

**BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD August 6, 2025**

- 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. All as described an application and plans on file. APPROVED WITH CONDITIONS
- 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. DENIED WITHOUT PREJUDICE
- 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 and September 2026. All as described on application and plans on file. APPROVED WITH CONDITIONS
- 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. APPROVED WITH CONDITIONS
- 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. TABLED - PUBLIC HEARING REMAINS OPEN
- 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. APPROVED WITH CONDITIONS

Anthony Vallone, AICP, Secretary  
BOARD OF APPEALS  
August 7, 2025