

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD NOVEMBER 6, 2024

- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 11A-08-24     Application of James Greaser, owner of property located at 22 Victoria Drive, 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. **APPROVED WITH CONDITIONS**

- 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.    **APPROVED WITH CONDITIONS**
- 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.    **APPROVED WITH CONDITIONS**
- 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.    **APPROVED WITH CONDITIONS**
- 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.    **APPROVED WITH CONDITIONS**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
November 7, 2024