

1 PROCEEDINGS HELD BEFORE THE ZONING BOARD OF
2 APPEALS AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK
On October 4, 2017, COMMENCING AT APPROXIMATELY 7:15
P.M.

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9 PRESENT:

10 DENNIS MIETZ, CHAIRMAN
ANDREA TOMPKINS WRIGHT
JUDY SCHWARTZ
11 CHRISTINE CORRADO
JEANNE DALE
12 JENNIFER WATSON
DOUGLAS CLAPP

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1 CHAIRPERSON MIETZ: At this point I would
2 like to call to order the October session of the
3 Brighton Zoning Board of Appeals. Rick, was the
4 meeting properly advertised?

5 MR. DI STEFANO: Yes, Mr. Chairman, it was
6 advertised in the Brighton-Pittsford Post on
7 September 28, 2017.

8 CHAIRPERSON MIETZ: Okay. Will you call
9 the roll?

10 MR. DI STEFANO: Please let the record
11 show that all members are present.

12 CHAIRPERSON MIETZ: Okay. When you are
13 ready, Rick, you can read the first application.
14 Application 10A-01-17. Application of Norman Geil,
15 owner of property located at 25 Far View Hills Road,
16 for an Area Variance from Section 203-2.1B(6) to allow
17 a stand-by emergency generator to be located in a side
18 yard in lieu of the rear yard behind the house as
19 required by code. All as described on application and
20 plans on file.

21 MR. GEIL: Hello, my name is Norman Geil.
22 I live at 25 Far View Hills Road. I'm asking for a
23 variance that would allow me to install a back-up pump
24 generator on the side of the house rather than the
25 backyard because of the topography. There is just no

1 feasible way to put it in the backyard. There is
2 already an AC unit on this side of the house. It is
3 not visible from the road, the hillside down to South
4 Clinton. I have already been to the Planning Board to
5 get permission. So I'm just looking for a variance
6 from Zoning.

7 MS. DALE: So you will just put the
8 generator right next to the existing AC unit?

9 MR. GEIL: Yes.

10 MS. SCHWARTZ: I mean, it's a good spot
11 because it is not near your neighbor.

12 MR. GEIL: There is no neighbor on that
13 side. We hear his, but he won't hear ours.

14 CHAIRPERSON MIETZ: All right. You got
15 the unit here.

16 MR. GEIL: I have the spec sheet that I
17 included.

18 MS. SCHWARTZ: And you will test it during
19 the daylight hours?

20 MR. GEIL: Yes, I will try to coordinate
21 that with the other neighbors to run at the same time.

22 CHAIRPERSON MIETZ: Harmonious generators.

23 MR. GEIL: We are good neighbors.

24 MR. DI STEFANO: Can you just give us a
25 distance from where that -- where your backyard starts

1 sloping away from the house?

2 MR. GEIL: Yes, if you look at the map
3 here, the generator is indicated there, but it is not
4 drawn to scale. So from the corner of the house, it's
5 a little over 14 feet to the property line which is
6 where the hillside starts. The generator will be
7 where that little jot comes out. And that's going to
8 be more like 15 to 18 feet from the hillside because
9 the generator is only two feet wide.

10 MR. DI STEFANO: And as you wrap around
11 the house, the hillside kind of gets closer to the
12 house?

13 MR. GEIL: Yes.

14 MR. DI STEFANO: There is virtually no
15 area behind the house where you can place it.

16 MS. DALE: The application said there is
17 about eight feet of yard from rear of the house to the
18 slope.

19 MR. GEIL: Yes, in the back of the house.
20 That's why it can't go there, and it's all flagstone.

21 MR. DI STEFANO: Okay. Great.

22 CHAIRPERSON MIETZ: Any other questions?
23 Okay. Thank you.

24 MR. GEIL: Thank you.

25 CHAIRPERSON MIETZ: Is there anyone in the

1 audience that would like to speak regarding this
2 application? Okay. There being none, then the public
3 hearing is closed.

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

9 MS. TUNG: Good evening, ladies and
10 gentlemen. Today I'm just seeking a parking variance.

11 CHAIRPERSON MIETZ: Can you just tell us
12 your name?

13 MS. TUNG: My name is Lisa Tung, the new
14 owner of Kung Fu Tea. Hopefully, it's going to be
15 located at 2829 West Henrietta Road. Today I am
16 asking for a parking variance to be able to operate
17 and open a bubble tea shop over in that location. I
18 understand that it's 25 parking spaces required with
19 only 18 available that we are -- actually, 17
20 available that we are eight short. I just want to
21 stress the fact that we are actually going to be a
22 delivery bubble tea shop. It is just going to be a
23 tea and coffee shop type of atmosphere where we are
24 utilizing about 800 square feet of the building. The
25 back is just storage. And we are actually -- 95

1 percent of the business is actually going to be
2 delivery only to the local campuses and local
3 students. And we are only just serving tea and
4 coffee.

5 CHAIRPERSON MIETZ: I couldn't hear what
6 you said about what percentage of it you thought was
7 going to be delivery.

8 MS. TUNG: It's going to be at least 95
9 percent because all of our --

10 CHAIRPERSON MIETZ: Are there going to be
11 tables or places to sit?

12 MS. TUNG: No tables. Really, there is
13 not a place to sit anyways because the place is really
14 small, but there is no intention of any tables or
15 chairs there. It's just going to be a -- the owner of
16 the Kung Fu Tea actually has ample experience in the
17 delivery type of industry. And that's the type of
18 concept that we are going to go forward with doing
19 this type of business as far as just delivering
20 beverages to the local campuses such as the University
21 of Rochester, RIT, and MCC. This location is ideal
22 because it is just literally three miles from each of
23 the campuses. And the driver is actually going to be
24 hired from contractors such as people who are ordering
25 online like Grubhub. They always offer the drivers

1 themselves. So when the beverage is ready, we just
2 click the beverage is ready. They just come and pick
3 up the beverage, and they deliver it to the
4 appropriate client who actually ordered the food or
5 ordered the beverages.

