

Brighton Zoning Board of Appeals 10/2/19

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT  
2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK ON OCTOBER 2, 2019  
AT APPROXIMATELY 7:15 P.M.

October 2, 2019  
Brighton Town Hall  
2300 Elmwood Avenue  
Rochester, New York 14618

PRESENT:

DENNIS MIETZ, CHAIRPERSON  
JEANNE DALE  
DOUGLAS CLAPP  
KATHLEEN SCHMITT  
JUDY SCHWARTZ  
ANDREA TOMPKINS WRIGHT

DAVID DOLLINGER, ESQ.  
Town Attorney

RICK DiSTEFANO  
Secretary

NOT PRESENT:  
JENNIFER WATSON

REPORTED BY: Alexandra K. Wiater, Court Reporter  
FORBES COURT REPORTING SERVICES, LLC  
21 Woodcrest Drive  
Batavia, New York 14020

Brighton Zoning Board of Appeals 10/2/19

CHAIRPERSON MIETZ: All right. So, at this time I'd like to call to order the October session of The Brighton Town Board. Rick, was this meeting properly advertised?

MR. DiSTEFANO: Yes, Mr. Chairman. This meeting was advertised in the Brighton-Pittsford Post on September 26th, 2019.

**FINDINGS OF FACT:**

CHAIRMAN MIETZ: Okay. Will you please call the roll.

MR. DiSTEFANO: Mr. Clapp?

MR. CLAPP: Here.

MR. DiSTEFANO: Ms. Schwartz?

MS. SCHWARTZ: Here.

MR. DiSTEFANO: Ms. Tompkins-Wright?

MS. TOMPKINS-WRIGHT: Here.

MR. DiSTEFANO: Ms. Dale?

MS. DALE: Here.

MR. DiSTEFANO: Mr. Mietz?

CHAIRPERSON MIETZ: Here.

MR. DiSTEFANO: Ms. Schmitt?

MS. SCHMITT: Here.

Brighton Zoning Board of Appeals 10/2/19

MR. DiSTEFANO: Ms. Watson? Please let the report show that Ms. Watson is not present.

CHAIRPERSON MIETZ: All right. So, we have some minutes to talk about. Those are the August minutes. So -- Yes, ma'am. Good to have you back. Thank you.

MS. SCHWARTZ: Did you miss me?

CHAIRPERSON MIETZ: Yes. Of course we did.

MS. SCHWARTZ: Good. Okay. On Page 26, Line 11, just reverse the word "that" and "make." Make comes before.

Page 33, Line 22, after the word "don't," please insert "you." And Line 25, after the word "and," please insert the word "it."

On Page 34, Line 14, after the word "there" insert the word "in." And after the word "front" insert "of us."

On Page 42 -- I need help people -- Line 17, the third word, no substantial valitivity, I don't know what that means.

CHAIRPERSON MIETZ: Page 42, Line 17, right?

MS. SCHWARTZ: Yeah. Page 42, Line 17, the third word.

CHAIRPERSON MIETZ: Well, since I did it, I

Brighton Zoning Board of Appeals 10/2/19

better figure it out, right?

MS. TOMPKINS-WRIGHT: Right. It basically changes. And I don't know what word you were using.

MR. DiSTEFANO: Just use the word "inaudible".

CHAIRPERSON MIETZ: Huh?

MS. SCHWARTZ: What?

MR. DiSTEFANO: I just put "inaudible" where that word is.

MS. SCHWARTZ: Oh, all right. Okay. The third word, "inaudible." Okay. On Page 44, Line 20, the last word should be "garage." Add "garage," please.

On Page 45, Line 16, the word is "habitable."

And on Page 53, Line 20, the word should be "complying." And that's all I have.

CHAIRPERSON MIETZ: That's it. Does anyone else have anything? How about a motion?

MS. TOMPKINS-WRIGHT: So moved.

(Seconded by Ms. Schwartz.)

MR. DiSTEFANO: All right. Put that sheet away. The motion is to approve with corrections.

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

Brighton Zoning Board of Appeals 10/2/19

(Upon roll call, motion to approve with corrections carries.)

CHAIRPERSON MIETZ: Okay. So, the first holdover application --

MR. DiSTEFANO: We have the 9th of September meeting.

CHAIRPERSON MIETZ: Pardon?

MS. TOMPKINS-WRIGHT: The September meeting.

CHAIRPERSON MIETZ: Oh, yeah. That's right. I'm sorry. September? Does anybody have everything on September? I just did a quick glance but I didn't see anything glaring. Does anybody have anything on September?

MS. TOMPKINS-WRIGHT: The approvals were good.

CHAIRPERSON MIETZ: Okay.

MS. TOMPKINS-WRIGHT: So, I move to approve.

(Seconded by Mr. Clapp.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

(Upon roll call, motion to approve with corrections carries.)

CHAIRPERSON MIETZ: Okay. All right. Are we ready for the first application?

1 Brighton Zoning Board of Appeals 10/2/19

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3 MR. DiSTEFANO: Is anyone here for application  
4 7A-09-19? That is for 230 Richs Dugway. No? Okay.

