

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD MARCH 1, 2023

- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
March 2, 2023