

**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 August 7, 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.

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 FROM THE JULY 2, 2024 MEETING**

8A-01-24 Application of Christina Lueng, agent, and Leung Irrevocable Trust, Christina W., owner of property located at 15 Maybrooke 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 front yard (Winton Road South) in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

8A-02-24 Application of Father Gary Tyman, agent, and Our Lady of Lourdes Church, owner of property located at 165 Rhinecliff Drive, for an Area Variance from Section 207-2A to allow a front yard (Varinna Drive) 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.

8A-03-24 Application of Jim Colombo, agent, and Jagdish Kaur, owner of property located at 30 Jefferson Road, 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 on application and plans on file.

8A-04-24 Application of Igor and Renee Titoff, owners of property located at 155 Avalon Drive, for 1) an Area Variance from Section 205-2 to allow building coverage, after construction of a detached garage and small addition, to be 28% of the lot in lieu of the maximum 25% allowed by code; and 2) an Area Variance from Section 207-10E to allow a driveway extension to be 2.17 ft. from a side lot line in lieu of the minimum 4 ft. required by code. All as described on application and plans on file.

8A-05-24 Application of BME Associates and Westfall Brighton SRE, LLC, agents, and Westfall Development, LLC, owner of property located south of Westfall Road, east of East Henrietta Road (CityGate), known as Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12, for an Area Variance from Section 205-18B to allow a gravel access/maintenance drive to be 5 ft. from a side lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file.

8A-06-24 Application of BME Associates and Westfall Brighton SRE, LLC, agents, and Westfall Development, LLC, owner of property located south of Westfall Road, east of East Henrietta Road (CityGate), known as Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12,

for an Area Variance from Section 207-2B to allow a 345 +/- ft. retaining wall of varying height up to 12 ft. topped with a 48 inch railing where a maximum 6.5 ft. high wall is allowed 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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