

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
OCTOBER 1, 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 June 5, 2024 meeting.
 Approve the minutes of the August 7, 2024 meeting.
 Approve the minutes of the September 4, 2024 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of September 25, 2024 will now be held.

[10A-01-24](#) Application of Matthew Buchheit, owner of property located at 113 Village Lane, for an Area Variance from Section 207-10E(5) to allow a new driveway to be constructed 2 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.

[10A-02-24](#) Application of Caitlin Hawkins-Rusch, owner of property located at 71 Kirk Drive, for an Area Variance from Section 205-2 to allow a front entry deck to extend 5.4 ft. into the existing 30.3 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.

[10A-03-24](#) Application of Jennifer Schmidt, Airosmith Development, agent, and the Town of Brighton, owners of property located at 444 Browncroft Blvd., for Area Variances from Section 203-2.1B(6) and 203-9A(4) to 1) allow a standby emergency generator to be located 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 propane gas or natural gas as required by code. All as described on application and plans on file.

[10A-04-24](#) Application of AC & CC Properties LLC, owner of property located at 4 Chelmsford Road, for an Area Variance from Section 205-6 to allow an accessible ramp to extend 1.5 ft. into the 30 ft. front setback required by code. All as described on application and plans on file.

[10A-05-24](#) Application of Susan Hollister-Cronberger, owner of property located at 49 Southern Parkway, for an Area Variance from Section 205-2 to allow an attached garage to be

1,137 sf in size in lieu of the maximum 900 sf allowed by code. All as described on application and plans on file.

[10A-06-24](#) Application of Jerry Goldman, agent, and Brighton Commons Partnership L.P., owners of property located at 1835-1855 Monroe Avenue (Brighton Commons) for modification of an approved parking variance (2A-05-20) allowing the use (dental practice) associated with the variance to see patients five days per week in lieu of three days a week as per testimony. All as described on application and plans on file.

[10A-07-24](#) Application of Congregation Light of Israel, owner of property located at 1675 Monroe Avenue, for renewal of a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold up to 6 (per year) outdoor special events during the years 2025 and 2026. All as described on application and plans on file.

[10A-08-24](#) Application of Scott Powell, architect, and Ivan Kaproth-Joslin, owner of property located at 37 Buckland Avenue, for an Area Variance from Section 205-2 to allow an attached garage addition to extend 3.25 ft. into the 15 ft. 3 in. side setback required by code. All as described on application and plans submitted.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE