

1
2 **BRIGHTON**
3 **ZONING BOARD OF APPEALS**
4 **MEETING**
5

6
7 October 7, 2025
8 At approximately 7 p.m.
9 Brighton Town Hall
680 Westfall Road
Rochester, New York 14620

10
11 PRESENT:

12 DENNIS MIETZ
13 Chairperson

14 ANDREA TOMPKINS WRIGHT
Vice Chairperson

15 KATHLEEN SCHMITT) Board Members
16 HEATHER MCKAY-DRURY)
JUDY SCHWARTZ)

17
18 LAUREN BARON, ESQ.
19 Attorney for the Town

20 ANTHONY VALLONE
Secretary

21
22
23 REPORTED BY: KIMBERLY A. BONSIGNORE, Court Reporter
24 FORBES COURT REPORTING SERVICES, LLC
25 21 Woodcrest Drive
Batavia, New York 14020

1 CHAIRMAN MIETZ: All right. Welcome to the
2 Zoning Board of Appeals meeting for October. I will
3 just let you know how we run the meeting.

4 So we have a number of applications here.
5 When your application is called, please come to the
6 podium, give us your name and either your personal or
7 business address, and then please let us know why you
8 feel we should approve your application.

9 We, obviously, have the applications. We
10 have most of the members visit the locations to get a
11 sense of them, so I think -- you know, we may have
12 some questions after you finish your presentation.

13 Once we finish that up, then we ask the
14 audience if there's anyone who would like to speak
15 regarding your application. Whoever might like to
16 comes to the podium and speaks. And when that's done,
17 we close the public hearing.

18 When we finish them all, we take a
19 few-minute break, probably not too long tonight
20 because there are not that many applications, and then
21 we do the deliberation.

22 You're welcome to sit and listen to the
23 deliberation. We don't have any discussion between
24 the board members and the applicant or audience, but
25 you can certainly sit here.

1 And we try very hard to finish all the
2 applications tonight. The only reason we wouldn't is
3 that there may be something that would require more
4 information on it. And rather than deny it, we may
5 table the application, which gives the person an
6 opportunity next month to come back with additional
7 information, if that's necessary.

8 Now, if you don't stay, you can call
9 Mr. Vallone in the building office tomorrow. He'll
10 let you know what the result of your application was.

11 Okay. So, Anthony, why don't you call the
12 roll.

13 MR. VALLONE: I just want to remind everyone
14 to speak into your microphones when you're speaking.
15 The applicants as well. There's a microphone up
16 there.

17 So I've got to follow my own advice here.

18 (Whereupon, the roll was called.)

19 CHAIRMAN MIETZ: Okay. Was the meeting
20 properly advertised?

21 MR. VALLONE: The meeting was properly
22 advertised in the *Daily Record* October 2, 2025.

23 CHAIRMAN MIETZ: Okay. Good. Now, is there
24 anything about tonight's applications that you would
25 like to talk about before we start?

1 MR. VALLONE: We have one application,
2 that's ZB-25-47, and that has been withdrawn by the
3 applicant. They're going to come back at some point.

4 CHAIRMAN MIETZ: Okay. Very good.

5 All right. Well, then, let's begin.

6 Okay. So we've got a couple of holdover
7 things from prior. The first one is 25-43, which is
8 191 Edgewood.

9 Is there anyone here for 191 Edgewood?

10 MS. SCHWARTZ: Excuse me. Don't we have to
11 do the minutes?

12 CHAIRMAN MIETZ: Oh, I'm sorry. Yes. I
13 left my packet at the office, so I didn't --

14 MR. VALLONE: We're going to have to do the
15 minutes next month. I'm just going to have to give
16 you a big chunk of them.

17 MS. TOMPKINS WRIGHT: I didn't have any
18 minutes.

19 MS. SCHWARTZ: Did you get them sent
20 actually?

21 CHAIRMAN MIETZ: Huh-uh.

22 MS. SCHWARTZ: I thought you got them
23 between then and now. You didn't get them --

24 MR. VALLONE: No. I'm going to send you
25 guys just a whole --

1 CHAIRMAN MIETZ: We'll hold them.

2 MS. SCHWARTZ: Okay. Because these are the
3 August. We didn't approve them because Andrea hadn't
4 had a chance to read them.

