

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD MARCH 5, 2025

- 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. **TABLED AT THE FEBRUARY 5, 2025 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE APRIL 2, 2025 MEETING AT APPLICANTS REQUEST**
- 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. **DENIED**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
March 6, 2025