

TOWN OF BRIGHTON PLANNING BOARD  
**DECISION AGENDA**  
MEETING OF JULY 17, 2024  
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](mailto: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.

6-20-2024 minutes **NOT CONSIDERED**

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PUBLIC HEARINGS:

**Application Number: 7P-01-24**

*OpenGov reference no: PB-24-19*

*Note: Due to the large size of many of the documents, the application materials have been divided into individual links. Please see below:*

1. [Planning Board 6-20-2024 Action re: Preliminary Application, Staff Report, & Applicant's Response](#)
2. [Town Engineer 6-26-2024 Comments & Applicant's Response](#)
3. [Overall Site Plan](#)
4. [Site Rendering & Surrounding Area Rendering](#)
5. [Subdivision Plan & Detailed Site Plan](#)
6. [Existing Conditions](#)
7. [Utility, Grading, Net Pole, & Erosion Plans](#)
8. [Landscape, Lighting, & Outfield Sign Plans](#)
9. [Wetland Permit Approval](#)
10. [Geotechnical Investigation](#)
11. [Conditional Use Permit application information](#)

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*

**APPROVED WITH CONDITIONS**

Application of Westfall Brighton SRE, LLC, owner, and BME Associates, agent, for Final Subdivision Approval, Final Site Plan Approval and Final 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 other associated site improvements, and Conditional Use Permit Approval to allow for extended hours of operation, 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.

*Note: Applications 6P-NB1-24/PB-24-14 (Preliminary approval) and 7P-01-24/PB-24-19 (Final approval) are proposed to be combined into a single Preliminary/Final approval.*

**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*

**SEE APPLICATION 7P-01-24**

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. **TABLED AT THE JUNE 20, 2024 MEETING - PUBLIC HEARING REMAINS OPEN**

*Note: Applications 6P-NB1-24 (Preliminary approval) and 7P-01-24 (Final approval) are proposed to be combined into a single Preliminary/Final approval.*

**Application Number: [7P-NB1-24](#)**

*OpenGov reference no: PB-24-18*

2300 Elmwood Avenue

**ADOPTED ADVISORY REPORT AS AMENDED**

Review an advisory report regarding the Town of Brighton's proposal to renovate Town Hall, construct a small addition at the rear of the building, and reconfigure and improve pedestrian access and circulation, parking, landscaping and other site amenities on property located at 2300 Elmwood Avenue.

SIGNS:

**Application Number:** [SN-24-09](#)

1815 S. Clinton Ave, Suite 620

**APPROVED AS RECOMMENDED BY ARB**

Carved painted HDU nonilluminated 24sqft eggplant sign for 'Flower City Medical Group' ARB recommended approval.

**Application Number:** [SN-24-14](#)

0 Henrietta Rd

**APPROVED AS RECOMMENDED BY ARB**

Acrylic channel letters with an aluminum back and internal LED lights for 'TOPGOLF'. The shield logo sign is aluminum with an internal LED light. ARB recommended approval.