6 MS. DALE: Do you find that your busy time
7 may be around 7:30 or 8:00 a.m., or is it sort of
8 steady throughout the day?

9 MS. TUNG: It's hard to say. It depends
10 on -- so the maximum operating -- maximum activity
11 time, there would be drivers to come and pick up the
12 orders, but there would be very little walk-in traffic
13 is all I'm trying to say. We have a restaurant down
14 the street at 4100 West Henrietta Road area where we
15 only offer delivery service and takeout, and there are
16 no tables for anyone to sit down. We barely fill that
17 parking space -- three parking spaces in front. We
18 barely have any traffic that actually parks in the
19 front. And our drivers actually just come and go,
20 come and go.

21 MS. DALE: I just didn't know if you were
22 expecting there to be a busier time of day with lots
23 of driver activity time, or would it be steady.

24 MS. TUNG: So operating hours are going to
25 be from 11:00 to 10:00, basically. We're hoping that

1 we are going to have something during maybe afternoon
2 time not dinnertime because people tend not to order
3 beverages during heavy dinnertime, but maybe sometimes
4 in between meals --

5 MS. DALE: Sure.

6 MS. TUNG: -- like your mid-morning to
7 lunchtime and maybe lunch to 5:00 or so. It shouldn't
8 be a heavy flow as this is just going to be delivery
9 and being that our main clients are going to be
10 focused on the younger crowd and universities. So
11 during their class hours, I don't foresee them
12 ordering anything to drink or anything like that. So
13 it is going to be majority deliveries.

14 MS. DALE: Did you say 11:00 a.m. start?

15 MS. TUNG: 11:00 a.m., yes, 11:00 to
16 10:00.

17 MS. SCHWARTZ: Are you going to have any
18 pastries, or any other food, or only beverages?

19 MS. TUNG: Just bubble tea. So it's just
20 bubble tea. It's called Kung Fu Tea and a little bit
21 of coffee. I believe the franchise does offer a
22 coffee product as well, but it is just beverages.

23 MS. SCHWARTZ: So what type of equipment
24 do you need?

25 MS. TUNG: So all of the equipment is

1 going to be plasticware. There is really just a
2 machine that actually makes the tea, like a teapot
3 that makes the tea. And then there is a shaker that
4 shakes the tea. And then whatever ingredients that we
5 put in the tea such as your tapiocas, and your other
6 little bubbles, and stuff like that. And it is mainly
7 always cold. Sometimes if the client desires, they
8 can have something hot.

9 MS. TOMPKINS WRIGHT: Would you be
10 amendable to having a restriction on screening the
11 variance that there would not be permitted any tables
12 or chairs for customers?

13 MS. TUNG: Yeah. Yeah. I mean, there
14 would be just one table with condiments, but that's
15 pretty much it.

16 CHAIRPERSON MIETZ: So couple of things
17 here: So you do expect that maybe if I come up to the
18 door, you are going to let me in, and order something,
19 and then leave.

20 MS. TUNG: Yes, five percent of traffic
21 going in and out. We do have that.

22 CHAIRPERSON MIETZ: Where does that
23 calculation come from?

24 MS. TUNG: Based on what we have currently
25 at our restaurant and based on the different survey

1 statistics that we show from our franchise Kung Fu Tea
2 which is the franchise we are getting it from.

3 CHAIRPERSON MIETZ: So they have other
4 locations? Where are they?

5 MS. TUNG: There are locations in the
6 campuses actually. There is one location in Buffalo
7 at the University of Buffalo, and they also do --
8 their concept is a little different. So their concept
9 is pick up and then go. There is not a delivery
10 service. So our delivery concept is actually fresh
11 and new to them. So they are really excited about
12 this opportunity because if we can push out this
13 successfully, then this may be an opportunity for them
14 to provide to other people. You know? It's because
15 we have over seven to ten years of experience in
16 delivery type of restaurants, and especially, when our
17 restaurant is down the street, literally, 2,000
18 numbers away from the location itself. And it is
19 really a shocking, you know, type of experience for
20 Kung Fu Tea, themselves, as a franchisee and us as
21 experienced delivery restaurant owners that this is a
22 pretty exciting concept. I think the concept came
23 from where we are along with the statistic that we see
24 from Kung Fu Tea.

25 CHAIRPERSON MIETZ: Okay. Couple other

1 things --

2 MS. TUNG: Uh-huh. One more thing, we are
3 not your typical Starbucks. We are not your typical
4 Tim Hortons. We don't offer pastries. We are just
5 offering beverages only. And you know, actually, the
6 franchise, itself, just does beverages as well.

7 CHAIRPERSON MIETZ: Right. Okay. How
8 many employees? I know you said in here about how
9 many people would be actually preparing and then how
10 many drivers would there be at one time.

11 MS. TUNG: So we would not have any
12 drivers in-house. We would just have drivers from the
13 different vendors that actually advertise and give us
14 orders such as Grubhub and one of the biggest like
15 Yelp. I would assume at the very beginning, one
16 driver should be enough for the first couple years or
17 so, maybe one or two. Down forward, I can give you an
18 example at our busiest restaurant here and our
19 restaurant, delivery restaurant down the street, we at
20 one time had maximum of four drivers at one time just
21 pick up and go, pick up and go. They never have a
22 down time where they sit there and do nothing because
23 they have other restaurants they deliver for as well
24 because they work for this big vendor and have
25 contracts with everybody else. So they may come all

1 four at one time pick up the orders and then go and
2 deliver.

