

BRIGHTON LEGAL NOTICE
NOTICE OF DECISIONS
BOARD OF APPEALS
MEETING HELD APRIL 2, 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. **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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**
- 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. **APPROVED WITH CONDITIONS**

- 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. **APPROVED WITH CONDITIONS**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**
- 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. **TABLED - PUBLIC HEARING REMAINS OPEN**

Rick DiStefano, Secretary
BOARD OF APPEALS
April 3, 2025