

TENTATIVE AGENDA
BOARD OF APPEALS - TOWN OF BRIGHTON
DECEMBER 6, 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 October 4, 2017 meeting.
Approve the minutes of the November 1, 2017 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of November 30, 2017 will now be held.

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 - ADJOURNED TO THE JANUARY 3, 2018 MEETING AT APPLICANTS REQUEST**

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 - ADJOURNED TO THE JANUARY 3, 2018 MEETING AT APPLICANTS REQUEST**

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 - ADJOURNED TO THE JANUARY 3, 2018 MEETING AT APPLICANTS REQUEST**

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 - ADJOURNED TO THE JANUARY 3, 2018 MEETING AT APPLICANTS REQUEST**

12A-01-17 Application of Eric Holmquist, architect, and McQuaid Jesuit High School, owner of property located at 1800 South Clinton Avenue, for Sign Variances from Section 207-31B to allow for two (2) additional building face signs totaling 107 sf to be installed, bringing the total number of signs to seven (7) with a total area of 363 sf, where only one (1) sign no greater than 16 sf is allowed by code. All as described on application and plans on file.

12A-02-17 Application of Lori Marra and Lisa Morretto, owners of property located at 145 Shaftsbury Road, for an Area Variance from Section 207-2A to allow a portion of a 6 ft. high fence to extend into a front yard where a maximum 3.5 ft. high fence is allowed by code. All as described on application and plans on file.

12A-03-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane, for an Area Variance from Section 205-2 to allow for 1,179 sf of attached garage area in lieu of the maximum 900 sf allowed by code. All as described on application and plans on file.

12A-04-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane for an Area Variance from Section 207-10E(2) to allow front yard pavement to be 33% of the front yard area in lieu of the maximum 30% allowed 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:

Letter from Alan Knauf, Knauf Shaw LLP, dated November 14, 2017 requesting adjournment of applications 9A-03-17, 9A-04-17, 9A-05-17 & 9A-06-17 to the January 3, 2018 meeting.

PETITIONS:

NONE