3 CHAIRPERSON MIETZ: Now as far as the two
4 businesses next to you, you made comments about them,
5 the nail salon and then the cellular store.

6 MS. TUNG: Yep.

7 CHAIRPERSON MIETZ: So are you involved
8 with those? You are not the landlord; right? You are
9 just the potential tenant for this?

10 MS. TUNG: Yes, we are just a potential
11 tenant for that.

12 CHAIRPERSON MIETZ: All right. So you
13 can't speak to the traffic of those two businesses.

14 MS. TUNG: We actually talked to the
15 landlord numerous times. And in fact, the last time
16 when I came in for the meeting to approve this type of
17 concept, the landlord was actually here. The cellular
18 store, we go there a lot of times just to check and
19 see how the parking is, that parking has never been
20 filled. I mean, during a different time frame, you
21 know, the cellular store is a one-man show. There is
22 really barely any traffic there. In fact, the owner's
23 son owns that actual store right there.

24 The salon, you know, there is like two --
25 the most that we have passed by, because as you know,

1 we do deliveries and a lot of things on that road.
2 There are like two cars. Maybe one, I assume, is the
3 owner's car because that car is always there. Then
4 the other one can be a client's car. So the business
5 traffic is really slow there. Again, I can't speak on
6 behalf of the landlord, but that is -- we don't need
7 that many parking at all. We actually don't need more
8 than three parking, I would say, at all at one time.

9 CHAIRPERSON MIETZ: Okay. What was your
10 question?

11 MS. DALE: My question was just going to
12 be that in your application, you said you would have a
13 cashier --

14 MS. TUNG: One barista and one cashier.

15 MS. DALE: Yep, and you don't anticipate
16 more than -- you said maybe one additional --

17 MS. TUNG: So the cashier is able to --
18 usually, you know, the barista does cashier and
19 everything else to start. During maximum activity
20 time, we may have one cashier that also helps and
21 assists the barista in making the teas. But that's
22 pretty much all we should have to go. And that's how
23 you start with the current franchise with everywhere
24 we went when we went examining Syracuse and the
25 University of Buffalo as well.

1 CHAIRPERSON MIETZ: Any questions? Okay.

2 Thank you very much.

3 MS. TUNG: Thanks.

4 CHAIRPERSON MIETZ: Is there anyone in the
5 audience that would like to speak regarding this
6 application? Okay. There being none, then the public
7 hearing is closed.

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

10 MR. FEOR: Good evening, my name is Kevin
11 Feor, and this is the homeowner Jerry. Here is the
12 affidavit of this.

13 MR. DI STEFANO: Thank you.

14 MR. FEOR: Jerry has two cars in his
15 one-car garage. So we would like to build an
16 additional small one-car garage 8 by 18 feet. It
17 needs a variance for the front setback and side
18 setback because the lot is relatively small. That's
19 why we are building as small of a one-car garage as
20 humanly possible and still be able to get a car in it.
21 And we pulled it forward somewhat so it's 2 and a half
22 feet from the lot line and not any closer. So we feel
23 we are trying to ask for the minimum variance
24 necessary to achieve his wishes.

25 MS. CORRADO: So you have shown us the

1 footprint of where the garage will go. How will it
2 integrate with the facade of the house? What will the
3 appearance be?

4 MR. FEOR: Right now, the siding is a
5 shiplap style. The siding will all be the same. The
6 overhang will be in the front, and it will have a
7 roofline that goes up and down so the gable will face
8 the neighbor's side yard. And all of the exterior
9 finishes will match the existing house.

10 MS. DALE: Is there any plans for the
11 garage -- is it going to be a single story?

12 MR. FEOR: Single story, yes.

13 MS. DALE: Just electricity to it, no
14 water or anything?

15 MR. FEOR: Just electricity. It's really
16 to be used for a small sports car and really to get it
17 out of the weather and off the driveway.

18 MS. WATSON: How far will the proposed
19 garage be to the neighboring house next door?

20 MR. FEOR: The house next door?

21 MS. WATSON: Yes.

22 MS. TOMPKINS WRIGHT: While you are
23 looking, has the owner talked to the neighboring
24 property owner?

25 MR. NADIAK: I actually have.

1 CHAIRPERSON MIETZ: Can you give your name
2 and address for the record?

3 MR. NADIAK: Jerry Nadiak, 105 Penhurst.
4 I have talked to Duncan Richards, and he gave me the
5 thumbs up on the addition. I talked to my other
6 neighbor. I'm sorry. My other neighbor Maggie, and
7 he also said that's fine. He's good with it.

8 MS. SCHWARTZ: I have to say when I was up
9 there, he was out in front of his house. And he
10 called over to me. And he said let him do it. He
11 does good work. So he gave his blessing, too. Also,
12 I think when we spoke during our conversation, you
13 explained why there is this problem with the lot line.
14 I think that's important information for you to share
15 with us.

16 MR. NADIAK: The lot line, actually, is --
17 it's kind of diagonal to the house next door. So if
18 it went straight back, I would have no problem
19 whatsoever. But because it's diagonal, it cuts in.

20 MR. FEOR: All the lots on this block are
21 kind of a parallelogram. I know you can't really see
22 this too well.

23 CHAIRPERSON MIETZ: Can you guess how many
24 feet it is?

25 MR. FEOR: Yes, the house to the west that

1 would be -- 97 would be impacted. I have to guess
2 that his house is, approximately, 10 or 11 feet from
3 the lot line, not that these are all perfectly
4 accurate. And Jerry is saying it is two and a half
5 feet. So approximately, 12 feet. Unfortunately, the
6 survey doesn't --

7 CHAIRPERSON MIETZ: Understood. It's just
8 an approximation. Is there other questions over here?

9 MS. DALE: Do you have to augment the
10 driveway at all, or is the existing asphalt
11 sufficient?

12 MR. FEOR: We will actually remove,
13 probably, another 12 inches of asphalt in front of the
14 garage because the footers have to be a little wider
15 than the block that comes up. Then when the garage is
16 poured, we will pour a little concrete curtain, apron,
17 or skirt in front of the overhead door to come up to
18 the asphalt.

