

**BRIGHTON LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

BOARD OF APPEALS
Daily Record
August 1, 2025

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PLEASE TAKE NOTICE that a public hearing will be held by the ZONING BOARD OF APPEALS of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held at 680 Westfall Road, Empire State University (temporary home of the Brighton Town Hall), Rochester, New York, 14620 on **Wednesday August 6, 2025 at 7:00 P.M. (E.D.S.T.)** for the purpose of considering, modifying, approving or disapproving the following listed applications. 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. 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.

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-IRHC. 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.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Town Receptionist (585) 784-5250, at least 72 hours in advance that they are in need of such accommodation. **BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.**

Anthony Vallone, AICP, Secretary