

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
DECEMBER 6, 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 October 4, 2023 meeting.
 Approve the minutes of the November 1, 2023 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of November 30, 2023 will now be held.

11A-01-23 Application of Rhonda Kay, owner of property located at 1534 Crittenden Road, for an Area Variance from Section 207-49 to allow for the installation of ground mounted solar panels in lieu of roof mounted panels as required by code. All as described on application and plans on file. **TABLED AT THE NOVEMBER 1, 2023 MEETING - PUBLIC HEARING REMAINS OPEN. POSTPONED TO THE JANUARY 3, 2024 MEETING AT APPLICANTS REQUEST**

12A-01-23 Application of Excelsior Communities, LLC, agent, and Brighton Village Apartments, owner of property located at 1625 Crittenden Road, for an Area Variance from Section 203-30A(1) and 203-2.1B(3) to allow a storage garage to be 2,400 sf in lieu of the maximum 600 sf allowed by code. All as described on application and plans on file.

12A-02-23 Application of Rafiullah Sahak, lessee, and Taib Samir Elkettani, owner of property located at 2829 West Henrietta Road, for an Area Variance from Section 205-12 to allow for 17 on-site parking spaces in lieu of the minimum 26 parking spaces required by code, allowing for the establishment of a specialty food store (refer to parking variance application 10A-02-17). All as described n application and plans on file.

12A-03-23 Application of Amanda Costanza, architect, and Jonathan Zhe, owner of property located at 73 Cobb Terrace, for an Area Variance from Section 205-2 to allow attached garage area to be 1,140 sf, after construction of a 646 sf garage addition, in lieu of the maximum 900 sf allowed by code. All as described on application and plans on file.

[12A-04-23](#) Application of Frank Magnola, agent, and A.C. Monroe, LLC, owner of property located at 2600 Monroe Avenue, for an Area Variance from Section from Section 207-6B to allow an accessory structure to be located in a side yard in lieu of the rear yard as required by code. All as described in application and plans on file.

[12A-05-23](#) Application of Randall Peacock, architect, and Lara Evans and Joel Rosen, owners of property located at 92 Viennawood Drive, for an Area Variance from Section 205-2 to allow a front porch to extend 10.5 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:

Letter from Rhonda Kay, 1534 Crittenden Road, dated November 20, 2023, requesting postponement of application 11A-01-23 to the January 3, 2024 meeting.

PETITIONS:

NONE