

**AGENDA**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**November 5, 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 October 2025, meeting.

**CHAIRPERSON:** Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of October 30, 2025, will now be held.

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ZB-25-49 Application of Randall Peacock, applicant, and Higgins, Matthew J. and Leah Nicolai Higgins, owners of property located at 170 Avalon Dr, for an Area Variance from Section 205-2 to allow for a 39.96 ft rear yard setback in lieu of the 40 ft. maximum allowed by code. All as described an application and plans on file.

ZB-25-51 Application of Shannon Luongo, owner of property located at 60 Dartford Rd, for an Area Variance from Section 207 to allow for a 336 sq ft accessory structure in lieu of the 250 sq ft allowed by code. All as described an application and plans on file.

ZB-25-52 Application of Michael Verbree, owner of property located at 98 Kimbark Rd., for an Area Variance from Section 207-10 A (3) to allow for a 21 ft front porch in lieu of the 8 ft. max. allowed by code. All as described an application and plans on file.

ZB-25-53 Application of Julie Judd, applicant, and Lisa Kahn, owner of property located at 97 Willard Ave. for an Area Variance from Section 207-6A (1) to allow for a 260 sq ft pergola in lieu of the 250 sq ft. max. allowed by code. All as described an application and plans on file.

ZB-25-55 Application of Paul Morabito, applicant, and David Gentner, owner of property located at 119 Commodore Pkwy, for an Area Variance from Section 205-2 to allow for a 28 ft rear yard setback in lieu of the 40 ft. maximum allowed by code. All as described an application and plans on file.

ZB-25-56 Application of Jamie Tom, applicant and Alexander Reed, owner of property located at 78 Kirk Dr., for an Area Variance from Section 209-10 to allow for a 3308 sq ft livable floor area in lieu of the 3172 sq ft max. allowed by code. All as described an application and plans on file.

ZB-25-57 Application of Terry Masci, applicant, and Joseph Rulison, owner of property located at 150 Pelham Rd., for an Area Variance from Sections 205-2 and 209-10 for a 58.21 sq ft rear setback where a 60-foot setback is required by code, and a 4844 sq ft livable floor area in lieu of the 4407 sq ft max allowed by code. All as described an application and plans on file.

ZB-25-58 Application of Edward & Patricia Hall, applicant, and Ecurie Property Holdings, LLC, owner of property located at 447 French Rd, for an Area Variance from Section 205-2 for a 1456 sq ft attached garage in lieu of the 900 sq ft max allowed by code. All as described an application and plans on file.

ZB-25-61 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.

**CHAIRPERSON:** Announce that public hearings are closed.

**NEW BUSINESS:**

Staff Updates Open Discussion

**OLD BUSINESS:**

NONE

**PRESENTATIONS:**

NONE

**COMMUNICATIONS:**

NONE

**PETITIONS:**

NONE