

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](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 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.

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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