5 MR. VALLONE: Yeah, and I need to send
6 everyone else their minutes.

7 CHAIRMAN MIETZ: Judy, let's just leave
8 them.

9 MS. SCHWARTZ: All right. Fine.

10 CHAIRMAN MIETZ: Yeah, that's fine.

11 MS. SCHWARTZ: Yes, that's fine with me.

12 CHAIRMAN MIETZ: Okay. Now, please.

13 Application ZB-25-43

14 Application of Tigran Vardanyan, owner of
15 property located at 191 Edgewood Avenue, for an area
16 variance from Section 207-2A to allow for a front yard
17 6.5 foot fence in lieu of the 3.5 feet maximum allowed
18 by code. All as described in application and plans on
19 file. **TABLED - PUBLIC HEARING REMAINS OPEN**

20 MR. VARDANYAN: Hello. Good evening. I'm
21 Tigran Vardanyan from 191 Edgewood. I was here last
22 meeting, requesting for a variance to build the broken
23 side of my fence to match the rest. However, I was
24 also asking to move it to a different location.

25 You guys offered to rebuild it to match the

1 rest, to leave it where it was. At the time, I didn't
2 have correct measurements to give you. However, I'm
3 here today to accept your offer to rebuild it where it
4 was.

5 My wife and I talked about it, and I did
6 some more measurements, and we realized that we're not
7 going to gain as much as we thought to justify the
8 cost or headache in trying to move it.

9 So if you're still okay with it, we would
10 love to just rebuild the broken side exactly where it
11 was simply just to match the rest and not moving it at
12 all.

13 CHAIRMAN MIETZ: Same material?

14 MR. VARDANYAN: Same material just to match.
15 The same height, 6.5 feet, just to match.

16 CHAIRMAN MIETZ: They'll see what they're
17 used to seeing other than it will be in good
18 condition?

19 MR. VARDANYAN: Yeah, exactly.

20 CHAIRMAN MIETZ: Questions anybody?

21 Okay. Thanks.

22 MR. VARDANYAN: Thank you.

23 CHAIRMAN MIETZ: Okay. Is there anyone who
24 would like to speak regarding this application?

25 Okay. The public hearing is closed.

1 Application ZB-25-46

2 Application of Kellie Fraver, owner of
3 property located at 123 Brandywine Lane, for an area
4 variance from Section 207-2A to allow for a front yard
5 4 to 5 foot fence in lieu of the 3.5 feet maximum
6 allowed by code. All as described in application and
7 plans on file. **TABLED - PUBLIC HEARING REMAINS OPEN**

8 MR. FRAVER: Hi. We are Aaron and Kellie
9 Fraver from 123 Brandywine. So, again, we were here
10 last time too.

11 So since we were here, we took some of you
12 guys' feedback into consideration, talked to our fence
13 guy, our landscaper guys, and kind of thought more
14 about it.

15 So we have modified our proposal. So
16 instead of asking for a 5 or 6, which we know was kind
17 of vague last time, just 4 is what we're looking for.
18 So from 3.5 to 4.

19 I know it's only 6 inches, but that 6 inches
20 does make a difference with our dog. We had our dog
21 in places that have had 3.5 foot fences and places
22 that have had 4. Again, it sounds minimal, but that
23 extra 6 inches really does make a difference with him,
24 as far as kind of keeping him contained, and for the
25 privacy factor too.

1 I know last time we talked a lot about
2 privacy and the bus stop and things like that, but we
3 again talked to our landscaping guy and thought more
4 about it. There's going to be some more landscaping
5 that we're going to do that will kind of achieve what
6 we wanted to achieve with the privacy, so we would
7 need a 6 foot fence. The landscaping would be
8 sufficient for that.

9 And then as far as the placement of the
10 fence, we were kind of vague with that last time too.
11 So it would be 10 feet in from the sidewalk. So again
12 4 feet, just a 6 inch variance, 10 feet in. And we
13 are probably going to be putting some trees on the
14 outside of the fence, in between the fence and the
15 sidewalk.