5 Is anybody here for application 9A-03-19?  
6 That is for 1881 Monroe Avenue, Five Guys Restaurant. Nope.

7 Mr. Chairman, I suggest that we move 9A-04-19  
8 to later in the meeting so that it can be taken up with  
9 applications --

10 CHAIRPERSON MIETZ: Seven and eight.

11 MR. DiSTEFANO: Seven and eight.

12 CHAIRPERSON MIETZ: Okay. We'll have four,  
13 seven and eight together.

14 MR. DiSTEFANO: So, that brings us to --

15 CHAIRPERSON MIETZ: 10A-01.

16 APPLICATION 10A-01-19

17 10A-01-19 Application of Nancy Zimmer, owner  
18 of property located at 71 Golfside Parkway for an area  
19 variance from section 205-2 to allow for a reduction in lot  
20 area from 25,555 square feet to 19,932 square feet where a  
21 minimum 23,125 square feet is required by code. All as  
22 described on application and plans on file.

23 MR. ZIMMER: Hello. Good evening.

24 CHAIRPERSON MIETZ: Hi.

25 MR. ZIMMER: I'm Steve Zimmer. I'm the

Brighton Zoning Board of Appeals 10/2/19

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applicant's son.

CHAIRPERSON MIETZ: Okay. What's your  
address, sir?

MR. ZIMMER: My home address is --

CHAIRPERSON MIETZ: Yes?

MR. ZIMMER: Van Voorhis Road in Pittsford.

CHAIRPERSON MIETZ: Can you just tell me what  
it is?

MR. ZIMMER: 100 Van Voorhis Road. I'm sorry.

CHAIRPERSON MIETZ: Thank you.

MR. ZIMMER: The application's address is 71  
Golfside Parkway.

CHAIRPERSON MIETZ: Got it.

MR. ZIMMERMAN: Due to a minor lot line  
adjustment to allow for re-subdivision. And that's about it.

MS. TOMKINS-WRIGHT: What's the --

MR. ZIMMERMAN: The re-subdivision is to allow  
for a portion of the property to be given to the neighbor for  
use by their small kids and to reduce the maintenance for my  
mother.

MS. SCHWARTZ: And I did walk back to just see  
it. It's an amazing lot, okay? And I saw a dome climber  
there. Is it going to start there and then go over? Is it

Brighton Zoning Board of Appeals 10/2/19

back that far?

MR. ZIMMERMAN: Yeah. It's back that far.  
It's a triangular piece of land that goes to the back  
corner --

MS. SCHWARTZ: Okay.

MR. ZIMMERMAN: -- over to Jerry Lovely's  
(phonetic) house.

MS. SCHWARTZ: Okay. All right.

CHAIRPERSON MIETZ: Okay. Is there any  
questions for this gentleman? It's pretty straightforward.  
Questions? No? Oh, go ahead.

MS. TOMKINS-WRIGHT: Are there other  
properties that have a smaller lot in the neighborhood as  
well?

MR. ZIMMERMAN: I believe so, or a similar  
size anyways. This will bring the neighbor's property up to  
almost compliance as well as ours, just under compliance. It  
will be very similar if the lot size is completed.

CHAIRPERSON MIETZ: Okay. Any other  
questions? No? Okay. Thank you, sir.

MR. ZIMMERMAN: Thank you.

CHAIRPERSON MIETZ: Is there anyone in the  
audience that would like to speak regarding 71 Golfside?



Brighton Zoning Board of Appeals 10/2/19

There being none, then the Public Hearing is closed.

APPLICATION 10A-02-19

10A-02-19 Application of Sisters of Mercy,  
owner of property located at 1437 Blossom Road, for a  
Temporary and Revocable Use Permit pursuant to Section 219-4  
to allow the display of two banners advertising school events  
for a three week period in October where not allowed by code.  
All as described on application and plans on file.

MR. CARRO: Hello. I'm not sure -- do I need  
to turn --

MR. DiSTEFANO: Yes.

MR. CARRO: Thank you, Rick.

Hi, my name is Dave Carro, C-a-r-r-o. And I  
live in Canandaigua, 5230 Overlook Lane. And I'm here  
representing the school. I am the director of marketing for  
the school and the principle requestor of these banners.

CHAIRPERSON MIETZ: Okay. Can you tell us  
what the --

MR. CARRO: Sure. Sure. So, we have a  
90-year-old school where we have some restrictions on  
modifications to the exterior of the building, maintaining  
historic code and things like that. We also have new  
portions of the building. "New" meaning, you know, within

## Brighton Zoning Board of Appeals 10/2/19

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3 the last ten, 15 years. And we have a lot of property. And  
4 so, we have two events that are coming up. One is an open  
5 house, which is a critical component of our enrollment mainly  
6 because that we are a viable entity in the Town of Brighton.  
7 We maintain an open house which invites the public to come  
8 and see the school for potential new students. So, it's very  
9 important that that is successful. In years past, we have  
10 not utilized the property to display a banner along Clover  
11 and Blossom, on the corner there, that we'd like to do this,  
12 if we could, and for substantial years. I'm not sure how the  
13 request may be for banners year after year. But we'd like to  
14 do that. The banner, if approved, could be hung tomorrow and  
15 it could come down on the 24th. So, a very brief period of  
16 time. There's some images that I included of the -- I guess  
17 the proof of what I thought it might look like to help you  
18 understand what it is that we're looking to do. The banner  
19 in the image is actually going to be a little bit smaller in  
20 discussions with the developer of the banner, the creator, he  
21 felt and I agree, that the wind is going to be a factor with  
22 something that large. So, it has been reduced to -- I think  
23 an eight or a ten-foot-wide banner. And it's a little bit  
24 narrower top to bottom as well. The second banner will be  
25 hung -- mounted against the newest portion of the building,

## Brighton Zoning Board of Appeals 10/2/19

the gymnasium and auditorium, brick facade, promoting our gala which is very -- if you think about the open house that is so important for enrollment, the gala is very important for fundraising, which is our signature fundraising event. And we have a lot of folks who come through, parents and others, picking up girls and dropping them off in the parking lot. And they look at the big brick wall, and so we'd like to hang a large banner there for, I guess, it would be probably two or three weeks. That has not been -- I don't think either of them have been produced, but we're still developing the content of that banner. And basically it would just promote the gala and hope folks would buy tickets.

CHAIRPERSON MIETZ: Okay. So, would the timeframe be the same on both of them?

MR. CARRO: The open house is October 24th. The gala is November 2nd.

CHAIRPERSON MIETZ: All right. But as far as the advertising goes --

MR. CARRO: Yes. It's --

CHAIRPERSON MIETZ: -- you would want it to go three weeks on the banner at the intersection. But the other one you don't want it to run concurrently with that?

MR. CARRO: No, it would. It would be. It

Brighton Zoning Board of Appeals 10/2/19

just depends on when they would be produced, when we could get them up. So, we could get them up -- as soon as we could create them and install them, we would do so as soon as tomorrow if they were produced. And then open house would come down on the 24th and gala would come down on the 3rd. So, just a couple of weeks. There is some overlap in there. So, just a couple of weeks for both of them -- or a few weeks for both of them.

CHAIRPERSON MIETZ: And your other comment was, if it's possible you want to do this for next year as well?

MR. CARRO: Yes. I'm not sure what the process is or how long I could get permission to do this this time of year. If I would have to submit another application and pay the fee, or if this is something that we could put on record that this is something that we would like to do yearly. And then obviously, I want to stay in compliance with the town. So, if there is a way that we could do it for more than one year, I would request that.

MR. DiSTEFANO: The normal process for a Temporary and Revocable Use Permit is, you could ask for up to two-year period.

MR. CARRO: Okay.

Brighton Zoning Board of Appeals 10/2/19

MR. DiSTEFANO: So, you could be given a -- a period in October, a three-week period, four-week period, in the month of October or into November -- whatever -- for up to two years. Usually, with the first time, something like this, the board likes to just give you one year.

MR. CARRO: Uh-huh.

MR. DiSTEFANO: And then you could come back and then you could start requesting two years. And the reason to do that is that if there are issues --

MR. CARRO: Sure. Makes sense.

MR. DiSTEFANO: -- with the first time, then we can address those issues before you --

MR. CARRO: To not be locked in?

MR. DiSTEFANO: Right.

MR. CARRO: I totally get that.

CHAIRPERSON MIETZ: The other thing too is the content. Because if we approve something in content, then the second year, it can't be different. So, we're talking about the spirit of the event, but a play of the words, you know, indicated something else or --

MR. CARRO: No -- correct. I mean, other than date changes and artwork that might be new.

CHAIRPERSON MIETZ: But I think that's good.

## Brighton Zoning Board of Appeals 10/2/19

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Like Rick is saying, if we did approve -- decide to do it for the one year, it gives you the opportunity to make sure that that's the right words, that's the right locations and all that. And then we can come back. Like that.

MR. CARRO: Sure.

CHAIRPERSON MIETZ: But then after that, you could apply for two weeks.

MR. CARRO: Okay. And I will accept that and respect your decision.

CHAIRPERSON MIETZ: Okay. Is there any questions about this?

MR. CLAPP: Yes. The size and the placement of the one on the corner of Clover and Blossom. Would that be situated where it does not obstruct views of left turns onto Clover from Blossom?

MR. CARRO: Yes. The ultimate decision is going to lie with the plan manager or property manager there at the Sisters of Mercy. And it's -- can be set up -- set back enough so where, if you're coming -- I don't know which direction it is -- away from 590 down Blossom, and if you need to see around the corner to Clover, that -- by the time you could see the banner, a chip of the trees would be there as well. So, I don't believe that that would be an issue.

1 Brighton Zoning Board of Appeals 10/2/19

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3 MR. DiSTEFANO: Chris, to your question,  
4 typically with freestanding-type signs that are permitted, we  
5 do require a ten-foot set back from the front property line.  
6 Right-away line slash road property line. So, that might be  
7 a requirement coming from this board that it has to be at  
8 least that, maybe even further, but at least a ten-foot set  
9 back. And that is to help the clear vision zone --

10 MR. CARRO: Sure.

11 MR. DiSTEFANO: -- and we don't cause any  
12 obstructions in view.

13 MR. CARRO: We have quite a bit of space from  
14 the road. And then the spit of land. And then the sidewalk  
15 and then our property. I would imagine that the -- the  
16 two-feet variance be from the road, or would it be from the  
17 sidewalk?

