

**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. **To be done at the April 10, 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

(across street)

December 18, 2023

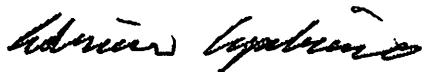
110 Bastian Rd.  
Rochester, NY 14623

Town of Brighton  
Zoning Board of Appeals  
2300 Elmwood Avenue  
Rochester, NY 14618

Dear Board Members:

I am writing in support of the zoning variance being requested by Kelly O'Connell and Alan Ryon of 111 Bastian Rd. for the addition to their garage that will encroach on the adjacent lot also owned by the applicants. I believe that the proposed construction would be a net benefit to the neighborhood by increasing average property value and by ensuring that a new home is not built on the now empty lot, preserving the neighborhood's natural character. As their immediate neighbor, I have no objection whatsoever to the variance request, and I hope that the board will see fit to approve it. Please feel free to contact me with any questions at [adriana@capobianco.me](mailto:adriana@capobianco.me) or 585-281-4697.

Best regards,



Adriana Capobianco