16 So that's kind of where we're at. Again,
17 with more information and a modification of the
18 proposal, down from that vague 5 or 6, just a 4. So
19 an extra 6 inches.

20 CHAIRMAN MIETZ: Would you -- when you talk
21 about trees, would it be better that it was some type
22 of shrub or something that lasts 12 months versus a
23 tree to try to block that?

24 So, again, we're not landscape architects
25 here. We see a lot of applications and work with

1 them, but -- it's not up to us to suggest exactly what
2 plant, but, you know, there are many shrubs that grow
3 to 4 to 6 feet and stay green 12 months a year.

4 MR. FRAVER: Sure. I think the trees are
5 also for shade, not just for shrubbery.

6 CHAIRMAN MIETZ: Okay.

7 MR. FRAVER: So again trying to be
8 reasonable and meet you guys in the middle, bringing
9 the fence down from the proposed 6 to 4. We were
10 always going to do trees. It was just kind of a
11 matter of where we're going to put them.

12 CHAIRMAN MIETZ: Uh-huh.

13 MR. FRAVER: But with 10 feet in between the
14 sidewalk and the fence, we were thinking trees on the
15 outside to maximize the space inside the fence for the
16 kids to play.

17 CHAIRMAN MIETZ: You've got plenty of space.

18 MR. FRAVER: Right. Right. So that's kind
19 of where we're at.

20 MR. VALLONE: I did want to add that they
21 worked with our folks from Highway, who were kind
22 enough to stake out wherever those -- wherever --
23 there's a very large easement and a pipe that goes
24 underneath. And so they staked that out for the
25 applicants, too, so they could avoid that.

1 MR. FRAVER: Yeah, we had several
2 conversations with the town engineer about that. They
3 expressed no concerns whatsoever.

4 With the pipe, as far as its depth, we
5 totally understand the easement and how that works,
6 and that we would be responsible -- if they needed to
7 access that for some reason, we would be responsible
8 for replacing the fence if they had to access it. We
9 get it, kind of, as far as that goes.

10 MS. SCHWARTZ: As far as -- are you done?

11 CHAIRMAN MIETZ: Yeah.

12 MS. SCHWARTZ: As far as the style, style of
13 the fence, will it be the same or are you still going
14 to put the one up that you showed in your packet?

15 MR. FRAVER: Great question. Thank you. So
16 it's going to be different. It's going to be just the
17 wood. No lattice or anything, because it's only 4.
18 So I know we had talked last time about if it was 5 or
19 6, having, like, lattice on top.

20 MS. SCHWARTZ: Right.

21 MR. FRAVER: It's going to be a solid wood
22 fence. I mean 4 feet is right about here, so --

23 MS. SCHWARTZ: Okay.

24 MR. FRAVER: It would still be open. There
25 would still be views. It wouldn't be obstructive. It

1 would be away from the sidewalk, but -- yeah, it's
2 going to be just a wood-like standard fence along
3 Lac De Ville. Chain link for the rest of it.

4 MS. SCHWARTZ: Okay. I appreciate you
5 saying "trees," because it is a really sunny spot, so
6 I think it will help you.

7 MR. FRAVER: Yeah, when that sun sets to the
8 west over there, it beats down.

9 MS. SCHWARTZ: It's wide open.

10 MR. FRAVER: Yeah.

11 MS. SCHWARTZ: Thank you, and thank you for
12 listening to our suggestions.

13 MR. FRAVER: Absolutely. We thought a lot
14 about it. And even just out walking and looking at
15 it, I actually kind of agree with you guys. The 6
16 foot would have been a little much.

17 So, you know, it took some consideration.
18 We kind of went into it just thinking we want privacy.
19 But, you know, considering the aesthetics of the
20 neighborhood, I think 4 with the landscaping we want
21 for privacy and for, you know, keeping the dog in the
22 fence and everything.

23 MS. SCHWARTZ: And even if you're sitting in
24 a chair, you're still going to be --

25 MS. TOMPKINS WRIGHT: Can I just clarify?

1 The fence will be 10 feet from the sidewalk or is it
2 10 feet from your property line?

3 MR. FRAVER: From the sidewalk. Like in
4 from the sidewalk.

5 MS. TOMPKINS WRIGHT: Okay. Do you know how
6 many feet it will be in from the property line?

7 MS. FRAVER: The property line runs right
8 along the sidewalk, so it's inches.

9 And then just to confirm, it's 4 feet all
10 the way around the property but just that wood privacy
11 along the sidewalk. The rest is that black chain
12 link, but all the same height.

13 MR. FRAVER: Again, as far as aesthetics,
14 too, we did think about the fact, like, 6 feet or 5 or
15 whatever of the privacy fence and then 4 feet for the
16 rest would look kind of dumb. So this is consistent.

17 So we thought a lot about the feedback you
18 guys gave us, and we appreciate that, so we
19 understand.

20 CHAIRMAN MIETZ: I think pulling it back 10
21 feet makes sense too, because that is an intersection,
22 and you don't want to block any of the sight lines.
23 The closer you would have went to the intersection,
24 the harder for cars, you know, queuing up to make
25 lefts or whatever to see. So I think that's helpful.

1 MR. FRAVER: Great. Thank you.

2 CHAIRMAN MIETZ: All right. Are we good?

3 Questions?

4 Anything?

5 MS. MCKAY-DRURY: No.

6 CHAIRMAN MIETZ: Okay. Thank you.

7 MR. FRAVER: Great. Thank you.

8 CHAIRMAN MIETZ: Is there anyone in the
9 audience that would like to speak regarding this
10 application?

11 Okay. The public hearing is closed.

12 **Application ZB-25-48**

13 Application of Michael Gross, applicant, and
14 Jackson Crerand, owner of property located at 264
15 Dorking Road, for an area variance from Section 207-6
16 (A2) to allow for a 4.5 foot setback in lieu of the 5
17 feet max allowed by code. All as described in
18 application and plans on file.

19 MR. GROSS: Hi, everyone. Michael Gross of
20 Augustus Construction, representing Jackson Crerand of
21 264 Dorking Road.

22 What we're trying to do is basically replace
23 an existing garage with a new garage. The garage will
24 utilize the exact same footprint. Reason: foundation
25 is in good condition.

1 The garage was struck by a car, knocked off
2 its foundation, and it's not in great shape. So the
3 insurance company gave them -- authorized replacement
4 of it, and it's 4.5 feet. So I'm here to ask
5 permission.

6 CHAIRMAN MIETZ: So it is -- currently the
7 edge of the foundation is 4.5 feet?

8 MR. GROSS: According to the lot survey,
9 yes.

10 CHAIRMAN MIETZ: Okay. So it's an existing
11 condition?

12 MR. GROSS: Correct.

13 CHAIRMAN MIETZ: Nonconforming, yeah,
14 preexisting.

15 MR. VALLONE: And they are not increasing
16 the nonconforming.

17 CHAIRMAN MIETZ: Right. So the width of the
18 garage is not changing?

19 MR. GROSS: No. We're keeping the exact
20 same footprint.

21 CHAIRMAN MIETZ: Asphalt is not changing?

22 MR. GROSS: No.

23 CHAIRMAN MIETZ: All right. Questions?

24 MR. VALLONE: There was some discussion
25 about the eaves. And it's been determined through an

1 extensive polemic that we measure from the base, not
2 from the eaves.

3 CHAIRMAN MIETZ: You mean the overhang?

4 MR. VALLONE: The overhangs. Excuse me.

5 CHAIRMAN MIETZ: No, that's all right.

6 MR. VALLONE: And they're not increasing any
7 of the -- increasing the nonconformity.

8 CHAIRMAN MIETZ: Yeah, you're just basically
9 replacing a damaged structure?

10 MR. GROSS: Yes.

11 CHAIRMAN MIETZ: Okay. Very good.

12 Materials?

13 MR. GROSS: It would be a wood-frame garage,
14 vinyl siding, aluminum garage door.

15 CHAIRMAN MIETZ: Match the house or...

16 MR. GROSS: Yeah, whatever siding matches as
17 close to the paint as possible.

18 CHAIRMAN MIETZ: Very good.

19 Okay. Questions?

20 Okay. Great.

21 MR. GROSS: Thank you.

22 CHAIRMAN MIETZ: Anybody in the audience on
23 this?

24 Okay. The public hearing is closed.

25 **Application ZB-25-50**

1 Application of Deborah Baron, agent, and
2 Winton Place Business Center, LLC, owner of property
3 located at 3490 Winton Place for a Two-Year Temporary
4 and Revocable Use Permit pursuant to Section 219-4 to
5 allow food trucks for employee events. All as
6 described in application and plans on file.

