

**TENTATIVE AGENDA
BOARD OF APPEALS - TOWN OF BRIGHTON
FEBRUARY 5, 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.
Approve the minutes of the January 2, 2025 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of Januar 30, 2025 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**

[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 Griffio, 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 on 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.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE