

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
NOVEMBER 6, 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](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.

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 September 4, 2024 meeting.  
                         Approve the minutes of the October 1, 2024 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of October 31, 2024 will now be held.

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[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/change 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.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE