review an advisory report regarding Home Leasing and Providence Housing's Incentive Zoning proposal to construct 120 units of affordable housing (40 townhouses and an 80 unit multifamily building) and other site improvements on property located on Elmwood Avenue (Tax parcels 136.14-1-1.2 and 136.14-1-1.3).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE

SIGNS:

Application Number: [SN-24-10 \(1721\)](#)
2150 Monroe Ave

Building face nonilluminated sign for 'Bobby Pin + Pure Sole Nails Beauty Bar.'

Application Number: [SN-24-11 \(1722\)](#)
2048 (2050) S Clinton Ave Suite

Rectangular LED illuminated cabinet building face sign for 'CROSSCOUNTRY
MORTAGE Drips Spa'