

BRIGHTON LEGAL NOTICE  
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE that a public hearing will be held by the ZONING BOARD OF APPEALS of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held remotely via a video conferencing platform on Wednesday May 4, 2022 at 7:00 P.M. (E.D.S.T.). Pursuant to the adoption of Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 which permitted remote public meetings and the issuance of the Governor's Executive Order 11 and the suspension of in-person meeting requirements under the Open Meetings Law and the extensions thereof, this meeting will be conducted remotely beginning at 7:00pm or as soon thereafter as possible. Members of the public will be able to view and participate in the meeting via Zoom. Please go to the Town website (<https://www.townofbrighton.org>) for a link to the Zoom meeting. Should the suspension of in-person meeting requirements expire before the time and date of the above referenced meeting, said meeting will be conducted in-person at the Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton and will commence at 7:00 pm.

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 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. for the purpose of considering, modifying, approving or disapproving the following listed applications.

- 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 form 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 Froot, 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.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, (585)784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.

Rick DiStefano, Secretary  
BOARD OF APPEALS  
The Daily Record  
April 28, 2022