

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
NOVEMBER 2, 2022

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.

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 September 7, 2022 meeting.  
                         Approve the minutes of the October 6, 2022 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of October 27, 2022 will now be held.

\*\*\*\*\*

[8A-04-22](#)     Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner  
[Additional Info](#) of property located at 3108 East Avenue, for a Use Variance from Section 203-44 to allow a gas station with convenience store to be located in a BE-1 Office and Office Park District where not allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[8A-05-22](#)     Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner  
[Additional Info](#) of property located at 3108 East Avenue, for an Area Variance from Section 207-6B to allow an accessory structure (gas canopy) to be located in a front yard in lieu of the rear yard as required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[8A-06-22](#)     Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner  
[Additional Info](#) of property located at 3108 East Avenue, for Area Variances from Section 205-18 to 1) allow parking of vehicles to within 2 ft. for a side lot line (north) where a 10 ft. setback is required by code, and 2) allow paved areas / aisles up to the front lot line where a 20 ft. setback is required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[10A-01-22](#)     Application of Sign and Lighting Services, contractor, and Daniele SPC, LLC, owner  
[Additional Info](#) of property located at 2750 Monroe Avenue, Building 5, for Sign Variances from Section 207-32B to 1) allow for business identification signs on three (3) building sides in lieu of only one as allowed by code. All as described on application and

plans on file. **TABLED AT THE OCTOBER 6, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

11A-01-22 Application of Howard Crane, agent, and Leslie Crane, owner of property located at 58 Whitestone Lane, for an Area Variance from Section 207-2B to allow a retaining wall and fence (on top) to be 10 ft. in height in lieu of the maximum 6.5 ft. allowed by code. All as described on application and plans on file.

11A-02-22 Application of Adam Randall, agent, and Shannon Evans, owner of property located at 154 Greenaway Road, for an Area Variance from Sections 203-2B(3) and 203-9A(4) to allow a detached garage to be 995 +/- sf in size, after construction of a 280 +/- sf open roofed area in lieu of the maximum 600 sf in size allowed by code. All as described on application and plans on file.

11A-03-22 Application of Stephen Mueller, owner of property located at 21 Hillsboro Road, for Area Variances from Section 207-6A(2) to allow two (2) accessory structures, each to have a 1 ft. setback from a side lot line where a minimum 5 ft. setback is 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:

Letter from Charlie and Maggie Symington, 6 Whitney Lane, dated October 5, 2022, in opposition to applications 8A-04-22, 8A-05-22 & 8A-06-22, 3108 East Avenue.

Letter from Jacqueline and Brian Fox, 1 Whitney Lane, dated October 10, 2022, in opposition to applications 8A-04-22, 8A-05-22 & 8A-06-22, 3108 East Avenue.

Letter from Gretchen Birbeck and Mike Potchen, 8 Whitney Lane, dated October 10, 2022, in opposition to applications 8A-04-22, 8A-05-22 & 8A-06-22, 3108 East Avenue.

Letter from Jim Lill, 322 Cobb Terrace, dated October 16, 2022, with comments and concerns regarding application 10A-01-22, 2750 Monroe Avenue.

Letter from Mike DeRiio, 195 Monteroy Road, dated October 17, 2022, with comments and concerns regarding application 10A-01-22, 2750 Monroe Avenue.

PETITIONS: NONE