

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
MARCH 1, 2023

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 December 7, 2022 meeting.  
                         Approve the minutes of the January 4, 2023 meeting.  
                         Approve the minutes of the February 1, 2023 meeting.

CHAIRPERSON:      Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of February 23, 2023 will now be held.

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[3A-01-23](#)      Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold up to six (6) outdoor weddings/club special events for the year 2023. All as described on application and plans on file.

[3A-02-23](#)      Application of John and Monique Marchioni, owners of property located at 102 Southern Parkway, for Area Variances from Sections 207-6, 203-2.1B(2) and 203-9A(4) to 1) allow a detached garage to be 728 +/- sf in size after construction of a 317 +/- sf addition, in lieu of the maximum 600 sf allowed by code, and 2) allow said addition to be 4.7 ft. (3.7 ft from overhang) from a lot line where a minimum 5 ft. setback is required by code. All as described on application and plans on file.

[3A-03-23](#)      Application of Paul Morabito, architect, and Peter and Kim Eichenlaub, owners of property located at 337 Avalon Drive, for an Area Variance from Section 205-2 to allow a building addition to extend 3.2 ft. into the 18.47 ft. side setback required by code. All as described on application and plans on file.

[3A-04-23](#)      Application of Christopher Costanza, architect, and Roberta and Steven Pheterson, owners of property located at 175 Glen Ellyn Way, for an Area Variance from Section 205-2 to allow a roofed over entry-way to extend 5.6 ft. into the 40 ft. front setback required by code. All as described on application and plans on file.

[3A-05-23](#)      Application of Alan Ryon, owner of property located at 111 Bastian Road, for 1) an Area Variance from Sections 203-2.1B(2) and 203-9A(4) to allow a detached garage

to be 985 sf in size, after construction of a 485 sf addition, in lieu of the maximum 600 sf allowed by code; and 2) an Area Variance from Section 207-6A(1) to allow said garage addition to be 16.5 ft. in height in lieu of the maximum 16 ft. allowed by code. All as described in application and plans on file.

3A-06-23

Application of Larry and Stacy Turowski, owners of property located at 141 St. Regis Drive South, requesting modification of an approved setback variance for a detached garage (10A-08-22) to be reduced from the approved 4.7 ft to 2.7 ft. where a 5 ft. minimum 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 Andriana Capobianca, Bastian Road, dated December 18, 2022, in support of application 3A-05-23, 111 Bastian Road.

PETITIONS:

NONE