19 CHAIRPERSON MIETZ: I guess the question
20 is: Will you have to come over towards the lot line a
21 little bit with the asphalt, then, to get into the
22 garage? Because if it's exactly as it is drawn, it
23 looks like --

24 MR. FEOR: Oh, okay. I understand the
25 question. I'm sorry. Jerry and I haven't really

1 discussed that because I don't do paving. I think it
2 would be logical to assume that he will do like a
3 little banjo.

4 CHAIRPERSON MIETZ: That's kind of
5 important. What you are going to do?

6 MR. NADIAK: Currently, my driveway is two
7 and a half cars. So basically, I can actually put two
8 cars on there, and I have half a car to the right
9 side.

10 MR. FEOR: No, their question is: Are you
11 going to go slightly wider?

12 MR. NADIAK: We are going to have to in
13 order to get into the garage.

14 CHAIRPERSON MIETZ: Yes, I guess the
15 question, then, is it only what's necessary to make
16 the radius not going any farther towards the road than
17 necessary?

18 MR. NADIAK: Yes.

19 CHAIRPERSON MIETZ: It's well over two-car
20 widths.

21 MR. FEOR: I would say 10 feet in front of
22 the garage, the proposed garage. We would then do
23 what we call a little radius or banjo so he can --
24 because he is building 10 feet, he's going to get an
25 eight-foot wide garage door.

1 CHAIRPERSON MIETZ: Right. Okay. Any
2 other questions?

3 MS. SCHWARTZ: And the materials will be
4 matched to the existing house?

5 MR. FEOR: Yes.

6 MS. SCHWARTZ: Okay.

7 MR. FEOR: Okay. Thank you very much for
8 your time.

9 CHAIRPERSON MIETZ: Is there anyone in the
10 audience that would like to speak regarding this
11 application? Okay. There being none, then the public
12 hearing is closed.

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

9 MR. COHEN: Hi, I'm Howard Cohen, 157
10 Monteroy Road. So like Rick stated, I would like to
11 put a stand-by generator in my side yard instead of
12 the rear yard. The rear yard is fronted with drainage
13 problems. I would probably have to dig about 150 feet
14 to run utilities to the area in order to comply with
15 the 'at least 10 feet from the property line.' I
16 would have to either remove hemlock trees or a stone
17 path that's already there. It's also the main egress
18 for the backyard. And I'm just concerned with lots of
19 foot traffic combined with all of the water that tends
20 to build up on rainy days that it's not a great
21 location for a standby generator with utilities
22 running there. So what we are proposing is to
23 actually position the generator in our side yard right
24 adjacent to the current air conditioning system. It's
25 not only the closest place for utilities, but also the

1 farthest distance from my neighbor. At that point
2 it's about 120 feet to my nearest neighbor.
3 Coincidentally, the back of the house would be about
4 60 feet. I'm also blessed with a 13-foot hedge that
5 runs about 100 feet on that side of the property and
6 envelops that whole area which also provides screening
7 almost entirely from the street. In addition, I would
8 be tucking a -- I don't know if you have been through
9 the application in detail, but I included some
10 pictures. There are some shots from the side lot
11 that, if you look closely, you can see the air
12 conditioning unit. This generator would be tucked in
13 behind it. So I would say almost impossible to see.
14 And of course, it's one of these new generators that
15 runs below the 72 dBA level that's in the code.

16 CHAIRPERSON MIETZ: Good. Questions?

17 MS. CORRADO: I see you indicate that you
18 are going to be adding shrubbery to screen it further
19 once installed.

20 MR. COHEN: Yes, appropriate shrubbery.

21 CHAIRPERSON MIETZ: Okay. All right.

22 Other questions?

23 MR. CLAPP: From the pictures, is the
24 generator being placed next to the screened porch?

25 MR. COHEN: Say again?

1 MR. CLAPP: It looks like it is being
2 placed next to a screened porch.

3 MR. COHEN: Yes, it will be next to the
4 screened porch.

5 MR. CLAPP: I was just curious, I don't
6 know, is there any -- I know you can't put them next
7 to the windows. Is there any reason why that --

8 MR. COHEN: I didn't see anything in the
9 code, but I'm not an expert.

10 MR. CLAPP: I don't know either.

11 MR. COHEN: Yes, whatever the code says,
12 it will be that number feet a distance away.

13 CHAIRPERSON MIETZ: Other than that, it
14 doesn't matter.

15 MS. CORRADO: As far as testing, will you
16 be orchestrating it with your neighbors as the last
17 application planned to?

18 MR. COHEN: I will if they get generators.
19 No one else has a generator in my neighborhood.

20 MS. CORRADO: I see. You are the leading
21 edge in that neighborhood.

22 MR. COHEN: Well, yes, but we will do it
23 at a time that is not disruptive.

24 CHAIRPERSON MIETZ: Any other questions?
25 Okay. Thank you.

1 MR. COHEN: Thank you.

2 CHAIRPERSON MIETZ: Is there anyone in the
3 audience that would like to speak regarding this
4 application? Okay. There being none, then the public
5 hearing is closed.

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

10 MR. DAILY: Good evening, my name is Bill
11 Daily. I'm with the Costello Group. As Mr. DiStefano
12 said, I'm here to request a renewal of a temporary use
13 permit to allow five temporary site advertising signs.
14 We are not requesting any change from the previous
15 approval. We are just requesting a renewal.

