

AG E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
AUGUST 6, 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.

CHAIRPERSON: 7:00 P.M. - Call the meeting to order.

SECRETARY: Call the roll.

CHAIRPERSON: Agenda Review with Staff and Members

CHAIRPERSON: Approve the minutes of the July 2, 2025, meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of August 1, 2025, will now be held.

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ZB-25-34 (7A-04-25) Application of Richard Hunt, applicant, and Michael Gestetner, owner of property located at 221 Warrington Dr., for 1, Area Variances seeking relief from Section 205-2 for an addition to extend 2.6 ft into the existing 10.1 ft. side setback where a 12.2 ft. setback is required, and to allow a front porch with columns and roof to replace the existing concrete stoop to extend 2 ft 8 in into the existing 36.1 ft setback where a 40 ft. setback is required by code; 2; Area Variance from Section 209-10 Incentive Permitted to allow Livable Floor Area to be 3,207 sf. (after construction of the addition), in lieu of the 3145.6 sf. as allowed by code. All as described an application and plans on file. POSTPONED AT REQUEST OF STAFF WITH APPLICANT CONCURRENCE.

ZB-25-35 (7A-03-25) Application of Claudia Nealon, owner of property located at 41 Southern Pkwy., for an Area Variance from Section 207-2B to allow for a side yard 10 ft. vinyl fence in lieu of the 6 ft. maximum allowed by code. All as described an application and plans on file. POSTPONED AT REQUEST OF APPLICANT

ZB-25-37 Application of Todd Krenzer, agent, and Rochester Electrical Workers Building Corp., owner of property located at 2300 East River Road for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold a one-day clam bake event in September 2025, September 2026 and September 2026. All as described on application and plans on file.

ZB-25-38 Application of Colleen Finnigan, owner of property located at 65 Laconia Park, for an Area Variance from Section 207-10 E (2) to allow for a widening of driveway resulting in a 38% front lot coverage in lieu of 30%. maximum allowed by code. All as described an application and plans on file.

ZB-25-39 Application of Thomas Fitzgerald, applicant, and Loyal Group REM LLC (Honest Properties LLC), owner of property located at 1285 E Henrietta Rd, for an Area Variance from Section 205-8 to allow for a 74 ft setback from Brighton Henrietta Townline Rd and an 85 ft setback from E Henrietta Rd. in lieu of the 100 ft setbacks required by code, and five (5) waiver requests from the recommended 500 ft setbacks for a cannabis establishment of 85 ft. from E Henrietta Rd (NYS RTE 15), 423 ft from 149.18-2-3, 466 ft from 149.18-2-5, 479 ft from 149.18-2-5.1 and 488 ft from 149.14-1-1RHC. All as described an application and plans on file.

ZB-25-40 Application of Christopher Brandt applicant, and Monica Gilligan, owner of property located at 6 Kent Park, for an Area Variance from Section 207-10 (C) to allow for a front yard setback of 38.083 ft in lieu of the required 60 ft required by code. All as described an application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

ZBA Packet and Communication Logistics – Staff Open Discussion

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE