

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
MARCH 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](mailto: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 January 2, 2025 meeting.  
                         Approve the minutes of the February 5, 2025 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of January 30, 2025 will now be held.

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[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. **TABLED AT THE FEBRUARY 5, 2025 MEETING - PUBLIC HEARING REMAINS OPEN**

[3A-01-25](#)     Application of Kirk Wright, Sign and Lighting Services LLC, agent, and CRE JV Mixed Five NY 4 (Citizens Bank), owner of property located at 2000 Monroe Avenue, for a Sign Variance from Section 207-32 to allow for the installation of a freestanding sign where not allowed by code. All as described on application and plans on file.

[3A-02-25](#)     Application of Serge Tsvasman, agent, and Paul Henry, owner of property located at 482 Antlers Drive, for an Area Variance from Section 205-2 to allow the reconstruction of an attached garage and construction of a building addition to extend 1.5 ft. into the 12.75 ft. side setback required by code. All as described on application and plans on file.

[3A-03-25](#)     Application of Jack Savage, Passero Associates, agent, and the University of Rochester, owner of property located at 250 East River Road, for renewal of a Temporary and Revocable Use Permit (7A-06-23) pursuant to Section 219-4 to allow

a new mobile PET/CT scanner (trailer) to be on site until April 30, 2026. All as described an application and plans on file.

[3A-04-25](#) Application of Betsy Brugg, Woods Oviatt Gilman LLP, agent, and 3108 East Avenue LLC, owner of property located at 3108 East Avenue, for a Use Variance from Section 203-44 to allow a gas station with convenience store to be located in a BE-1 Office and Office Park District where not allowed by code. All as described on application and plans on file.

[3A-05-25](#) Application of Betsy Brugg, Woods Oviatt Gilman LLP, agent, and 3108 East Avenue LLC, owner of property located at 3108 East Avenue, for Area Variances from Section 205-18 to 1) allow parking of vehicles to within 2 ft. of a side lot line (north) where a 10 ft. setback is required by code, and 2) to allow paved areas / drive aisles up to the front lot line where a 20 ft. setback is required by code. All as described on application and plans on file.

[3A-06-25](#) Application of Betsy Brugg, Woods Oviatt Gilman LLP, agent, and 3108 East Avenue LLC, owner of property located at 3108 East Avenue, for an Area Variance from Section 207-6B to allow an accessory structure (gas pump canopy) to be located in a front yard in lieu of the rear yard as required 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