

A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
JULY 2, 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.

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 3, 2024 meeting.  
Approve the minutes of the May 1, 2024 meeting.  
Approve the minutes of the June 5, 2024 meeting. **To be done at the August 7, 2024 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of June 26, 2024 will now be held.

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[7A-01-24](#) Application of Robert Piazza Palotto, owner of property located at 2500 Elmwood Avenue, for an Ara Variance from Section 207-10E(5) to allow a 12 ft. long sidewalk to be 1 ft. from a side lot line in lieu of the minimum 4 feet required by code. All as described in application and plans on file.

[7A-02-24](#) Application of Igor and Renee Titoff, owners of property located at 155 Avalon Drive, for Area Variances from Section 203-2.1B(3) and 203-9A(4) to allow for construction of a detached garage with a 2.5 ft. rear setback and a 2.17 ft. side (east) setback in lieu of the minimum 5 ft. setback from all lot lines as required by code. All as described on application and plans on file. **POSTPONED TO THE AUGUST 7, 2024 MEETING AT APPLICANTS REQUEST**

[7A-03-24](#) Application of Paul Morabito, agent, and Robert Tortorella, owner of property located at 171 Thackery Road, for an Area Variance from Section 205-2 to allow a deck to extend 14 ft. into the 60 ft. rear setback required by code. All as described on application and plans on file.

[7A-04-24](#) Application of Thomas Pschierer, agent, and Thomas Terry, owner of property located at 1475 Crittenden Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) 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.

CHAIRPERSON:     Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Carmine Torchia, P.E., dated July 1, 2024, requesting postponement of application 4A-02-24 to the August 7, 2024 meeting.

PETITIONS:

NONE



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July 1, 2024

Town of Brighton Zoning Board of Appeals  
2300 Elmwood Avenue  
Rochester, NY 14618



TOWN OF BRIGHTON  
BUILDING & PLANNING

Attn: Mr. Rick DiStefano, Senior Planner and Secretary to the Town of Brighton ZBA

Re: Request to Reschedule an Appearance before the Town of Brighton  
ZBA Public Hearing from July 2, 2024, to August 7, 2024  
**Property located at: 155 Avalon Drive, Rochester NY 14618**

Dear Rick:

As representatives of our clients, Igor and Renee Titoff, we were originally scheduled to appear before the Brighton Zoning Board of Appeals tomorrow, June 2, 2024 to present an application for an Area Variance for their property at 155 Avalon Drive, where they hope to construct a new detached garage behind their house.

As per our recent discussion, it appears that we would need two other minor variances. Consequently, we are requesting a scheduling of the board review until next month's ZBA Hearing on August 7, 2024. This delay will give us time to revise our application and present a more inclusive package to the Board by the July 16, 2024, cut-off date.

Respectfully submitted,

Carmine Torchia, P.E.  
**Torchia Structural Engineering & Design, P.C./KF Architects**

CT/av

