

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 680 Westfall Road, Empire State University (temporary home of the Brighton Town Hall), Rochester, New York, 14620 on Wednesday February 5, 2025 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. **TABLED AT THE DECEMBER 4, 2024 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE FEBRUARY 5, 2025 MEETING AT APPLICANTS REQUEST**
- 2A-01-25      Application of David and Rochelle Lempert, owners of property located at 39 Sutton Place, for a Temporary and Revocable Use Permit pursuant to Sections 219-4 and 203-2.1(5) to allow for the open storage of a 31 ft. enclosed auto transport trailer in a front yard where not allowed by code. All as described on application and plans on file.
- 2A-02-25      Application of Janna Hartfield, owner of property located at 95 Branchwood Lane, for an Area Variance from Section 207-2A to allow a front yard fence (French Road frontage) to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code. All as described on application and plans on file.
- 2A-03-25      Application of Amanda Costanza, architect, and Greg Griffo, owner of property located at 89 Greenaway Road for 1) an Area Variance from Section 205-2 to allow an attached garage addition to extend 3.5 ft. into the 40 ft. front setback (Greenaway Road) required by code; and 2) an Area Variance from Section 205-2 to allow a front porch roof overhang to extend 5.5 feet into the 20.3 ft. front setback (Walden Place) where a 40 ft. front setback is required by code. All as described an application and plans on file.
- 2A-04-25      Application of Andrew Hintenach, architect, and Tom Firmani, owner of property located at 230 Ambassador Drive, for an Area Variance from Section 209-10 to allow livable floor area, after construction of a 554 +/- sf second floor addition, to be 4,085 sf in lieu of the maximum 3,589 sf allowed by code. All as described on application and plans on file.
- 2A-05-25      Application of Paul Morabito, architect, and Ashley Amalfi, owner of property located at 2369 East Avenue, for 1) an Area Variance from Section 207-11A to allow an in-ground swimming pool to be partially located in a front yard where not allowed by code; and 2) an Area Variance from Section 207-2A to allow a front yard fence to be 4 ft. in height in lieu of the maximum 3.5 ft. allowed by code. All as described on application and plans on file.
- 2A-06-25      Application of Paul Morabito, architect, and Ashley Amalfi, owner of property located at 2369 East Avenue, for Area Variances from Sections 203-2.1B(2) & (3) to 1) allow

for the construction of a 1,232 sf detached garage in lieu of the maximum 600 sf allowed by code, 2) to allow said garage to extend into a front yard where not allowed by code, 3) construct a 410 sf pool cabana in lieu of the maximum 250 sf allowed by code, and 4) allow said cabana to extend into a front yard area 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 Town Receptionist (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  
January 30, 2025