

**TENTATIVE AGENDA**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**OCTOBER 4, 2017**

7:15 P.M.

CHAIRPERSON: Call the meeting to order.  
Announce location of exits and that the building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes of the September 6, 2017 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of September 28, 2017 will now be held.

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9A-03-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 205-7 to allow impervious lot coverage to be 71.7%, after construction of a new restaurant in lieu of the maximum 65% allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-04-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for 1) an Area Variance from Section 205-12 to allow for 42 parking spaces in conjunction with a new restaurant, in lieu of the minimum 43 spaces required by code; 2) Area Variances from Section 205-18B to allow pavement and parking to be 4.33 ft. from a side (north) lot line and 1 ft. from the rear (west) lot line where a minimum 10 ft. is required by code; and 3) an Area Variance from Section 207-14.3D(3) to allow a drive-thru lane to be 4 ft. from a side (south) lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-05-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 207-2A to allow a front yard fence to be 49 inches in height with 86 inch posts where the maximum height of any portion of the fence can not exceed 42 inches as allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-06-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for a Sign Variance from Section 207-32B to allow a free standing menu board where not allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

10A-01-17 Application of Norman Geil, owner of property located at 25 Far View Hills Road, for an Area Variance from Section 203-2.1B(6) to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

10A-02-17 Application of Lisa Tung, lessee, and Cox Building Property LLC, owner of property located at 2829 West Henrietta Road for an Area Variance from Section 205-12 to allow for 17 on-site parking spaces in lieu of the minimum 25 parking spaces required by code for the property with a new restaurant occupant. All as described on application and plans on file.

10A-03-17 Application of Feor Construction, contractor, and Jerry Nadiak, owner of property located at 105 Penhurst Road, for Area Variances from Section 205-2 to allow a garage addition to extend 3.8 ft. into the 36.6 ft. front setback where a 40 ft. front setback is required by code, and extend 7.5 ft. into the 10 ft. side setback required by code. All as described on application and plans on file.

10A-04-17 Application of Howard Cohen and Daphne Holland Cohen, owners of property located at 157 Monteroy Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

10A-05-17 Application of Anthony J. Costello and Son (Joseph) Development LLC, owner of property known as "The Reserve" housing community, 1 Reserve View Blvd., for renewal of a Temporary and Revocable Use Permit (10A-03-15) to allow for five (5) temporary site development/advertising signs for a two year period, where only one such sign is allowed by code. All as described on application and plans on file.

10A-06-17 Application of Home Power Systems, contractor, and Thomas Sullivan, owner of property located at 57 Dale Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a stand-by emergency generator to be located in a side yard 3 +/- ft. from a side lot line in lieu of in the rear yard behind the house, no closer than 10 ft. from a lot line as required by code. All as described on application and plans on file.

10A-07-17 Application of Home Power Systems, contractor, and Stewart Lustik, owner of property located at 450 Clover Hills Drive, for an Area Variance from Section 203-2.1B(6) to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

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

**NEW BUSINESS:**

NONE

**OLD BUSINESS:**

NONE

**PRESENTATIONS:** NONE

**COMMUNICATIONS:** NONE

**PETITIONS:** NONE