18 MR. DiSTEFANO: Well, it would be from the --  
19 it would be from probably where the sidewalk is because  
20 usually there is a tree lawn. The pavement isn't the front  
21 property line. There is a space called the tree lawn. In  
22 that you usually have your sidewalks, trees, et cetera, that  
23 is town owned property. And you have to stay out of the town  
24 right-away with any type of obstruction like that. And then  
25 we usually request a further distance off of that just so

Brighton Zoning Board of Appeals 10/2/19

that we don't have any issues with obstructions for -- to ensure driver safety.

MR. CARRO: Sure.

MR. DiSTEFANO: -- and pedestrian safety. So, that's something that we can clearly take a look at in our decision.

CHAIRPERSON MIETZ: And most of the sign companies that you would hire to do this are well aware of these rules. And I doubt it's going to be any surprise with them.

MR. CARRO: Sure. And if the town does grant the request, would I have -- I would love to stay, but I have a puppy that needs to go out -- I'm sure -- tonight. But would that be -- would these instructions be available if I contacted you tomorrow?

MR. DiSTEFANO: Well, it would probably be a condition of your approval, yes.

MR. CARRO: Okay. All right. So, we would know --

MR. DiSTEFANO: Yes.

MR. CARRO: -- because if -- because of the short timeframe, we would probably want to install this as soon as possible and we want to make sure that we --



1 Brighton Zoning Board of Appeals 10/2/19

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3 CHAIRPERSON MIETZ: If it's approved, you  
4 probably just need to meet the requirements of what the  
5 approval is. As long as you do that, you should be fine.

6 MR. CARRO: Okay.

7 MR. DiSTEFANO: And just -- I don't know if  
8 I'm -- do you have another question?

9 MS. TOMKINS-WRIGHT: Yes.

10 MR. DiSTEFANO: Go ahead.

11 MS. TOMKINS-WRIGHT: Do you know the exact  
12 sizes of the signs that you're posting? I know you said the  
13 freestanding one. You're thinking -- or reducing eight-to  
14 ten-feet long. How tall is it?

15 MR. CARRO: I would imagine it would be four  
16 or five feet. And I apologize for not knowing exactly  
17 because there's a lot of other balls in the area. The sign  
18 company and what they believe will be a proper size to not  
19 have wind slits and to not tear in the wind. And so there is  
20 a debate as far as the side. But it will be around ten or  
21 eight feet wide, and about five or four feet tall. The  
22 banner against the building, I believe, they're looking at a  
23 16 foot wide by six foot tall, I think. I'm so sorry that I  
24 don't have the specific numbers. They're not -- they have  
25 not been produced yet. So, I don't have them on-site to

Brighton Zoning Board of Appeals 10/2/19

measure them.

MS. TOMPKINS-WRIGHT: Would you consider a smaller building sign? Because you just -- it's twice as big as any other sign on the building, I think. Because you're saying -- this wasn't -- the sign isn't intended to be viewable from the street? Or people passing by? It's intended to be viewed by those pulling into the parking lot?

MR. CARRO: Yes.

MS. TOMPKINS-WRIGHT: So, would you consider something smaller that would still be visible to them, but maybe not so intrusive on the side of the building?

MR. CARRO: We certainly can. As a marketing director, I know the value of what to put on a sign or billboard, and not to put small type. So, we don't intend to put small type on this. Where reduction in the size of the banner is still in addition to a cost savings for us, but also still results in the same, you know -- hopefully ticket sales. So, if there is a recommendation from this committee, I would certainly welcome that.

CHAIRPERSON MIETZ: Usually we're looking at square footage on these things. So if it's 16 by 6 or 12 by 5 or whatever it is, then it would be the maximum square footage, okay? But I would encourage you next year if you

## Brighton Zoning Board of Appeals 10/2/19

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3 come for this again, that we have something specific to look  
4 at. And the sign company provides that information because  
5 it's much easier for us to not be --

6 MR. CARRO: No, I --

7 CHAIRPERSON MIETZ: -- denying your banners  
8 and --

9 MR. CARRO: No, I certainly -- certainly will  
10 do that for sure. The cost of the banners being prohibitive  
11 producing them prior to approval this first year is -- was  
12 something that -- as a not-for-profit school, we really  
13 wanted to avoid --

14 CHAIRPERSON MIETZ: I think -- all we're  
15 talking about is a sketch. We're not asking you to produce  
16 something per se. Come up with a sketch. Which all sign  
17 companies do all the time. So it's just asking them to do  
18 that. That's all.

