

AGENDA
BOARD OF APPEALS - TOWN OF BRIGHTON
September 3, 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.

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 August 2025, meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of August 28, 2025, will now be held.

ZB-25-36 Application of Balraj Singh, owner of property located at 1650 Westfall Rd, for an Area Variance seeking relief from Section 205-2 for an addition to extend 3.3 ft into the 40ft. rear setback required 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.
TABLED - PUBLIC HEARING REMAINS OPEN

ZB-25-41 Application of Gail Dowd, owner of property located at 252 Barclay Square Dr, for an Area Variance from Section 207-2A to allow for a front yard 6 ft. fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file.

ZB-25-42 Application of Shawn Sullivan, owner of property located at 804 S Grosvenor Rd, for an Area Variance from Section 207-10 E (2) to allow for a widening of driveway resulting in a 33% front lot coverage in lieu of 30%. maximum allowed by code. All as described an application and plans on file.

ZB-25-43 Application of Tigran Vardanyan, owner of property located at 191 Edgewood Ave, for an Area Variance from Section 207-2A to allow for a front yard 6.5 ft. fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file.

ZB-25-45 Application of Daysy Lopez/Woods Oviatt Gilman, LLP, applicant, and Dr. Katherine Whipple/Whipple's Place Properties LLC, lessee, located at 2020 South Clinton Ave, for a Variance in Sign Regulation 207-32(C), for the installation of an externally illuminated, free-standing monument-style sign 22.02 square ft. in size, being 3.67 ft. in height x 6 ft. in width, to include the address number and business identification sign with name and logo. All as described on application and plans on file.

ZB-25-46 Application of Kellie Fraver, owner of property located at 123 Brandywine Ln, for an Area Variance from Section 207-2A to allow for a front yard 4 to 5 ft. fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

Staff Updates Open Discussion

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE