

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
JANUARY 2, 2025

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.

Meeting location - 680 Westfall Road, Empire State University (temporary home of the Brighton Town Hall), Rochester, New York, 14620

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 November 6, 2024 meeting.
Approve the minutes of the December 4, 2024 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of December 26, 2024 will now be held.

[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. **TABLED AT THE NOVEMBER 6, 2024 MEETING - PUBLIC HEARING REMAINS OPEN-POSTPONED TO THE FEBRUARY 5, 2025 MEETING AT APPLICANTS REQUEST**

[1A-01-25](#) Application of Brenton Hall, agent, and 140 Metro LLC, owner of property located at 140 Metro Park, for a Sign Variance from Sections 207-32A(5) and 207-32B(1) to allow for a freestanding business identification/directory sign where not allowed by code. All as described on application and plans on file.

[1A-02-25](#) Application of Denis Jeffries, applicant, and The Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a fireworks display on the evening of February 8, 2025 in a RLA Residential District. All as described on application and plans on file.

[1A-03-25](#) Application of Alan Ryon, owner of property located at 111 Bastian Road, for 1) an Area Variance from Section 203-2.1B(2) and 203-9A(4) to allow a detached garage to be 1,078 sf in size, after construction of a 575 sf addition; and 2) an Area Variance

from Section 207-6A(1) to allow said garage addition to be 16.5 ft. in height in lieu of the maximum 16 ft. allowed by code. All as described an application and plans on file.

1A-04-25 Application of John Glynn, applicant, and The Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a fireworks display on the evening of July 26, 2025 in a RLA Residential District. 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:

Letter from Essie Spann-Cox, 270 South Landing Road, dated December 12, 2024, requestiong postponement of application 11A-01-24 to the February 5, 2025 meeting.

PETITIONS:

NONE