7 MS. BLOSS: Thank you. Good afternoon -- or
8 good evening. So, yes, my name is Marci Bloss. I
9 work for General Code, 3490 Winton Place. I'm here on
10 behalf of Debbie Baron.

11 And we are applying for a food truck permit.
12 We just moved into Brighton a couple months ago, so we
13 would just like to have some food trucks for our
14 employees occasionally, maybe a quarterly basis. So
15 we are just here to apply for that.

20 MS. SCHWARTZ: So you would be willing to
21 say that quarterly would be sufficient each year for
22 two years?

23 MS. BLOSS: Yes.

24 MS. SCHWARTZ: Have you thought about the
25 trash issue?

1 MS. BLOSS: Yes. We would take care of it.
2 We only have probably about 55 people on staff. So we
3 would make sure we take care of it, make sure we have
4 the food truck far enough away from the building.

5 MS. SCHWARTZ: And speaking of food trucks,
6 how many do you anticipate at each gathering would you
7 say?

8 MS. BLOSS: Probably about 50, 55 people.
9 One food truck. This is one food truck, an hour and a
10 half, four times a year, one at a time.

11 MS. SCHWARTZ: Okay. Thank you.

12 CHAIRMAN MIETZ: Where specifically would
13 the food truck be?

14 MS. BLOSS: We have a back lot with a patio,
15 so on that back lot. I think maybe it's in the
16 diagram.

17 CHAIRMAN MIETZ: Oh, okay. Yeah, I'm sorry.

18 MS. BLOSS: That's okay.

19 CHAIRMAN MIETZ: Thank you.

20 Okay. Questions for these ladies, anyone?

21 Okay. Thank you.

22 Anyone in the audience on this one?

23 Okay. Public hearing is closed.

24 MS. SCHWARTZ: Dennis, I'm sorry. I
25 wonder -- they said two years. When we start it, does

1 it start like in a month from now or -- I didn't ask
2 that.

3 CHAIRMAN MIETZ: Usually we start it from
4 the meeting.

5 MS. TOMPKINS WRIGHT: From the approval.

6 CHAIRMAN MIETZ: Yes, the approval. It
7 would be two years from tonight, yeah.

8 MS. SCHWARTZ: Thank you.

9 (The public hearing concluded at 7:23 p.m.)

10 (Beginning of deliberations.)

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1 | **REPORTER CERTIFICATE**

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3 I, Kimberly A. Bonsignore, do hereby
4 certify that I did report the foregoing proceedings,
5 which was taken down by me in a verbatim manner by
6 means of machine shorthand.

11

12

13 Dated this 16th day of October 2025
14 at Brighton, New York

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17

K. Bonaparte

21 KIMBERLY A. BONSIGNORE
Court Reporter and
Notary Public No. 01B06032396
22 in and for Monroe County, New York

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BRIGHTON
ZONING BOARD OF APPEALS
DELIBERATIONS AND DECISIONS

October 7, 2025
At approximately 7 p.m.
Brighton Town Hall
680 Westfall Road
Rochester, New York 14620

PRESENT:

DENNIS MIETZ
Chairperson

ANDREA TOMPKINS WRIGHT
Vice Chairperson

KATHLEEN SCHMITT) Board Members
HEATHER McKAY-DRURY)
JUDY SCHWARTZ)

LAUREN BARON, ESQ.
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ANTHONY VALLONE
Secretary

REPORTED BY: KIMBERLY A. BONSIGNORE, Court Reporter
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, New York 14020

1 **Application ZB-25-43**

2 Application of Tigran Vardanyan, owner of
3 property located at 191 Edgewood Avenue, for an area
4 variance from Section 207-2A to allow for a front yard
5 6.5 foot fence in lieu of the 3.5 feet maximum allowed
6 by code. All as described in application and plans on
7 file. **TABLED - PUBLIC HEARING REMAINS OPEN.**

8 MS. SCHMITT: I move to approve Application
9 25-43 based on the following findings of fact.

10 **Findings of Fact**

11 1. The property is on a corner lot with an existing
12 6.5 foot tall privacy fence that surrounds the back
13 and side yards.