19 MR. CARRO: Absolutely. I can do that.

20 CHAIRPERSON MIETZ: Okay.

21 MR. CLAPP: One other thing -- again, I know  
22 often signs that size pretty much were -- they require  
23 substantial bracing anyhow. And I can imagine the temptation  
24 to sank to more or less permanent post there to tie off to,  
25 which then leads to temptation putting other signs up -- "Oh,

Brighton Zoning Board of Appeals 10/2/19

let's do something in the spring." So, I think just to be clear, we're talking temporary?

CHAIRPERSON MIETZ: We'll talk about that later.

MR. CLAPP: Is removal --

MR. CARRO: I have a suggested installation from the sign company, to sync U-channels, that the -- I think it's what they're called -- what they hang stop signs with -- to pound those flush with the ground. And then install and --

MR. CLAPP: And that answers that question.

MR. CARRO: Yeah. That's what they're hoping. So, we would like to leave the ones in the ground.

CHAIRPERSON MIETZ: That's fine.

MR. CARRO: -- for the mowers and anything like that. But then everything would -- would come down.

CHAIRPERSON MIETZ: Okay. Great. Any other questions on this? Okay. Thank you.

MR. CARRO: All right. Thank you.

CHAIRPERSON MIETZ: Is there anyone in the audience that would like to speak regarding this application? Okay. There being none, the Public Hearing is closed.

APPLICATION 10A-03-19

1 Brighton Zoning Board of Appeals 10/2/19

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10A-03-19 Application of Charles and Joanne  
Cavallero, owners of property located at 41 Monroe Parkway,  
for an Area Variance from Section 203-2.1B(3) and 203-9A(4)  
to allow a detached garage to be four feet from a lot line in  
lieu of the minimum five feet required by code. All as  
described on application and plans on file.

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MR. DELMONTE: Hi, I'm Anthony Delmonte. I  
live at 90 Hidden Ridge Trail, Honeoye Falls. My parents  
bought a house in Brighton. Unfortunately, they're out of  
town. So, I was sent here instead. They just need a four  
foot -- hold on one second. It's listed right there. They  
want to have a four foot variance from the lot line instead  
of the minimum five foot to attach their detached garage  
because apparently as it would stand, the garage would almost  
butt up to the back end of the house if it was built exactly  
to code. So, I think he just wants a one-foot variance. And  
that's honestly all the information I have.

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CHAIRPERSON MIETZ: Okay. So, basically what  
you're saying is that they're increasing the side of the  
garage because that's --

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MR. DELMONTE: Well, the whole -- the whole  
old garage is --

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CHAIRPERSON MIETZ: I mean, the replacement

Brighton Zoning Board of Appeals 10/2/19

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garage is going to be a little bigger than the old garage?

MR. DELMONTE: Yeah. Exactly.

CHAIRPERSON MIETZ: And in order to place it in the proper location, it kind of pinches the back property line there?

MR. DELMONTE: Right. Because there's the old stockade fence right behind it. So, it's kind of, like, squeezed in.

CHAIRPERSON MIETZ: Okay.

MR. CLAPP: I'm just curious, when did they buy the house or how long ago?

MR. DELMONTE: I believe they bought it --

MR. CLAPP: Roughly?

MR. DELMONTE: -- I want to say roughly a year ago. They intend to use the top as his office space. My dad's a doctor so he wants to do his private practice out of there.

MS. TOMKINS-WRIGHT: Did the --

MR. DiSTEFANO: When you say -- oh, I'm sorry. Can I just -- just say one little thing?

MS. TOMKINS-WRIGHT: Uh-huh.

MR. DiSTEFANO: When you say "private practice," they're going to live in this house, correct?

## Brighton Zoning Board of Appeals 10/2/19

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MR. DELMONTE: No. I believe, no.

MR. DiSTEFANO: That's an issue.

MR. DELMONTE: Okay.

MR. DiSTEFANO: Okay. That wasn't brought up  
as part of the process here.

MR. DELMONTE: Oh, the -- what I was told was  
that, they wanted me to move in to that house to rent it from  
them. But -- but they -- yeah -- I know. Right. But they,  
themselves, I do not think so. Unless they decide to. But  
--

MR. DiSTEFANO: Yeah. But that means we might  
have to table this application until we get a little more  
information from your parents --

MR. DELMONTE: Okay.

MR. DiSTEFANO: -- in regards to what -- the  
problem is, it's not zoned for office. It is zoned  
residential.

MR. DELMONTE: Oh, okay.

MR. DiSTEFANO: And you can run a home  
occupation out of there. But you have to live there.

MR. DELMONTE: Okay.

MR. DiSTEFANO: So, not be a separate office  
used in that residential district.

1 Brighton Zoning Board of Appeals 10/2/19

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3 MR. DELMONTE: Okay. So, that would actually  
4 work out because I do all of their technical work for that --  
5 their side practices. I do all their online stuff.

6 MR. DiSTEFANO: Right. But it's the person  
7 living in the house, it's their occupation. So, if your  
8 father, the doctor, was there he'd have to be living in that  
9 house to run his practice out of that house.

10 MR. DELMONTE: Oh, okay. I understand.

11 MR. DiSTEFANO: Okay. All right.

12 CHAIRPERSON MIETZ: And actually, if we  
13 decided to table the application, then maybe when they  
14 return, they can come in and see -- and we can explain to  
15 them the pitfalls here and what to do. And then we'll just  
16 hold the application for a month.

17 MR. DELMONTE: Okay. I apologize. I was not  
18 given a lot of information.

19 CHAIRPERSON MIETZ: No. That's okay. You're  
20 just a pinch hitter.

21 MR. DELMONTE: Yeah.

22 CHAIRPERSON MIETZ: Okay. So, anything else?  
23 Anyone else? Okay. Thanks.

24 MR. DELMONTE: Take care.

25 CHAIRPERSON MIETZ: Thank you. Is there



Brighton Zoning Board of Appeals 10/2/19

anyone in the audience that would like to speak regarding this application? Okay. There being none, the Public Hearing is closed.

APPLICATION 10A-04-19

10A-04-19 Application of Randall Peacock, agent, and Matthew and Anne DeVine, owners of property located at 210 Bonnie Brae Avenue, for an Area Variance from Section 207-10E(5) to allow for a driveway expansion to be within two feet from a lot line in lieu of the minimum four feet required by code. All as described on application and plans on file.

MR. PEACOCK: Good evening. I'm Randy Peacock, my address is 70 Linden Oaks in Brighton. This is our third trip to see you folks with regard to this project. The -- the construction project is going well. I don't know if you had a chance to stop by and see the new garage. In the processing of building the addition, the driveway was mulled by the contractors equipment coming in and out. And my client will actually end up replacing the driveway. And when we originally applied, the intent was to leave the driveway in its current shape, which is just a widening, to match the new garage width. In the process of looking at it now, having to replace the entire driveway, what we would

Brighton Zoning Board of Appeals 10/2/19

like to do is actually align the driveway with the southside wall of the garage and run that as a straight line out to the street. For the most part, that sits within the four foot required setback that's -- that the town zoning limit that's -- has. With the exception of a small strip approximately two feet wide and 40 feet long, a little triangle of it that would encroach within that four foot side setback. The -- we don't believe that this would cause a negative change to the environment in any manner. It's a very minimal change overall. And we believe it's in concert with all of the other variances that have been granted. We did establish in our previous variance application that it's not self-created in a sense because there was a creek which runs through the north side of the property, and as the house was all shifted to the south in order to accommodate that space where the creek runs through. I think I probably said enough about that. And if you have any questions, I would be happy to answer them.

MS. DALE: So, is the request stemmed from just an aesthetics perspective or is there some sort of thought that --

MR. PEACOCK: Well, it lines up better with the driveway than having it come straight off of the side of

## Brighton Zoning Board of Appeals 10/2/19

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the garage in that manner.

MS. DALE: Well, there's not a claim here that the applicant would be unable to reverse the driveway in --

MR. PEACOCK: Well, it gives a little bit more width at the street line, which allows the cars to more easily pass each other as they come into the driveway if there's a car parked in the driveway itself. So, it does aid the usage of the driveway. It makes it more serviceable.

MS. DALE: But prior to when you -- when you came to us before and submitted the plan, at that time it was not viewed that that was necessary.

MR. PEACOCK: Because it was -- there wasn't an intent to replace the driveway at that point in time. We were going to work with the driveway as it was. But there was enough damage done to it --

MS. DALE: Right. Our belief was at that time, that the driveway in its current structure was going -- coverage was going to be sufficient.

MR. PEACOCK: They -- they could work with it. And this provides a better operating situation.

CHAIRPERSON MIETZ: Well, what -- what is that average at that right-away line and what is the actual width if you add the foot and a half or two feet width, we could

1 Brighton Zoning Board of Appeals 10/2/19

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3 actually -- or what would we have at the --

4 MR. PEACOCK: Rick, you don't have an  
5 engineering scale with you, do you? Thank you, sir.

6 CHAIRPERSON MIETZ: Just roughly is fine.

7 MR. PEACOCK: Yeah. Well, I can probably give  
8 it to you almost exactly.

9 CHAIRPERSON MIETZ: Okay. Well, that's even  
10 better.

11 MR. PEACOCK: Sorry. I didn't have that off  
12 the top of my head. It will be 16 feet wide overall.

13 CHAIRPERSON MIETZ: So, roughly what's there  
14 now will be approximately 14 feet?

15 MR. PEACOCK: No. What's there now is about  
16 12 feet.

17 CHAIRPERSON MIETZ: Twelve feet.

18 MR. DiSTEFANO: So, you're extending over into  
19 the yard also?

20 MR. PEACOCK: Right.

21 MR. DiSTEFANO: To the north?

22 MR. PEACOCK: We're expanding four feet in  
23 width at that end. About from 12 to 16.

24 CHAIRPERSON MIETZ: Okay. And what -- again,  
25 I'm just repeating in a sense of what you just explained --

Brighton Zoning Board of Appeals 10/2/19

is that you feel that there's some additional convenience at the street because that 16 feet, would you agree, two cars can't pass 16 feet anyway, right?

MR. PEACOCK: Two cars can fit in 16 feet. A standard parking space is approximately nine feet wide and handicapped spaces are eight feet wide --

CHAIRPERSON MIETZ: Right.

