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TENTATIVE AGENDA  
BOARD OF APPEALS - TOWN OF BRIGHTON  
MAY 4, 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 March 2, 2022 meeting.  
Approve the minutes of the April 4, 2022 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of April 28, 2022 will now be held.

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5A-01-22 Application of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-12 to allow for 45 parking spaces in conjunction with a new grocery store in lieu of the minimum 55 parking spaces required by code. All as described on application and plans on file.

5A-02-22 Application of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-7 to allow for impervious surface area to increase, after site modifications, from 83.2% to 84.9% in lieu of the maximum 65% allowed by code. All as described on application and plans on file.

5A-03-22 Application of Fidelity Investments, LLC, lessee, and Daniele Family Companies, owner of property located at 2750 Monroe Avenue, for a Sign Variance from Section 207-32B(1) to allow for a sign on a second building face where not allowed by code. All as described on application and plans on file.

5A-04-22 Application of Ari and Victoria Chodos, owners of property located at 35 Whitestone Lane, for Area Variances from Section 205-2 to 1) allow a building addition to extend 10.4 ft. into the existing 53.9 ft. rear setback where a 60 ft. rear setback is required by code, and 2) allow livable floor area, after construction of the addition to increase from 5,281 sf to 5,926 sf where a maximum 4,129 sf is allowed by code. All as described on application and plans on file.

5A-05-22 Application of Randall Peacock, architect, and Debra Rogers, owner of property located at 24 Hemingway Drive, for 1) an Area Variance from Section 205-2 to allow a garage expansion to extend 6.7 ft. into the existing 11.7 ft. side setback where a 13.27 ft. side setback is required by code.; 2) an Area Variance from Section 205-2 to allow a building addition to extend 15 +/- ft. into the existing 55 ft. rear setback where a 60 ft. rear setback is required by code; and 3) an Area Variance from Section 207-10E to allow a driveway expansion up to the side lot line where a minimum 4 ft. setback is required by code. All as described on application and plans on file.

5A-07-22 Application of William Fox and Christi Alessi Fox, owners of property located at 111 Brightwoods Lane, for an Area Variance from Section 207-10E(5) to allow front yard pavement, after a driveway expansion, to be 35.8% of the front yard area in lieu of the maximum 30% allowed by code. All as described on application and plans on file.

5A-08-22 Application of Neil and Laura Frood, owners of property located at 1575 Highland Avenue (Tax ID #137.05-3-7) for an Area Variance from Section 203-2.1B(2) and 203-9A(4) to allow a pool house to be 527 sf in size in lieu of the maximum 250 sf allowed by code. All as described on application and plans on file.

5A-09-22 Application of Jon Dangelo, agent, and Elliot Foo, owner of property located at 30 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.

5A-10-22 Application of Timothy and Ellen Maher, owners of property located at 407 Brooklawn Drive, for an Area Variance from Section 205-2 to allow a covered porch to extend 10 +/- ft. into the 40 ft. front setback required by code. All as described on application and plans on file.

5A-11-22 Application of Erica and Jon Stanat, owners of property located at 2 Marvin Park, for an Area Variance from Section 207-2A to allow a 6.5 ft. stockade fence to extend 80 +/- ft. into a front yard where a maximum 3.5 ft. high fence is allowed by code. All as described on application and plans on file.

5A-12-22 Application of Bell Atlantic Mobile, lessee, and Venue Fee LLC, owner of property located at 2500 East Avenue, for an Area Variance from Section 207-42C(1)(b) to allow for cellular support equipment to be located on the roof in lieu of housed in the building or in an approved addition as 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