

BRIGHTON LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE that a public hearing will be held by the ZONING BOARD OF APPEALS of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held at the Town Hall 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday June 5, 2024 at 7:00 P.M. (E.D.S.T.) for the purpose of considering, modifying, approving or disapproving the following listed applications. 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.

- 6A-01-24 Application of Richard Hunt, agent, and John and Beth Tarduno, owners of property located at 74 Oakdale Drive, for 1) an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to construct a 572 sf detached garage 3 ft. from a side lot line in lieu of the minimum 5 ft. required by code; and 2) an Area Variance from Section 207-6A(1) to allow said garage to be 17 ft. in height in lieu of the maximum 16 ft. allowed by code. All as described in application and plans on file.

- 6A-02-24 Application of Nathan Esh, agent, and Wesley Williamson, owner of property located at 180 Coniston Drive, for an Area Variance from Section 205-2 to allow a deck to extend 14 ft. into the 51.8 ft. rear setback where a 60 ft. rear setback is required by code. All as described on application and plans on file.

- 6A-03-24 Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for 1) a Sign Variance from Section 207-26D to allow a 100% logo building face sign (Starbucks) where not permitted by code (east elevation); and 2) a Sign Variance from Section 207-32 to allow logos on way finding signs where not permitted by code. All as described on application and plans on file.

- 6A-04-24 Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-32B to allow for 2 non business identification signs (Drive Thru) on the east and west building elevations where not allowed by code. All as described on application and plans on file.

- 6A-05-24 Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-32B to allow for three (3) menu boards where not allowed by code. All as described in application and plans on file.

- 6A-06-24 Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-6 to allow a canopy structure to be located in a front yard in lieu of a rear yard as required by code. All as described on application and plans on file.

- 6A-07-24 Application of Jerry Serafine, agent, and Stephen Artim and Tricia Shalka, owners of property located at 55 Stonybrook Drive, for an Area Variance from Section 211-16(1) to allow the construction of an addition located in a floodplain to have the lowest finished floor 18 inches above the base flood elevation in lieu of the minimum 24 inches required by code. All as described on application and plans submitted.

- 6A-08-24 Application of Leroy and Lehana Doctor, owners of property located at 74 Irving Road, for an Area Variance from Section 207-10E(2) to allow front yard pavement coverage to be 35% of the front yard area, after a driveway expansion, in lieu of the maximum 30% allowed by code. All as described on application and plans submitted.
- 6A-09-24 Application of Jennifer Schmidt, Airosmith Development, applicant, and the Town of Brighton, owner of property located at 444 Browncroft Blvd., for Area Variances from Sections 203-2.1B(6) and 203-9A(4) to 1) allow a standby emergency generator to be in a yard other than the rear yard as required by code and 2) allow said generator to be powered by diesel fuel in lieu of natural gas or propane as required by code. All as described on application and plans on file.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, (585)784-5250, at least 72 hours in advance that they are in need of such accommodation.
BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.

Rick DiStefano, Secretary
BOARD OF APPEALS
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