

Town of Brighton Planning Board Preliminary Agenda 6-18-2025

Meeting location: 680 Westfall Road (temporary location of Town Hall), Room 159 (first floor).

Meeting date and time: 6-18-2025, 7PM

Please Note: Brighton Town Hall at 2300 Elmwood Avenue is closed for renovation through 2026. Town offices and public meetings will take place at 680 Westfall Road during the renovation project. Police, courts, and library remain open at 2300 Elmwood Avenue. Mail should continue to be addressed to 2300 Elmwood Avenue, Rochester, NY 14618.

Comments may be provided in-person at the public hearing or submitted in writing to the Planning Board Secretary, Jason Haremza (jason.haremza@townofbrighton.org 2300 Elmwood Avenue, Rochester, NY 14618). Written comments must be received by 4PM on 6-18-2025.

Click on the hyperlinked File number for each case below to view the application materials. The final agenda, staff reports, and other documents to be considered by the Planning Board will be available on the town website no later than 24 hours prior to the meeting (to the extent practicable).

1. Meeting with staff

- Agenda review and discussion

2. Call meeting to order (Chair)

3. Roll call of board members (Secretary)

4. Consideration of minutes from prior meeting(s)

[4-16-2025](#)
[5-21-2025](#)

5. Public hearing announcement

The public hearings as advertised for the Planning Board in the Daily Record of 6-XX-2025 will now be held.

Public hearings

Case 1

Address/Location: 0 East Henrietta Road (Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12)

Type: Site Plan (combined Preliminary/Final), Subdivision, EPOD Permit, and Conditional Use Permit Review

Application: 6P-01-25

File: PB-25-14

Zoning: General Commercial (BF-2)/Incentive Zoning agreement

Applicant: Ryan Destro, PE (BME Associates)

Description: Application of Ryan Destro, PE (BME Associates), agent, and Westfall Brighton SRE LLC, owner, for combined Preliminary/Final Site Plan, Subdivision, and EPOD (Woodlot) Permit review 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 a Conditional Use Permit request to allow for extended hours of operation, on property located south of Westfall Rd, east of E Henrietta Rd (CityGate), known as Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12. [Note: this is a re-submittal of previously approved site plan that has expired. No changes to project]

Case 2

Address/Location: 0 South Winton Road (Tax ID parcel 137.140-01-082.22)

Type: Site Plan Review (combined Preliminary/Final)

Application: 6P-02-25

File: PB-25-16

Zoning: Residential - Low Density B (RLB)

Applicant: Gregory McMahon (McMahon LaRue)

Description: Application of Gregory McMahon, (McMahon LaRue), agent, for combined Preliminary/Final Site Plan Review to construct a 1690 +/- sf single family house, with an 870 +/- sf attached garage on property located on the east side of S Winton Rd, north of Hollyvale Dr, opposite Danbury Cir N, known as Tax ID parcel 137.140-01-082.22.

Case 3

Address/Location: 0 South Winton Road (Tax ID parcel 137.140-01-082.23)

Type: Site Plan Review (combined Preliminary/Final)

Application: 6P-03-25

File: PB-25-17

Zoning: Residential - Low Density B (RLB)

Applicant: Gregory McMahon (McMahon LaRue)

Description: Application of Gregory McMahon, (McMahon LaRue), agent, for combined Preliminary/Final Site Plan Review to construct a 1530 +/- sf single family house, with an 625 +/- sf attached garage on property located on the east side of S Winton Rd, north of Hollyvale Dr, opposite Danbury Cir N, known as Tax ID parcel 137.140-01-082.23.

Case 4 - POSTPONED

Address/Location: 1285 East Henrietta Road (Tax ID #149.18-2-2)

Type: Site Plan Review (Preliminary)

Application: 4P-NB1-25

File: PB-25-9

Zoning: Light Industrial (IG)

Applicant: Loyal Group REM, LLC

Application of Thomas Fitzgerald, MRB Group, agent, and Loyal Group REM LLC, owner, Birnbaum Companies, contract vendee, for Preliminary Site Plan Approval to construct a 3,200 +/- sf commercial building for use as a cannabis dispensary on property located at 1285 East Henrietta Road, known as Tax ID #149.18-2-2. TABLED AT 4-16-2025 MEETING.

POSTPONED TO 7-16-2025 MEETING AT APPLICANT'S REQUEST.

PUBLIC HEARING REMAINS OPEN.

6. Presentations/Communications

None

7. Petitions

None

8. Signs

None