

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 November 6, 2024 at 7:00 P.M. (E.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](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.

- 11A-01-24     Application of Essie Spawn-Cox, owner of property located at 270 South Landing Road, for an Area Variance from Section 203-2.1B(3) to allow a detached garage to be 1,000 sf in size, after construction of a 400 sf addition, in lieu of the minimum 600 sf allowed by code. All as described on application and plans on file.
  
- 11A-02-24     Application of Steven Berg, owner of property located at 88 Riverside Drive, for an Area Variance form Sections 203-16A(4) and 203-2.1B(2) to allow a shed to be 288 sf in size in lieu of the maximum 250 sf allowed by code. All as described on application and plans on file.
  
- 11A-03-24     Application of Paul Mahoney, agent, and Ellan Fustanio, owner of property located at 154 Cloverland Drive, for an Area Variance from Section 205-2 to allow a front addition (Cloverland Drive frontage) to extend 18.6 ft. into the 40 ft. front setback required by code. All as described on application and plans o file.
  
- 11A-04-24     Application of Charlie Turner, owner of property located at 60 Danforth Crescent, for an Area Variance from Section 205-2A to allow a 6 ft. high fence to be located in a front yard (Dartford Road frontage) where a maximum 3.5 ft. high fence is allowed by code. All as described on application and plans on file.
  
- 11A-05-24     Application of Valerie Intini, agent, and Ian and Laura Walters, owners of property located at 147 Avalon Drive, for an Area Variance from Section 205-2 to allow an attached garage addition to extend 10.6 ft. into the 25.1 ft, front (east side) setback where a 40 ft. front setback is required by code, and to extend 3 +/- ft. into the existing 32.7 ft. rear setback where a 40 ft. rear setback is required by code. All as described on application and plans on file.
  
- 11A-06-24     Application of Rod Buffington, agent, and 1690 Monroe Ave Redd, LLC, owner of property located at 1690 Monroe Avenue, for an Area Variance from Section 207-14.2A(3)(b) to waive the requirement of screening of restaurant roof exhaust equipment from view of the street and view from the second story of adjacent residential properties as required by code. All as described on application and plans on file.
  
- 11A-07-24     Application of Danny Daniele, owner of property located at 2729 Monroe Avenue for modification of approved sign variances (3A-07-08, 9A-06-18 and 5A-06-19) allowing for a replacement/chance of a front elevation business identification sign and modification of approved variances (9A-07-18 and 5A-07-19) allowing for replacement/change of a rear elevation business identification sign. All as described on application and plans on file.

- 11A-08-24 Application of James Greaser, owner of property located at 22 Victoria Lane, for an Area Variance from Section 205-2 to allow a rear addition to extend 6 ft. into the 40 ft. rear setback required by code. All as described on application and plans submitted.
- 11A-09-24 Application of Lawton Watts, agent, and 3300 BHTL Partners, LLC, owner of property located at 3300 Brighton Henrietta Town line Road, for an Area Variance from Section 205-8 to allow a medical office building to be constructed with a 42 ft. front setback (Brighton Henrietta Town Line Road frontage) in lieu of the minimum 75 ft. front setback required by code. All as described on application and plans on file.
- 11A-10-24 Application of Lawton Watts, agent, and 3300 BHTL Partners, LLC, owner of property located at 3300 Brighton Henrietta Town line Road, for an Area Variance from Section 203-129B(2) to allow a new medical office building and other site improvements (e.g. parking spaces) to encroach into the 100 ft. vegetative watercourse EPOD buffer where not allowed by code. All as described on application and plans on file.
- 11A-11-24 Application of Lawton Watts, agent, and 3300 BHTL Partners, LLC, owner of property located at 3300 Brighton Henrietta Town line Road, for an Area Variance from Section 205-12 to allow a medical office building to be constructed with 69 parking spaces in lieu of the minimum 134 spaces required by code. All as described on application and plans on file.
- 11A-12-24 Application of Lawton Watts, agent, and 3300 BHTL Partners, LLC, owner of property located at 3300 Brighton Henrietta Town line Road, for an Area Variance from Section 205-164A to allow front yard parking where not 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  
Daily Record  
October 31, 2024