

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
MAY 3, 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.

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 March 1, 2023 meeting.
 Approve the minutes of the April 10, 2023 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of April 27, 2023 will now be held.

[4A-01-23](#) Application of Robert Piazza Palotto, owner of property located at 2500 Elmwood Avenue, for modification of an approved variance (9A-06-22) to allow construction of a second story above an attached garage addition which was granted a side setback variance of 8.2 ft. in lieu of the minimum 10.8 ft. required by code. All as described on application and plans on file. **TABLED AT THE APRIL 10, 2023 MEETING - PUBLIC HEARING REMAINS OPEN**

[5A-01-23](#) Application of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-12 to allow for 37 parking spaces in conjunction with a grocery store in lieu of the minimum 55 parking spaces required by code. All as described on application and plans on file.

[5A-02-23](#) Application of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-7 to allow impervious lot coverage to be 83.2% of the lot area, after site modifications, in lieu of the maximum 65% allowed by code. All as described on application and plans on file.

[5A-03-23](#) Application of John and Vanessa Geer, owners of property located at 2171 West Henrietta Road, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a 30 ft. by 30 ft. tent partially covering an outdoor dining area from May through October 2023. All as described on application and plans on file.

[5A-04-23](#) Application of Robin Wells and Jason Wells, owners of property located at 58 Torrington Drive, for an Area Variance from Section 207-10A(2) to allow an

emergency access window well to extend 6 inches into the minimum 4 ft. side setback required by code. All as described in application and plans on file.

[5A-05-23](#)

Application of Westmarsh Properties, LLC, owner of property located at 57 Eldridge Avenue, for Area Variances from Section 205-2 to allow for the construction of a single family home with 1) a 15.5 ft. front setback in lieu of the minimum 75 ft. front setback required by code, and 2) a 38.5 ft rear setback in lieu of the minimum 60 ft. rear setback required by code. All as described on application and plans on file.

[5A-06-23](#)

Application of Westmarsh Properties, LLC, owner of property located at 57 Eldridge Avenue, for an Area Variance from Section 205-2 to allow building lot coverage, after construction of a single family home to be 15.9% of the lot area in lieu of the maximum 15% allowed 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 Richard Testa, Howard Hanna Real Estate Services, supporting the site plan design of the proposed home at 57 Eldridge Avenue.

Letter from Jeffrey Scofield, ReMax Plus, supporting the site plan design of the proposed home at 57 Eldridge Avenue.

PETITIONS:

NONE