

**TENTATIVE AGENDA**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**APRIL 3, 2024**

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 March 6, 2024 meeting.

**CHAIRPERSON:** Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of February 28, 2024 will now be held.

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[4A-01-24](#) Application of Huseyin Sula, lessee, and Mark Teng, owner of property located at 2341 Monroe Avenue, for an Area Variance from Section 205-12 to allow a cafe/restaurant to operate with 7 parking spaces in lieu of the minimum 17 spaces required by code. All as described in application and plans on file.

[4A-02-24](#) Application of Huseyin Sula, lessee, and Mark Teng, owner of property located at 2341 Monroe Avenue, for an Area Variance from Section 203-64B(3)(i) to allow a cafe/restaurant to be 10 ft, from a residential lot line in lieu of the minimum 50 ft. required by code. All as described on application and plans on file.

[4A-03-24](#) Application of Corinne VanSchoick, agent, Bernard and Dr. Jamie Capal, contract vendee, and Mary Critikos, owner of property located at 1 Grosvenor Road, for an Area Variance from Section 207-2A to allow a front yard fence to be 4 ft. in height in lieu of the maximum 3.5 ft allowed by code. All as described on application and plans on file.

[4A-04-24](#) Application of Greg McMahon, agent, and Westmarsh Properties LLC, owner of property located at 57 Eldridge Avenue, requesting renewal of approved variances 5A-05-23 (setbacks) and 5A-06-23 (building lot coverage) pursuant to Section 219-6F. All as described on application and plans on file.

**CHAIRPERSON:** Announce that public hearings are closed.

**NEW BUSINESS:**

NONE

OLD BUSINESS:

1A-08-24 Application of Jon Tantillo, agent, and Salafia Nunzio, owner of property located at 125 Old Mill Road, appealing the Historic Preservation Commission's landmark designation of said property, pursuant to Section 224-3F of the code. All as described on application and plans on file. **The Appeal is granted in part and denied in part, and the designation of the Property as a "Landmark" is modified to designate only the landscape architecture on the Property designed by Fletcher Steele as a "Landmark" (AT THE MARCH 6, 2024 MEETING). FINDINGS TO BE REVIEWED AND APPROVED**

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE