

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
APRIL 6, 2022

Due to the public gathering restrictions because of COVID-19 and the adoption of Chapter 417 of the laws of 2022, this Zoning Board meeting will be conducted remotely beginning at 7:00 pm or as soon thereafter as possible. Members of the public will be able to view the meeting via Zoom.

Written comments may be submitted to Rick DiStefano, Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [rick.distefano@townofbrighton.org](mailto:rick.distefano@townofbrighton.org).

Applications subject to public hearings are available for review on the town's website no later than twenty-four hours prior to the meeting.

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.

7:00 P.M.

CHAIRPERSON:     Call the meeting to order.

SECRETARY:        Call the roll.

CHAIRPERSON:     Agenda Review with Staff and Members

CHAIRPERSON:     Approve the minutes of the January 5, 2022 meeting.  
                         Approve the minutes of the February 2, 2022 meeting.  
                         Approve the minutes of the March 2, 2022 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of March 31, 2022 will now be held.

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[4A-01-22](#)     Application of Anthony and Tosha Gutilla, owners of property located at 320 Warrington Drive, for an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to allow for a detached garage to be constructed 2.4 ft. from a rear lot line and 2.4 ft. from a side lot line in lieu of the minimum 5 ft. setback from all lot lines as required by code. All as described on application and plans on file.

[4A-02-22](#)     Application of Evolve Additive Solutions, Inc., lessee, and Ahead Energy Corporation, owner of property located at 285 Metro Park, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a storage trailer on site for a period of 9 to 12 months where not allowed by code. All as described on application and plans on file.

[4A-03-22](#)     Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold up to six (6) outdoor weddings/club special events for the year 2022. All as described on application and plans on file.

- [4A-04-22](#) Application of Brielle Messing, agent, and Ralph DiTucci, Castle Office Group, LLC, owner of property located at 180 Sawgrass Drive, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow a food truck on site once per week from May through August 2022 where not allowed by code. All as described on application and plans on file.
- [4A-05-22](#) Application of Duane and Brenda Smullen, owners of property located at 55 Middlebrook Lane, for an Area Variance from Section 205-2 to allow a front porch to extend 5ft. into the 40 ft. front setback required by code. All as described on application and plans on file.
- [4A-06-22](#) Application of Jeffrey Gardiner, owner of property located at 45 Knolltop Drive, for extension of an approved Area Variance (4A-05-21) allowing for a garage addition to extend 6 +/- ft onto the 40 ft. front setback required by code. All as described on application and plans on file.
- [4A-07-22](#) Application of Vincent and Kimberly Nolan, owners of property located at 81 Indian Spring Lane, for an Area Variance from Section 203-2.1B(6) to allow a standby emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.
- [4A-08-22](#) Application of James and Karen Coffey, owners of property located at 36 Midland Avenue, for an Area Variance from Section 203-1.1B(8) to allow a standby emergency generator to be located six (6) inches from a rear (east) lot line and 9+/- ft from a side (north) lot line in lieu of the minimum 10 ft setback required by code. All as described on application and plans on file.
- [4A-09-22](#) Application of Twelve Corners Presbyterian Church, owner of property located at 1200 Winton Road South, for an Area Variance from Section 203-2.1C(1)(a) to allow a church building setback of 57.9 ft. after a lot line (subdivision) adjustment, in lieu of the minimum 100 ft. required by code. All as described on application and plans on file.
- [4A-10-22](#) Application of Twelve Corners Presbyterian Church, owner of property located at 1200 Winton Road South, for an Area Variance from Section 207-10E(5) to allow pavement and parking, after a lot line (subdivision) adjustment, to be up to a side (north) lot line in lieu of a minimum setback of 4 ft. as required by code. All as described on application and plans on file.
- [4A-11-22](#) Application of Home Power Systems, contractor, and Monica Gilligan, owner of property located at 6 Kent Park, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a standby emergency generator to be located in a side yard, 5+/- ft. from the lot line in lieu of in the rear yard behind the house no closer than 10 ft. from a lot line as required by code. All as described on application and plans on file.
- [4A-12-22](#) Application of Meaghan Fee Spencer, owner of property located at 111 Hampshire Drive, for an Area Variance from Section 205-2 to allow a garage addition to extend 2.5 +/- ft. into the 7.5 ft. side setback required by code. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE