

**T E N T A T I V E A G E N D A**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**JULY 5, 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 June 7, 2023 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of June 29, 2023 will now be held.

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5A-01-23 Application (revised) of Reza Hourmanesh, architect, and Guiyan Li, owner of Revised Plans 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 Revised Plans 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**

7A-01-23 Application of Joseph and Karen Rulison, owners of property located at 150 Pelham Road, for an Area Variance from Section 203-2.1B(1) to allow a standby emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

7A-02-23 Application of Sign and Lighting Services, contractor, and 2735 Monroe LLC, owner of property located at 2735 Monroe Avenue, for a Sign Variance from Section 207-32B to allow a business identification sign on a second building face where not allowed by code. All as described in application and plans on file.

7A-03-23 Application of Sue Steele, landscape architect, and Our Lady of Lourdes Church of Brighton, owner of property located at 150 Varinna Drive, for Area Variances from Sections 203-2.1B(7) and 203-9A(4) to 1) allow air conditioning equipment to be

located in a front yard where not allowed by code, and 2) allow the noise level of said equipment to be 96 decibels in lieu of the maximum 78 decibels allowed by code. All as described on application and plans on file.

7A-04-23

Application of Sue Steele, landscape architect, agent and Our Lady of Lourdes Church of Brighton, owner of property located at 150 Varinna Drive, for 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. All as described on application and plans on file.

7A-05-23

Application of Patrick Morabito, architect, and Carla Giambrone, owner of property located at 370 Kimberly Drive, for Area Variances from Section 205-2 to 1) allow a building addition (garage and living space) to extend .6 ft. into the 15 ft. side setback required by code, and 2) allow an enclosed entryway to extend 10 +/- ft. into the existing 50 ft. front setback where a 60 ft. front setback is required by code. All as described on application and plans on file.

7A-06-23

Application of The University of Rochester, owner of property located at 220/250 East River Road, for renewal of a Temporary and Revocable Use Permit (10A-11-20, 7A-04-22) pursuant to Section 219-4 to allow a mobile MRI scanner (trailer) to be on site for an additional two years until July 2025. All as described on application and plans on file.

7A-07-23

Application of Todd Krenzer, agent, and Rochester Electrical Workers Building Corp., owner of property located at 2300 East River Road for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold a one day clam bake event in September 2023 and September 2024. 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