MR. PEACOCK: -- without the blank space next to it. You can get by one car. So, it will make it more difficult if you have a car parked towards the through of that driveway. In fact, it's -- you have to drive on the grass at 12 feet. You can't pass two cars by each other. As an example, you're -- you require in a drive-thru in Brighton, that you have a 16 foot width --

CHAIRPERSON MIETZ: Yes.

MR. PEACOCK: -- so that a car can get by another car parked at the drive-thru window. But -- so...

CHAIRPERSON MIETZ: I -- I guess, I have more questions as it relates to what -- would there be cars, at any time, parked out there if you have the right of way line? Is that the reason we need to pass by them, or what is the reason?

MR. DeVINE: I think the --

Brighton Zoning Board of Appeals 10/2/19

CHAIRPERSON MIETZ: Can you give us your name and address?

MR. DeVINE: Oh, sorry. Matthew DeVine. Homeowner at 210 Bonnie Brae.

CHAIRPERSON MIETZ: Okay.

MR. DeVINE: I think -- well, our cars parked in there, of course, also and the winter with snow removal, you know, having the ability to get out and around with snow that was kind of building up and there's that side -- sidewalk getting around. It just -- to me it just seemed like having that straight line ability would make it -- prevent from people just being on the grass and it going over that grassy area as you're coming off trying to take that cut that you have to kind of come right off to kind of veer back in. And then, for me, it's esthetic and just more safety. And I have kids that are four years from learning to drive and coming into the driveway and such. And so, I just don't want them be tearing up the grass as they're kind of going through. And then with, you know, snow removal and seasonal things going around, like, to the sidewalk to enter the house during the wintertime as well.

CHAIRPERSON MIETZ: Okay.

MS. SCHWARTZ: I have a question. How long

Brighton Zoning Board of Appeals 10/2/19

have you lived in the residence?

MR. DeVINE: Ten years.

CHAIRPERSON MIETZ: Any other questions?

MR. DiSTEFANO: And Randy, in your opinion, taking that two feet that meets the variance and just flipping that over to the north side of the driveway where it kind of bends out now, that would look -- that just look awkward and appear awkward even though you get the same distance in there without the need of the variance?

MR. PEACOCK: It skews the driveway into the house a little bit. You know, I think Matt made a good point in that when the driveway gets plowed, having it line up square to the house helps considerably in terms of -- you know, same thing in terms of backing out or in. You tend to orientate yourself with the buildings, around you. And so, if you can back out looking at the building, you know you're doing perpendicular to the building you're still on the driveway. Where as if that driveway cuts in, you've got to move around it.

MR. DiSTEFANO: I hope when you're backing out you're looking behind you.

MR. PEACOCK: That's a little bit of both -- a little bit of both.

Brighton Zoning Board of Appeals 10/2/19

MS. TOMKINS-WRIGHT: I know we have one letter from a neighbor. Did you talk to any other neighbors to see if the other ones had concerns about why --

MR. PEACOCK: Yeah. I talked to the neighbor directly when we started the -- you know, all the work. And basically had said, you know, this was where we were at. In fact, even with the driveway itself, with all of the details of the work, you know, I didn't even think about the driveway until we kind of looked at it and once it was all tore up, that's, you know, one of those things that was a safety thing for me. Every -- every neighbor that I have spoken to has been favorable of the work. And I have no -- have gotten no objections of, you know, the contractors. Given out the cards to all of the neighbors and throughout the work itself. And so, I haven't heard of any concerns in regards to the work itself.

MS. SCHWARTZ: You made a comment, I think, Randy, in reference to Rick's question about, it would go more towards the house and so on. But what about the other way? Where it's, you know, going -- approach upon the neighbor, which it is almost more important, really, than coming into your lawn. Do you have any comments about that?

MR. DeVINE: I mean, there is a walkway that's



Brighton Zoning Board of Appeals 10/2/19

in front of the house that has a -- kind of arc curve to it, but the driveway falls around that arc now. And that is an area of challenge in the winter now. And that was exactly my reasoning of why trying to straighten the driveway itself -- trying to straighten the other side now with an arced sidewalk would look -- wouldn't be as esthetically pleasing to the -- the house to the neighborhood. And so, it was just -- you know, you have a garage that's right there. It just makes perfect sense to kind of straighten that line all the way back through so that cars can get in and out, people can move in and out of that area safely. And there's now a sidewalk path that's right there as well that you want to be able to have foot traffic with, you know, the kids coming home from work, et cetera.

MS. SCHWARTZ: And are those sidewalks relatively new? Were they there?

MR. DeVINE: They were there.

MS. SCHWARTZ: They've been there all this time?

MR. DeVINE: Yeah. They've always been there.

MR. PEACOCK: You know, I'd like to point out, the driveways are -- of the neighboring house is also off set to the southside of their property. I don't think that

## Brighton Zoning Board of Appeals 10/2/19

there's any way you can really notice that two foot difference in terms of the encroachment on their -- the front yard. The -- excuse me -- the house sits a little bit skewed because the lot is -- is just a tiny bit pie-shaped. So, in terms of reading what you see as a property line, you don't see that in this particular situation. So, it's not something that encroaches on the neighbor. I think it causes a detrimental -- or dipterous affect on the neighbor's property. I think that that's the difference. You're hard-pressed to tell exactly where the property line is any ways.