16 CHAIRPERSON MIETZ: Okay.

17 MS. SCHWARTZ: About how many units do you
18 still have to construct until you reach the original
19 plan? Do you have any idea?

20 MR. DAILY: It's an approximate guess. I
21 don't know exactly. We probably have 200.

22 CHAIRPERSON MIETZ: That includes the loft
23 buildings?

24 MR. DAILY: Correct.

25 MS. WATSON: About how many have you

1 completed?

2 MR. DAILY: 327.

3 MS. WATSON: So you are over halfway.

4 CHAIRPERSON MIETZ: Okay.

5 MS. WATSON: I'm relatively new to the
6 Zoning Board. So I apologize if there are repetitive
7 questions that I ask. How long has the project been
8 going on, and how many renewals have there already
9 been?

10 MR. DAILY: The project has been going on
11 for approximately five years. And I am only aware
12 that this is the only renewal that's been requested.
13 Was there another one?

14 MR. DI STEFANO: Yes, the last one was a
15 renewal here.

16 MR. DAILY: Okay.

17 MS. WATSON: Reading through the
18 materials, two of the five signs were the feather and
19 the A-frame. When I drove through the community, I
20 didn't see either of them out because it's only out,
21 as I understand it, during the time the models are
22 open for a tour.

23 MR. DAILY: Correct.

24 MS. WATSON: I am just not aware of what's
25 the difference between the feather and the A-frame?

1 MR. DAILY: So the feather is kind of like
2 a tall flag looking.

3 MS. WATSON: Okay.

4 MS. CORRADO: Yes, they blow in the wind.

5 MS. WATSON: Okay. Gotcha. Okay. And
6 are they placed near each other or is there a distance
7 between the two?

11 MS. SCHWARTZ: Do you have any data to
12 show the signs are beneficial?

13 MR. DAILY: Just sales. I think we are up
14 to 20 units this year. I think they are very
15 beneficial to promote the sales. It helps people
16 know.

17 MS. SCHWARTZ: But you don't have any --

18 CHAIRPERSON MIETZ: Like what?

19 MS. SCHWARTZ: I mean, have people said,
20 "Oh, I saw the sign on the expressway or whatever."

21 MR. DAILY: I think once in a while it's
22 mentioned to the real estate brokers, yes.

23 MS. DALE: And are the two signs
24 requested, would they be placed side by side or near
25 each other; is that right?

1 MR. DAILY: Right. There are actually
2 five signs. Two of them, I guess, you call them
3 mobile. They go in and out as there are open houses.
4 They are placed near each other at the entrance of the
5 project at Reserve View Boulevard and South Clinton.

6 MR. DI STEFANO: I want you to just real
7 quick go over, for the record, what the other three
8 will be.

11 MR. DI STEFANO: And that's lit; correct?

12 MR. DAILY: That's lit. There is a
13 similar one that faces 590 that actually got blown
14 down in the windstorm in March, and we have to put
15 that back up.

16 MR. DI STEFANO: That's not lit; correct?

17 MR. DAILY: That's not lit. And there is
18 one facing the canal that's not lit.

19 MS. WATSON: The one that is lit is kind
20 of behind one of the more permanent identification
21 signs for the property. Are those permanent signs
22 also lit?

23 MR. DAILY: I think they are, yes.

24 MS. WATSON: And I also noticed that there
25 are -- so the permanent signs are kind of on -- I

1 don't know the terminology, but they are on a brick
2 wall as the base; right?

3 CHAIRPERSON MIETZ: Monument.

4 MS. WATSON: Those are on bases, or there
5 are like two or three other ones next to them that
6 don't have a sign on them.

7 MR. DAILY: Correct.

8 MS. WATSON: So what are those ones for?

9 MR. DAILY: I don't know if you are
10 familiar with Mark Bayer?

11 MS. WATSON: I'm sorry?

12 MR. DAILY: Mark Bayer, the landscape
13 architect. So there is a theme with the canal. So
14 they are supposed to simulate locks.

15 MS. WATSON: So you are not going to be
16 putting signs up on those?

17 MR. DI STEFANO: No, there will not be any
18 signage on those.

19 CHAIRPERSON MIETZ: No, those are just an
20 architectural feature.

21 MS. WATSON: I see. Okay. I was waiting
22 for something else to go up there.

23 CHAIRPERSON MIETZ: No.

24 MS. WATSON: Given the fact that there are
25 permanent signs already at the entrance of the

1 property, what is the additional benefit to having a
2 billboard sign?

3 MR. DAILY: To make people aware that it
4 is still a project under development and there are
5 still units for sale. If there was not anything out
6 there, you wouldn't know that there are homes for
7 sale. Once there are no homes for sale, there would
8 be no need to advertise that.

9 CHAIRPERSON MIETZ: More questions? Any
10 other questions?

11 MS. DALE: So at the rate the sales have
12 been happening and the quantity that remain, do you
13 expect that you will need an additional two-year
14 period after this?

15 MR. DAILY: I would expect so. It would
16 be great if we didn't, but I would expect so.

17 MS. DALE: Okay.

18 CHAIRPERSON MIETZ: Okay. That was my
19 question too. Thank you.

20 MR. DAILY: Thank you.

21 CHAIRPERSON MIETZ: Is there anyone in the
22 audience that would like to speak regarding this
23 application? Okay. There being none, then the public
24 hearing is closed.

