

T E N T A T I V E     A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
JUNE 4, 2025

Written comments may be submitted to Anthony Vallone, AICP, Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [anthony.vallone@townofbrighton.org](mailto:anthony.vallone@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 May 5, 2025 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of May 29, 2025 will now be held.

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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 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. **ITEM TABLED - PUBLIC HEARING REMAINS OPEN**

6A-01-25     Application of Joseph O'Donnell, agent, and Stephanie White, owner of property located at 55 Furlong Rd. for an Area Variance from Sections 203-2.1B (2) and 203-9A(4) to allow for the construction of a 1200 sf. storage shed in lieu of the maximum 250 sf. allowed by code. All as described an application and plans on file.

6A-02-25     Application of BME Associates and Westfall Brighton SRE, LLC, agents, and Westfall Development, LLC, owner of property located south of Westfall Road, east of East Henrietta Road (CityGate), known as Tax ID parcels 149.06-1-3.11 and 149.06-1-3.12, for renewal of Variances 8A-05-24 and 8A-06-24 pursuant to Section 219-5F to allow a gravel access/maintenance drive to be 5 ft. from a side lot line in lieu of the minimum 10 ft. required by code and to allow a 345 +/- ft. retaining wall of varying height up to 12 ft. topped with a 48 inch railing where a maximum 6.5 ft. high wall is allowed by code. All as described an application and plans on file.

- 6A-03-25 Application of AnhTuan Bui, agent, and Matthew Weins, owner of property located at 1040 Allens Creek Rd, for an Area Variance from Section 205-2 to allow a building addition to exceed the Livable Floor Area by 265 ft. by converting an open porch to a four-season room. All as described an application and plans on file.
- 6A-04-25 Application of Alexis Leanza, owner of property located at 75 Embassy Dr, for an Area Variance from Section 207-2A to allow for a front yard 6 ft. vinyl fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file.
- 6A-05-25 Application of Heather McNulty owner of property located at 103 David Ave, for an Area Variance from Section 205-2 to allow a front porch to extend 5 ft. into the existing 30 ft. front setback where a 40-foot setback is required by code. All as described an application and plans on file.
- 6A-06-25 Application of Dave Swarthout, owner of property located at 90 Southland Dr, for an Area Variance from Section 207-2B to allow side and rear yard fencing ranging in height from 7 to 8 ft. in lieu of the maximum of 6 ft. 6 in. as allowed by code. All as described an application and plans on file.
- 6A-07-25 Application of Bryan White, agent, and Jason A Cronberger, Susan E Hollister-Cronberger, owners of property at 49 Southern Pkwy, for an Area Variance from Section 205-2, to 1) allow a new house to be constructed with a 9 ft. 2 in. south side setback in lieu of the 15 ft. setback required by code, and 2) an Area Variance from Section 205-2, to allow for a 1078 sf. attached garage in lieu of the 900 sf. maximum, as allowed by code. All as described an application and plans on file.
- 6A-08-25 Application of Amanda E. Costanza, AIA, LEED AP, agent, and Katelyn & Jeffrey Hartford, owners of property at 161 Brookside Dr, for 1; Area Variances seeking relief from Section 205-2 for a proposed Lot Coverage of 23.2%, in lieu of the maximum 20 % allowed, an addition to extend 4 ft into the existing 7 ft. side setback where a 10.5 ft. setback is required, and to allow a front porch overhang to extend 6.4 ft. into the existing 41.4 ft setback where a 60 ft. setback is required by code; 2; Area Variance from Section 209-10 to allow Livable Floor Area to be 3,039 sf. (after construction of the addition), in lieu of the 2898 sf. as allowed by code. All as described an application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE