

TOWN OF BRIGHTON PLANNING BOARD
DECISION AGENDA
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.

5-15-2024 minutes **APPROVED**

PUBLIC HEARINGS:

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

OpenGov reference no: PB-24-12

[**55 Stonybrook Drive**](#)

APPROVED WITH CONDITIONS

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 submitted]

OpenGov reference no: PB-24-9

[**1402 Blossom Road**](#)

APPROVED WITH CONDITIONS

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

TABLED

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

ADOPTED IZ REPORT AS AMENDED

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).

SIGNS:

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

2150 Monroe Ave

APPROVED AS RECOMMENDED BY ARB

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

Application Number: [SN-24-11 \(1722\)](#)

2048 (2050) S Clinton Ave Suite

APPROVED AS RECOMMENDED BY ARB

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