14 2. As the fence facing Birmingham Drive has
15 deteriorated, the homeowners wish to replace it with a
16 similar style and height fence. The additional 3 feet
17 in fence height may at first seem substantial, but as
18 noted above, it is replacing an existing fence of the
19 same height. The applicants say this height is
20 necessary to provide the privacy they need and to have
21 it match the existing fence that is not being
22 replaced.

23 3. The fence will be a natural wood finish that will
24 blend in well with the established trees and shrubs on
25 the property.

1 4. The applicants intend to soften the look of the
2 fence by plantings. No alternatives are available
3 that provide the applicant with the desired privacy
4 and aesthetics.

5 5. The granting of this variance would not result in
6 any substantial detriment to nearby properties or
7 otherwise adversely affect the character of the
8 neighborhood as it replaces an existing nonconforming
9 fence and it is shielded to a great extent by existing
10 plantings.

11 6. There also is no evidence there would be a
12 negative impact on the health, safety, and welfare of
13 the neighborhood. Moreover, the fence is laid out so
14 as not to impair the line of sight of vehicles or
15 pedestrians.

16 Conditions

17 1. The variance applies only to the fence described
18 in the application and testimony provided and will not
19 apply to future projects.

20 2. All building permits shall be obtained.

21 3. To soften the height of the fence facing
22 Birmingham Drive, the applicant agrees to maintain or
23 put in additional plantings.

24 4. Finally, no portion of the fence shall encroach
25 into the clear vision zone as defined by the town

1 code.

2 MS. MCKAY-DRURY: Second.

3 (Chairperson Mietz, yes;

4 Ms. Tompkins Wright, yes; Ms. McKay-Drury,

5 yes; Ms. Schwartz, yes; Ms. Schmitt, yes.)

6 (Upon roll call, motion to approve with

7 conditions carries.)

8 **Application ZB-25-46**

9 Application of Kellie Fraver, owner of
10 property located at 123 Brandywine Lane, for an area
11 variance from Section 207-2A to allow for a front yard
12 4 to 5 foot fence in lieu of the 3.5 feet maximum
13 allowed by code. All as described in application and
14 plans on file. **TABLED - PUBLIC HEARING REMAINS OPEN**

15 MS. TOMPKINS WRIGHT: I move to approve
16 Application ZB-25-46 of Kellie Fraver, owner of
17 property located at 123 Brandywine Lane, for an area
18 variance from Section 207-2A to allow for a front yard
19 4 foot fence in lieu of the 3.5 maximum allowed by
20 code. All as described in the application and plans
21 on file based on the following findings of fact.

22 **Findings of Fact**

23 1. The requested variance is not substantial given
24 the fact that this property is bounded on three sides
25 by rights-of-way and the fence proposed is only 6

1 inches taller than what is permitted by code.

2 2. No other alternative can alleviate the difficulty
3 and produce the desired result. Applicant testified
4 that this is the minimum necessary to meet its needs
5 for privacy and containment of their dog as a 3.5 foot
6 fence would not be sufficient and thus would not
7 alleviate the need for a variance.

8 3. No unacceptable change in the character of the
9 neighborhood and no substantial detriment to nearby
10 properties is expected to result from the approval of
11 this variance. While few fences exist this close to
12 Lac De Ville, applicants have minimized the appearance
13 of the fence by minimizing the height of the fence and
14 committing to provide trees or other shrubbery on the
15 public side of the fence to further soften the
16 appearance.

17 4. There is no evidence that the health, safety, or
18 welfare of the community will be adversely affected by
19 approval of this variance.

