

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
JUNE 7, 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 April 10, 2023 meeting.  
                         Approve the minutes of the May 3, 2023 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of June 1, 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 (revised) 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 28 parking spaces (revised from 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. **POSTPONED TO THE JULY 5, 2023 MEETING AT APPLICANTS REQUEST**

[5A-02-23](#)        Application (revised) 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 80.3% (revised from 83.2%), after site modifications, in lieu of the maximum 65% allowed by code. All as described on application and plans on file. **POSTPONED TO THE JULY 5, 2023 MEETING AT APPLICANTS REQUEST**

[6A-01-23](#)        Application of Margaret Heminway, owner of property located at 25 Meadow Lane, for 1) an Area Variance from Section 205-2 to allow a rear building/garage addition to extend 20.7 ft. into the 60 ft. rear setback required by code, and 2) allow a driveway expansion to be .9 ft from a side lot line in the of the minimum 4 ft. required by code. All as described on application and plans on file.

- [6A-02-23](#) Application of Advantage Federal Credit Union, owner of property located at 70 Metro Park, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a one day car sales event with a tent and food truck (June 24, 2023) where not allowed by code. All as described in application and plans on file.
- [6A-03-23](#) Application of Sign and Lighting Services, agent, and Daniele SPC, LLC, owner of property located at 2760 Monroe Avenue, for a Sign Variance from Section 207-32B to allow for non-business identification signage (adding “Allergy” to the existing “Wellnow Urgent Care” sign) where not allowed by code. All as described on application and plans on file.
- [6A-04-23](#) Application of Faith Bible Church, owner of property located at 1095 East Henrietta Road, for an Area Variance from Section 205-8 to allow a 1,200 +/- sf outdoor pavilion to be located 16 ft. from a side lot line in lieu of the minimum 50 ft. required by code. All as described on application and plans on file.
- [6A-05-23](#) Application of Jacquelyn Marchand, owner of property located at 2340 Elmwood Avenue, for Area Variances from Section 205-2 to allow 1) a front building addition to extend 5 ft. into the existing 38.9 ft front setback (Elmwood Avenue) where a 40 ft. front setback is required by code, and 2) allow a porch addition to extend 6.6 ft. into the existing 31.6 ft. front setback (Seminole Way) where a 40 ft. front setback is required by code. All as described on application and plans on file.
- [6A-06-23](#) Application of Megan Betteley Wang and Yves Wang, owners of property located at 249 Penfield Road, for an Area Variance from Sections 203-2.1B(2) and 203-9A(4) to allow a shed to be located in the front yard in lieu of the rear yard as required by code. All as described on application and plans on file.
- [6A-07-23](#) Application of Golisano Institute For Business and Entrepreneurship, lessee, and Golisano Business COE, owner of property located at 150 Sawgrass Drive, for 1) an Area Variance from Section 207-2A to allow a front yard wall to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code and allow for the display of a relocated freestanding sign on said wall; and 2) a Sign Variance from Section 207-32B to allow a building face business identification sign to be 25 +/- ft above grade in lieu of the maximum 20 ft. allowed by code. All as described on application and plans on file.
- [6A-08-23](#) Application of Heather Daly, owner of property located at 82 Southland Drive, for an Area Variance from Section 207-2A to allow a front yard fence (Sylvia Street) to be 6.5 ft. in height in lieu of the maximum 3.5 ft. allowed by code. All as described on application and plans on file.
- [6A-09-23](#) Application of Kyle and Daisy Geer, owners of property located at 153 Hollyvale Drive, for an Area Variance from Section 205-2 to allow a front porch to extend 7.6 ft. into the 40 ft. front setback 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:

NONE

PETITIONS:

NONE