

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 March 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. 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.

- 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.

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
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