20 **Conditions**

21 1. The variance is based on the application,
22 materials submitted and the testimony given and only
23 authorizes the project described therein.

24 2. Applicant must obtain all building permits.

25 3. The fence along Lac De Ville Boulevard shall be at

1 least 10 feet from the property line.

2 4. To soften the appearance of the fence along
3 Lac De Ville Boulevard, applicants shall plant and
4 maintain trees or shrubbery between the property line
5 and the fence along that right-of-way.

6 5. No portion of the fence shall encroach into the
7 clear vision zone as defined by the town code.

8 MS. SCHWARTZ: Second.

9 (Chairperson Mietz, yes;
10 Ms. Tompkins Wright, yes; Ms. McKay-Drury,
11 yes; Ms. Schwartz, yes; Ms. Schmitt, yes.)

12 (AUpon roll call, motion to approve with
13 conditions carries.)

14 **Application ZB-25-48**

15 Application of Michael Gross, applicant, and
16 Jackson Crerand, owner of property located at 264
17 Dorking Road, for an area variance from Section 207-6
18 (A2) to allow for a 4.5 foot setback in lieu of the 5
19 feet max allowed by code. All as described in
20 application and plans on file.

21 CHAIRMAN MIETZ: I move we approve
22 Application ZBA 25-48 based on the following findings
23 of facts.

24 **Findings of Fact**

25 1. The request is the minimum relief necessary to

1 meet the objectives of the applicant.
2 2. The request is not significant and remains at the
3 current nonconforming existing dimension.
4 3. The new garage will be the same size and location
5 as the damaged garage.
6 4. No negative effect on the character of the
7 neighborhood will result from the approval of this
8 variance.

9 **Conditions**

10 1. Based on the drawings submitted and testimony
11 given.
12 2. All building permits shall be obtained.
13 MS. SCHWARTZ: Second.
14 (Chairperson Mietz, yes;
15 Ms. Tompkins Wright, yes; Ms. McKay-Drury,
16 yes; Ms. Schwartz, yes; Ms. Schmitt, yes.)
17 (Upon roll call, motion to approve with
18 conditions carries.)

19 **Application ZB-25-50**

20 Application of Deborah Baron, agent, and
21 Winton Place Business Center, LLC, owner of property
22 located at 3490 Winton Place for a Two-Year Temporary
23 and Revocable Use Permit pursuant to Section 219-4 to
24 allow food trucks for employee events. All as
25 described in application and plans on file.

1 MS. SCHWARTZ: I move we approve Application
2 ZB-25-50 based on the following findings of fact.

3 **Findings of Fact**

4 1. This temporary and revocable use permit is for a
5 food truck to be on premises four times per year as an
6 amenity for the employees.

7 2. It will be located in a commercial zone and
8 therefore will not have an adverse effect on the
9 character of the area.

10 3. The trucks will only be on premises from 11 to 3.

11 4. This service will only be for the employees. It
12 will not attract the greater community and therefore
13 will not increase the population density.

14 **Conditions**

15 1. This variance only applies to the written
16 application and testimony presented.

17 2. All trucks must be licensed.

18 3. All trash must be removed by the end of the
19 workday.

20 4. This permit will extend from October 7, 2025
21 through October 7, 2027.

22 MS. TOMPKINS WRIGHT: I'll second.

23 (Chairperson Mietz, yes;

24 Ms. Tompkins Wright, yes; Ms. McKay-Drury,
25 yes; Ms. Schwartz, yes; Ms. Schmitt, yes.)

1 (Upon roll call, motion to approve with
2 conditions carries.)

3 CHAIRMAN MIETZ: Okay. Good luck.

4 (Proceedings concluded at 7:38 p.m.)

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1 | **REPORTER CERTIFICATE**

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3 I, Kimberly A. Bonsignore, do hereby
4 certify that I did report the foregoing proceedings,
5 which was taken down by me in a verbatim manner by
6 means of machine shorthand.

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13 Dated this 16th day of October 2025
14 at Brighton, New York

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17

K. Bonaparte

21 KIMBERLY A. BONSIGNORE
Court Reporter and
Notary Public No. 01B06032396
22 in and for Monroe County, New York

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