

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
APRIL 2, 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 February 5, 2025 meeting.
 Approve the minutes of the March 5, 2025 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of March 27, 2025 will now be held.

[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-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. **TABLED AT THE MARCH 5, 2025 MEETING - 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. All as described on application and plans on file. **TABLED AT THE MARCH 5, 2025 MEETING - 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. All as described on application and plans on file. **TABLED AT THE MARCH 5, 2025 MEETING - PUBLIC HEARING REMAINS OPEN - POSTPONED TO THE APRIL 2, 2025 MEETING AT APPLICANTS REQUEST**
- [4A-01-25](#) Application of Anthony Maksymiu, owner of property located at 92 South Landing Road, for an Area Variance from Section 207-10E(5) to allow a driveway expansion to be up to the side lot line in lieu of the minimum 4 ft. setback as required by code. All as described on application and plans on file.
- [4A-02-25](#) Application of Syrica Newton, agent, and the University of Rochester, owner of property located at 180 Sawgrass Drive, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow a food truck on site once per week from May thru September and then occasionally throughout 2025. All as described on application and plans on file.
- [4A-03-25](#) Application of Olivia Sciarabba, agent, and Creative Ability Development, Inc., owner of property located at 2077 South Clinton Avenue, for Area Variances from Section 205-6 to allow a building addition to 1) extend 15 ft. into the existing 40 ft. front setback where a 50 ft. front setback is required by code, and 2) extend 12.7 ft. (17 ft. without stairwell) into the 30 ft. side setback required by code. All as described on application and plans on file.
- [4A-04-25](#) Application of Scott Zappia, agent, and Westfall Medical Realty, owner of property located at 2253 South Clinton Avenue, for a Sign Variance from Section 207-32B(1) to allow a business identification sign on a second building face where not allowed by code. All as described on application and plans on file.
- [4A-05-25](#) Application of Richard Rebottini, agent, and Jewish Senior Life, owner of property located at 2000 Summit Circle Drive, for relief from Section 73-29 (Structures Requiring to Have Automatic Sprinkler Systems) in accordance with Section 73-34 to allow a 1,393 sf maintenance building and a 1,248 sf multi-bay garage to be constructed without an approved sprinkler system as required by code. All as described on application and plans on file.
- [4A-06-25](#) Application of Jake Goldstein, agent, and Brighton Village Apartment LLC, owner of property located at 1625 Crittenden Road, for relief from Section 73-29 (Structures Requiring to Have Automatic Sprinkler Systems) in accordance with Section 73-34 to allow for construction of a 2,400 sf maintenance building without an approved sprinkler system 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