25

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

10 MR. SWETMAN: Good evening. Tonight must
11 be generator night because we have another one coming,
12 too. I'm Jim Swetman, president and owner of Home
13 Power Systems, here to represent Tom Sullivan at 57
14 Dale Road for the installation of a Generac automatic
15 home stand-by generator system going on the north end
16 of the lot. It is a unique situation because Dale
17 Road has homes that are very, very close to each
18 other. Knowing the town code, because we have been
19 doing generators here in the town for 14 years,
20 knowing that back lot is the code, unfortunately,
21 there is a back deck over there that takes the whole
22 back up. And in order for us to do the installation
23 in the rear lot, we would have to run exposed gas
24 piping underneath the deck and the electrical
25 underneath the deck, which is unsightly, or we would

1 have to trench in the backyard and put the generator
2 back behind the deck because we can't put it
3 underneath the deck, we have to put it behind the
4 deck. So it's kind of unique. We walked around the
5 south end. There is the driveway over there. Of
6 course, the front of the house, we can't put it over
7 there. So out of the homes that we do -- this year we
8 will do about 430 installations -- this is a very
9 tight area that we have to do this. So that's why we
10 are here. The homeowner is requesting a chance to put
11 it on the side lot knowing that it's very close.

12 Couple things, too: It is a whole house
13 transfer solution. What does that mean? The 16 kW
14 generator has a whisper test function on it. That
15 means during its weekly exercise cycle, it only spins
16 at 2,300 RPMs. So it's only about 53 decibels that it
17 puts out during its weekly test. Of course during the
18 standby condition if we do lose power, it is well
19 below the town's code for the decibel rates.

20 Mr. Sullivan has had an opportunity to
21 talk to the neighbor on the north side. He did not
22 give me anything written, but he did have a chance to
23 talk to him. He did get verbal approval from the
24 neighbor to put it on the north side.

25 CHAIRPERSON MIETZ: Okay. Great.

1 Questions? It's pretty straight forward. Okay.
2 Thank you.

3 MR. SWETMAN: Thank you.

4 CHAIRPERSON MIETZ: Is there anyone in the
5 audience that would like to speak regarding this
6 application? Okay. There being none, then the public
7 hearing is closed.

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

9 MR. SHOREMAN: Good evening, everyone. My
10 name is Dale Shoreman, one of the residential project
11 managers at Home Power Systems. I'm here representing
12 homeowner, Stewart Lustik, who resides at 450 Clover
13 Hills Drive. He is requesting a side of house
14 installation instead of rear for a couple of reasons.
15 In the rear of his home, there is a severe slope.
16 This would make the installation, again, unsightly.
17 If we put it on the side of the home, it is going to
18 be covered by vegetation, landscaping. It is also
19 pretty attractive to have it near the air conditioner.
20 This way all of the mechanical devices are on the same
21 side of the home. We are wondering if we could have a
22 variance for the installation.

23 CHAIRPERSON MIETZ: Okay. So how far,
24 then, to the neighbor's is that generator going to be?

25 MR. SHOREMAN: Approximately, 32 feet.

1 MR. DI STEFANO: To the lot line or to the
2 neighboring structure?

3 MR. SHOREMAN: I'm sorry. Approximately,
4 64 feet to the neighboring structure. I'm sorry about
5 that.

6 CHAIRPERSON MIETZ: Okay. I was going to
7 say 30. I thought it was more than that.

8 MR. SHOREMAN: I apologize.

9 MS. CORRADO: Has the homeowner checked in
10 with the neighbor?

11 MR. SHOREMAN: He has. He has checked in
12 with four neighbors. I have copies of the approval to
13 pass out to you folks.

14 MR. DI STEFANO: You can give me one copy
15 of that.

16 MS. TOMPKINS WRIGHT: One of those four
17 neighbors was the neighbor most affected on that side?

18 MR. SHOREMAN: Correct. Would you like me
19 to pass this out for everyone to see?

20 MR. DI STEFANO: Do you have all four
21 neighbors or is he saying he met with four neighbors?

22 MR. SHOREMAN: He met with four neighbors.

1 house and no one has a problem with the generator
2 going in. Hopefully, that won't be an issue." But he
3 doesn't have anything directly from the neighbors?

4 MR. SHOREMAN: No.

5 MR. DI STEFANO: Okay.

6 CHAIRPERSON MIETZ: We get the spirit of
7 it, I guess.

8 MR. DI STEFANO: Yes.

9 CHAIRPERSON MIETZ: Okay. All right. Any
10 other questions for this gentleman? No? Okay.
11 Great. Thank you.

12 MR. SHOREMAN: Thank you all.

13 CHAIRPERSON MIETZ: Is there anyone in the
14 audience that would like to speak regarding this
15 application? Okay. There being none, then the public
16 hearing is closed.

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1 C E R T I F I C A T E O F N

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3 STATE OF NEW YORK:
COUNTY OF MONROE:

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5 I, BRIANA L. JEFFORDS, do hereby certify
6 that I reported in machine shorthand the above-styled
7 cause; and that the foregoing pages were typed by
8 computer-assisted transcription under my personal
9 supervision and constitute a true record of the
10 testimony in this proceeding;

11 I further certify that I am not an
12 attorney or counsel of any parties, nor a relative or
13 employee of any attorney or counsel connected with the
14 action, nor financially interested in the action;

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Bianca L. Jeffords

BRIANA L. JEFFORDS

Freelance Court Reporter and

Notary Public No. 01JE6325111

in and for Genesee County, New York

FORBES COURT REPORTING SERVICES, LLC

Phone: 585.343.8612 | E-mail: Kelly@ForbesCourtReporting.com

1 PROCEEDINGS HELD BEFORE THE ZONING BOARD OF
2 APPEALS AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK
3 On October 4, 2017, COMMENCING AT APPROXIMATELY 8:15
P.M.

4 October 4, 2017
5 Brighton Town Hall
2300 Elmwood Avenue
6 Rochester, New York 14618

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9 PRESENT:

10 DENNIS MIETZ, CHAIRMAN
11 ANDREA TOMPKINS WRIGHT
12 JUDY SCHWARTZ
13 CHRISTINE CORRADO
14 JEANNE DALE
15 JENNIFER WATSON
16 DOUGLAS CLAPP

17

18 DAVID DOLLINGER, ESQ.
19 Town Attorney

20

21 RICK DISTEFANO
22 Secretary

23 Reported By: BRIANA L. JEFFORDS
24 Forbes Court Reporting Service, LLC
25 21 Woodcrest Drive
Batavia, New York 14020

FORBES COURT REPORTING SERVICES, LLC

Phone: 585.343.8612 | E-mail: Kelly@ForbesCourtReporting.com

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

8 Motion made by Ms. Dale to approve

9 Application 10A-01-17.

10 FINDINGS OF FACT:

11 1. The requested variance will not produce an
12 undesirable change in the character of the
13 neighborhood or be a detriment to nearby properties as
14 the wooded hillside, and existing trees and shrubs,
15 and the significant incline from the road will
16 sufficiently hide the generator from view.

17 2. The benefit sought by the applicant cannot be
18 achieved by another feasible method as there is no
19 possible location for the generator between the rear
20 of the house and the rear hillside as there is only
21 eight feet of yard from the rear of the house to the
22 steep slope.

23 3. There is already an air conditioning unit located
24 at the side of the house where the generator will be
25 located.

4. The health, safety, and welfare of the neighboring
community will not be negatively impacted.

3 CONDITIONS:

4 1. The generator will be located in the side yard of
5 the property as depicted in the application.

6 2. The generator will be make and model as specified
7 in the application.

8 3. All necessary approvals and town permits shall be
9 obtained.

10 (Seconded by Ms. Corrado.)

11 (Ms. Corrado, yes; Ms. Schwartz, yes;

12 Ms. Tompkins Wright, yes;

13 Ms. Watson, yes; Mr. Clapp, yes;

14 Ms. Dale, yes; Mr. Mietz, yes.)

15 (Open roll call, motion to approve

16 with conditions carries.)

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FORBES COURT REPORTING SERVICES, LLC

Phone: 585.343.8612 | E-mail: Kelly@ForbesCourtReporting.com

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

9 Motion made by Mr. Mietz to approve
10 Application 10A-02-17.

11 FINDINGS OF FACT:

12 1. While the variance is self-created since the
13 applicant is leasing a vacant space and desires to
14 operate it as a primarily delivery style restaurant as
15 defined by code, the impact of the variance is
16 minimized.

17 2. While the variance is substantial, the use of the
18 delivery-type restaurant will not need the required
19 parking per code.

20 3. The approval of this variance would likely not
21 have a negative effect on the neighborhood due to the
22 commercial nature of the adjoining tenants and the
23 adjoining properties on West Henrietta Road.

24 CONDITIONS:

25 1. This variance applies only to the restaurant use

1 as described in application and testimony given,
2 specifically, a delivery-style restaurant with minimal
3 customer walk-in traffic.

4 2. In the restaurant use as specified, there shall
5 not be any tables or chairs for in-seat consumption.

6 3. All necessary building permits shall be obtained.

7 (Seconded by Ms. Watson.)

8 (Ms. Corrado, yes; Ms. Schwartz, yes;
9 Ms. Tompkins Wright, yes; Ms. Dale, yes;
10 Ms. Watson, yes; Mr. Clapp, yes;
11 Mr. Mietz, yes.)

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

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

10 Motion made by Ms. Schwartz to approve
11 Application 10A-03-17.

12 FINDINGS OF FACT:

- 13 1. There is only a one-car garage currently on the
14 property, and the applicant has two cars, he keeps
15 both in the garage.
- 16 2. The shape of the lot causes the variance to be
17 substantial. However, the configuration of the
18 existing house and its siting on the lot necessitates
19 the need for the garage to be placed precisely there.
- 20 3. There is no other location on this lot where one
21 could construct a second garage without the need for a
22 variance.

23 CONDITIONS:

- 24 1. This application only applies to the garage
25 addition as presented in the application and per

1 testimony given.

2 2. All necessary Architecture Review Board approvals
3 shall be obtained

4 3. All necessary building permits shall be obtained.

5 (Seconded by Ms. Corrado.)

6 (Ms. Corrado, yes; Ms. Schwartz, yes;

7 Ms. Tompkins Wright, no;

8 Ms. Watson, yes; Mr. Clapp, no;

10 (Open roll call, motion to approve

With conditions carries.)

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FORBES COURT REPORTING SERVICES, LLC

Phone: 585.343.8612 | E-mail: Kelly@ForbesCourtReporting.com

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

9 Motion made by Ms. Tompkins Wright to
10 approve Application 10A-04-17.

11 FINDINGS OF FACT:

12 1. The granting of the requested variance will not
13 produce an undesirable change in the character of the
14 neighborhood or be a detriment to nearby properties.
15 The proposed location of the generator is well
16 shielded from view due to shrubs and trees on the west
17 side and a portion of the front yard including 60 feet
18 of 12 foot high hedgerow. Further, the proposed
19 generator will be placed behind an existing H-VAC unit
20 and will not be visible from the street.

21 2. The requested variance is not substantial given
22 the screening previously noted.

23 3. The benefit sought by the applicant cannot
24 reasonably be achieved by any other method. The rear
25 yard is limited due to size and shape. It has poor

1 drainage which makes placement of the generator in the
2 rear yard unacceptable.

3 4. There is no evidence that the proposed variance
4 will have an adverse effect or impact on the physical
5 or environmental conditions in the neighborhood or
6 district due to its distance from neighboring
7 properties.

8 CONDITIONS:

9 1. The variance granted herein applies only to the
10 generator described in and in the location as depicted
11 on the application and in the testimony given.

12 2. All necessary permits must be obtained.

13 (Seconded by Ms. Schwartz.)

14 (Ms. Corrado, yes; Ms. Schwartz, yes;

15 Ms. Tompkins Wright, yes;

16 Ms. Watson, yes; Mr. Clapp, yes;

17 Ms. Dale, yes; Mr. Mietz, yes.)

18 (Open roll call, motion to approve
19 with conditions carries.)

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

10 Motion made by Ms. Watson to approve
11 Application 10A-05-17.

12 FINDINGS OF FACT:

13 1. The temporary and revocable use permit, if
14 granted, will not alter the character of the
15 neighborhood and no substantial detriment to nearby
16 properties is expected to result from the approval of
17 this variance. The signs in question are primarily
18 visible from roadways and nearby residences or
19 commercial properties. Also, the signs are similar in
20 nature to other signs on neighboring commercial
21 properties.

22 2. The signs, which have been up for five years, have
23 not adversely effected the health, safety, and welfare
24 of the surrounding neighborhood.

25 CONDITIONS:

1 1. The total number of site development signs is
2 limited to five. These signs shall consist of a large
3 developmental identification sign facing I-590, not
4 lighted, a large developmental identification sign
5 facing South Clinton Avenue, lighted, a feather open
6 sign at the entrance on South Clinton Avenue, an
7 A-frame open sign at the entrance on South Clinton
8 Avenue, and a developmental identification sign facing
9 the canal.

10 2. The feather open sign and the A-frame open sign
11 shall only be displayed when the model home/office is
12 open.

13 3. The signs shall be located per plans submitted and
14 testimony given.

15 4. The temporary and revocable use permanent is valid
16 for two years and shall expire on October 4th, 2019.

17 (Seconded by Mr. Clapp.)

18 (Ms. Corrado, yes; Ms. Schwartz, no;

19 Ms. Tompkins Wright, yes;

20 Ms. Watson, yes; Mr. Clapp, yes;

21 Ms. Dale, yes; Mr. Mietz, yes.)

22 (Open roll call, motion to approve
23 with conditions carries.)

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

10 Motion made by Mr. Clapp to deny
11 Application 10A-06-17.

12 FINDINGS OF FACT:

13 1. The proposed variance is substantial because (1)
14 it is not behind the house and (2) it is three feet
15 from the lot line where a minimum of 10 feet is
16 required by code.

17 2. There are other alternatives that could alleviate
18 the alleged hardship.

19 3. The neighborhood, itself, has small narrow width
20 lots with houses in close proximity to each other and
21 generators in side yards will have a detrimental
22 effect on the quality of the neighborhood.

23 4. The health, safety, and welfare will be effected
24 because the proximity of the neighboring residences
25 could present health and safety issues due to exhaust

1 and noise levels.

2 (Seconded by Ms. Schwartz.)

3 (Ms. Corrado, yes; Ms. Schwartz, yes;

4 Ms. Tompkins Wright, No;

5 Ms. Watson, yes; Mr. Clapp, yes;

6 Ms. Dale, yes; Mr. Mietz, yes.)

7 (Open roll call, motion to deny carries.)

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

9 Motion made by Ms. Corrado to approve
10 Application 10A-07-17.

11 FINDINGS OF FACT:

- 12 1. The requested variance is not substantial as the
13 home's other external mechanicals and gas meter are
14 already located in the side yard.
- 15 2. No alternative can alleviate the difficulty and
16 produce the desired result that of co-locating the
17 generator, the air conditioning unit, and the gas
18 meter while minimizing the impact on the integrity of
19 the home's interior.
- 20 3. No unacceptable change in the character of the
21 neighborhood and no substantial detriment to nearby
22 properties is expected to result from the approval of
23 this variance as the generator is to be used only in
24 the case of power construction and not as a primary
25 source of power. Further, the generator will be

screened by vegetation to minimize the negative esthetic impact.

3 4. The alleged hardship was self-created by the
4 applicant only in that the stand-by generator was not
5 part of the original construction of the home and
6 therefore not cited per code.

7 5. The health, safety, and welfare of the community
8 will not be adversely effected by the approval of this
9 variance request as the generator will be sited
10 approximately 60 plus or minus feet from the
11 neighboring structure.

12 | CONDITIONS:

13 1. This variance will apply only to the generator as
14 described in the application and testimony given. In
15 particular, it will not apply to any additional
16 generators in the future that are not considered in
17 the present application.

18 2. All necessary town approvals and permits shall be
19 obtained.

20 (Seconded by Ms. Schwartz.)

21 (Ms. Corrado, yes; Ms. Schwartz, yes; . . .

22 Ms. Tompkins Wright, yes;

23 Ms. Watson, yes; Mr. Clapp, yes;

24 Ms. Dale, yes; Mr. Mietz, yes.)

25 (Open roll call, motion to approve

1 with conditions carries.)

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Phone: 585.343.8612 | E-mail: Kelly@ForbesCourtReporting.com

1 C E R T I F I C A T I O N
23 STATE OF NEW YORK:
4 COUNTY OF MONROE:5 I, BRIANA L. JEFFORDS, do hereby certify
6 that I reported in machine shorthand the above-styled
7 cause; and that the foregoing pages were typed by
8 computer-assisted transcription under my personal
9 supervision and constitute a true record of the
10 testimony in this proceeding;11 I further certify that I am not an
12 attorney or counsel of any parties, nor a relative or
13 employee of any attorney or counsel connected with the
14 action, nor financially interested in the action;15 WITNESS my hand in the town of Brighton,
16 county of Monroe, state of New York.17
18 Briana L. Jeffords
19 BRIANA L. JEFFORDS
20 Freelance Court Reporter and
Notary Public No. 01JE6325111
in and for Genesee County, New York
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