

**AGENDA**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**October 7, 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 September 3, 2025, meeting.

**CHAIRPERSON:** Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of October 2, 2025, will now be held.

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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. TABLED - PUBLIC HEARING REMAINS OPEN

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. TABLED - PUBLIC HEARING REMAINS OPEN

ZB-25-47 Application of Holly Kalb, owner of property located at 8 Oak Ln., for an Area Variance from Section 207-2A to allow for a front yard 6 ft. fence in lieu of the 3.5 ft. max. allowed by code. All as described an application and plans on file. WITHDRAWN BY APPLICANT

ZB-25-48 Application of Michael Gross, applicant, and Jackson Crerand, owner of property located at 264 Dorking Rd. for an Area Variance from Section 207-6 (A2) to allow for a 4.5 ft. setback in lieu of the 5 ft. max. allowed by code. All as described an application and plans on file.

ZB-25-50 Application of Deborah Baron, agent, and Winton Place Business Cnt LLC., owner of property located at 3490 Winton Pl. for a Two-Year Temporary and Revocable Use Permit pursuant to Section 219-4 to allow food trucks for employee events. All as described on 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