

A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
NOVEMBER 7, 2018

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 5, 2018 meeting.
Approve the minutes of the October 3, 2018 meeting. **To be done at the December 5, 2018 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of November 1, 2018 will now be held.

11A-01-18 Application of Congregation Light of Israel, owner of property located at 1675 Monroe Avenue, for renewal of a Temporary and Revocable Use Permit (1A-01-17) pursuant to Section 219-4 to erect a tent and hold up to six (per year) outdoor special events for the years 2019 and 2020. All as described on application and plans on file.

11A-02-18 Application of Jerry Nadiak, owner of property located at 105 Penhurst Road, for an Area Variance from Section 207-10E(2) to allow front yard pavement coverage to increase from 34.8% to 37.5% where a maximum 30% coverage is allowed by code. All as described on application and plans on file.

11A-03-18 Application of Michael McQuinn and Gary Harris, owners of property located at 5 Indian Spring Lane, for an Area variance from Section 203-2.1B(6) to allow a standby emergency generator to be located in a front yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

11A-04-18 Application of Robyn Rime, owner of property located at 1863 Westfall Road, for an Area Variance from Section 205-2 to allow an entryway porch to extend 5 ft. into the existing 29 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.

11A-05-18 Application of Daniel Turner, Turner Engineering, agent, and Brighton Volunteer Ambulance, owner of property located at 1551 Westfall Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a standby emergency generator to have a noise level of 76.5 dBA in lieu of the maximum 72 dBA allowed by code. All as described on application and plans on file.

11A-06-18 Application of Alexandria Terziev and Allan Greenleaf, owners of property located at 81 Danbury Circle South, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a standby emergency generator to be located in a side yard 6 +/- ft from the property line in lieu of the rear yard behind the house no closer than 10 ft. to a property line as required by code. All as described on application and plans on file.

- 11A-07-18 Application of Matthew Witmer, owner of property located at 82 Southern Parkway, for an Area Variance from Sections 203-2.1B(2) and 203-9A(4) to allow an accessory building/pool house to be 424 sf in size in lieu of the maximum 250 sf allowed by code. All as described on application and plans on file.
- 11A-08-18 Application of Brighton Eastbrooke Homeowners, owner of property located at 477 Eastbrooke Lane (Tax ID #150.13-2-94) for 1) an Area Variance from Sections 203-2.1B(3) and 203-23A(4) to allow a garage/maintenance building to be 1,811 sf, after construction of a 761 sf addition, in lieu of the maximum 600 sf allowed by code; and 2) an Area Variance from Section 203-129B(8) to allow said addition to be 11 ft. from the banks of Allens Creek in lieu of the minimum 25 ft. required by code. All as described on application and plans on file.
- 11A-09-18 Application of Brighton Eastbrooke Homeowners, owner of property located at 477 Eastbrooke Lane (Tax ID #150.13-2-94) for Area Variances from Sections 203-2.1B(3) and 203-23A(4) to 1) allow for a detached garage to be constructed in a front yard in lieu of the rear yard as required by code, and 2) allow said detached garage to be 750 sf in size in lieu of the maximum 600 sf allowed by code. All as described on application and plans on file.
- 11A-10-18 Application of Susan O'Toole, owner of property located at 71 Astor Drive, for 1) an Area Variance from Section 207-10E(2) to allow front yard pavement coverage to be 46% in lieu of the minimum 30% allowed by code; 2) an Area Variance from Section 207-10E(3) to allow rear yard pavement coverage to be 60% in lieu of the maximum 35% allowed by code; and 3) an Area Variance from Section 207-10E(5) to allow pavement throughout the site to extend up to property lines where a minimum 4 ft. setback is required by code. All as described on application and plans on file.
- 11A-11-18 Application of Sharon Bidwell-Cerone and James Cerone, owners of property located at 2960 East Avenue, for an Area Variance from Section 203-2.1B(2) to allow a pergola structure to be located in a side yard in lieu of the rear yard as required by code. All as described on application and plans on file.
- 11A-12-18 Application of Richard Hunt, architect, and Alicia and Kip Davis, owners of property located at 296 Ashbourne Road, for Area Variances from Section 205-2 to 1) allow an entry porch to extend 3 ft. into the 9 ft. side setback required by code, and 2) allow building lot coverage to increase from 31.1% to 33.5%, after construction of two entryway porches, in lieu of the maximum 25% allowed by code. All as described on application and plans on file.
- 11A-13-18 Application of David Waldarek, architect, and Mr. and Mrs. Christopher Senftleben, owners of property located at 137 Southern Parkway, for 1) an Area Variance from Section 205-2 to allow for the construction of a 1,500 sf attached garage in lieu of the maximum 900 sf attached garage allowed by code; and 2) an Area Variance from Section 207-10E(5) to allow additional pavement (driveway expansion) up to the south lot line where a 4 ft. setback is required by code. All as described on application and plans on file.
- 11A-14-18 Application of Roger Langer, Jr., architect, and Our Group 5 LLC, owner of property located at 1485 Monroe Avenue, for an Area Variance from Section 205-6 to allow an accessible ramp to extend 8.3 ft. into the 30 ft. front setback (Sylvan Road) required by code. All as described on application and plans on file.

- 11A-16-18 Application of Chris Hennessey, architect, and Steve and Meg Jones, owners of property located at 148 Monteroy Road, for 1) an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to allow for the construction of a 660 sf detached garage in lieu of the maximum 600 sf detached garage allowed by code; and 2) an Area Variance from Section 207-6 to allow said detached garage to be 16.75 ft. in height in lieu of the maximum 16 ft. allowed by code. All as described on application and plans on file.
- 11A-17-18 Application of Chris Hennessey, architect, and Steve and Meg Jones, owners of property located at 148 Monteroy Road, for an Area Variance from Section 209-10 to allow livable floor area to be 3,940 sf, after renovation of an attached garage and construction of an entryway, in lieu of the maximum 3,596 sf allowed by code. All as described on application and plans on file.
- 11A-18-18 Application of Nancy Carry, owner of property located at 92 Northumberland Road, for an Area Variance from Section 205-2 to allow an entryway porch to extend 5.7 +/- ft, into the 26.2 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.
- 11A-19-18 Application of Tim Fournier, owner of property located at 150 Old Mill Road, for an Area Variance from Section 207-10E(2) to allow front yard pavement coverage to be 38% in lieu of the maximum 30% allowed by code. All as described on application and plans submitted.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

Letter from Thomas Nicholas, 143 Southern Parkway, dated November 7, 2018, with concerns regarding variances requested for 137 Southern Parkway (11A-13-18).

COMMUNICATIONS:

NONE

PETITIONS:

NONE