

A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
JUNE 1, 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 April 6, 2022 meeting. **To be done at the July 6, 2022 meeting.**  
Approve the minutes of the May 4, 2022 meeting. **To be done at the July 6, 2022 meeting**

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of May 26, 2022 will now be held.

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6A-01-22 Application of Martina Brugnoli, owner of property located at 11 Esplanade Drive, for an Area Variance from Section 207-2A to allow a 6 ft. high front yard fence (Grosvenor Road frontage) in lieu of a maximum 3.5 ft. high fence as allowed by code. All as described on application and plans on file.

6A-02-22 Application Shawn Derycke, Home Power Systems, contractor, and Margaret Jones, owner of property located at 148 Monteroy Road, 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 in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

6A-03-22 Application of Magic Seal, LLC, contractor, and Meghan Zimmer and Joseph Clarke, owners of property located at 498 Clover Street, of an Area Variance from Section 207-10E(5) to allow a driveway expansion to be 2 ft. from a side lot line in lieu of the minimum 4 ft. required by code. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

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. **TABLED AT THE MAY 4, 2022 MEETING**

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. **TABLED AT THE MAY 4, 2022 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE