

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 at the Town Hall 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday December 7, 2022 at 7:00 P.M. (E.S.T.) for the purpose of considering, modifying, approving or disapproving the following listed applications. 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.

- 12A-01-22     Application of Terry Smith, contractor and Denise Platek, owner of property located at 35 Torrington Drive, 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.
  
- 12A-02-22     Application of John Betlem Heating and Cooling, contractor, and Darryl Tinney, owner of property located at 265 Bastian 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.
  
- 12A-03-22     Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for Area Variances from Section 205-2 to allow 1) a new home to be constructed with a 20.65 ft. side setback (east lot line) in lieu of the minimum 33.22 ft. required by code, and 2) allow liveable floor area to be 5,050 sf in lieu of the maximum 3,748 sf allowed by code. All as described on application and plans on file.
  
- 12A-04-22     Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for an Area Variance from Section 207-11 to allow an inground swimming pool to be located partially in a side yard where only the rear yard is allowed by code. All as described on application and plans on file.
  
- 12A-05-22     Application of Thomas and Lindsay Connelly, owner, of property located at 128 Eastland Avenue, for an Area Variance from Section 207-10E(2) to allow front yard pavement to increase from 33% to 40% of the front yard area, after construction of a front addition, where a maximum 30% is allowed by code.
  
- 12A-06-22     Application of Mary Jo Jepson, owner of property located at 339 Hollywood Avenue, for Area Variances from Sections 203-2.1B(2) and 203-9A(4) to 1) construct a detached garage with attached pergola 648 sf in size in lieu of the maximum 600sf allowed by code, and 2) allow said detached garage to be setback 3 feet from a side and the rear lot line where a minimum 5 ft setback from all lot lines is required by code. All as described on application and plans on file.
  
- 12A-07-22     Application of Husniye Togay, owner of property located at 71 Branchwood Lane, for an Area Variance from Section 207-2A to allow a front yard (French Road) fence to be 4.5 ft. in height in lieu of the maximum 3.5 ft. allowed 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  
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