CHAIRPERSON MIETZ: Okay. Other questions?  
Questions?

MR. CLAPP: No.

CHAIRPERSON MIETZ: Okay. Questions over here? Okay. Thank you, gentleman.

MR. DeVINE: Take care. I appreciate your time.

CHAIRPERSON MIETZ: Is there anyone in the audience that would like to speak regarding this application? Okay. There being none, the Public Hearing is closed.

APPLICATION 10A-05-19

10A-05-19 Application of Terence Zappia,

Brighton Zoning Board of Appeals 10/2/19

agent, and Wegman Saunders Sawgrass LLC, owner of property located at 158 Sawgrass Drive, for 1. A Sign Variance from Section 207-32B(3) to allow a building-mounted business identification sign to be 35 feet in height in lieu of the maximum 20 feet allowed by code; and 2. A Sign Variance from Section 207-26D to allow said sign to have a logo which is 35 percent of the sign area in lieu of the maximum 25 percent allowed by code. All as described on application and plans on file.

MR. ZAPPPIA: Hi. It's Terry Zappia with Pierrepont Visual Graphics. And this is --

MR. WITHERS: Karl Withers with the University of Rochester Medical Center.

CHAIRPERSON MIETZ: Can you just give your address -- your business address?

MR. ZAPPPIA: I'm sorry. What was that?

CHAIRPERSON MIETZ: Can you give your address -- your business address?

MR. ZAPPPIA: Oh, okay. It's Pierrepont Visual Graphics at 15 Elsnor Terrace, Rochester, New York 14611.

CHAIRPERSON MIETZ: Okay. Great. Proceed.

MR. ZAPPPIA: So, basically, on the building sign, we're looking to put the UR Medicine logo up on the

Brighton Zoning Board of Appeals 10/2/19

building. It exceeds the amount -- it's greater than 25 percent of the size -- the logo is -- the size of the letters. And the sign is approximately 30 feet up -- we'll say 35 feet up from the top of the sign to the ground. So, we're asking for that also.

CHAIRPERSON MIETZ: Okay. Can you explain to us why the signs need to be these sizes? I think we understand it, but for the record, explain why the sizes and why the locations and why you feel these are the appropriate sizes.

MR. ZAPPPIA: Yeah. I think a lot of it is visibility. They're on a flag lot and the building sets so far back that it's very hard for anybody to see it. So -- and I think looking at where it's set on the building, I think it's a good spot so you can see it from a distance.

CHAIRPERSON MIETZ: Okay. So, what you're saying is that, you've placed them -- that side -- basically so that basically people from the ground --

MR. ZAPPPIA: Yup.

CHAIRPERSON MIETZ: -- In a sense can find the building?

MR. ZAPPPIA: Exactly.

CHAIRPERSON MIETZ: All right.

1 Brighton Zoning Board of Appeals 10/2/19

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3 MS. TOMPKINS-WRIGHT: And the logo size was  
4 based on all other signage in the U of R marketing --

5 MR. ZAPPPIA: Correct.

6 MS. TOMPKINS-WRIGHT: -- right?

7 MR. ZAPPPIA: Yup.

8 CHAIRPERSON MIETZ: We've seen a lot of them.

9 MR. ZAPPPIA: That's a good thing.

10 CHAIRPERSON MIETZ: Yeah. Yes.

11 MS. TOMPKINS-WRIGHT: Is this the only -- I'm  
12 sorry.

13 MS. SCHWARTZ: And I know we were talking  
14 about that. But I noticed that 158 goes back but in your  
15 drawing it's going to be moved forward. The 158 goes back.  
16 Do you know what I'm saying?

17 CHAIRPERSON MIETZ: He probably doesn't.

18 MR. ZAPPPIA: Do you have the number?

19 MS. SCHWARTZ: Is that the address that's  
20 shown here?

21 MR. ZAPPPIA: Let's see. Well, the address on  
22 the building -- is it not on the building? It's going to be  
23 on the overhead canopy, there's going to be the 158 there.

24 MS. SCHWARTZ: Yeah. Because right now it's  
25 way back there near the door and it's going to be faint. So,

Brighton Zoning Board of Appeals 10/2/19

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I just want to be sure it's going to be out.

MR. ZAPPIA: Yes, it is. Oh, I see what you're saying. Where there's decal on the glass.

MS. SCHWARTZ: Right.

MR. ZAPPIA: Okay. I got it.

MS. SCHWARTZ: That's temporary?

MR. ZAPPIA: That's temporary.

MS. SCHWARTZ: All right. Does that mean it's coming off then?

MR. ZAPPIA: Yup.

CHAIRPERSON MIETZ: Is there also one on -- it looks like there's an address on the other side of the building?

MR. ZAPPIA: Yeah. Just so you can see it from both angles.

CHAIRPERSON MIETZ: Okay. So, that's proportional to where -- where it's going to be?

MR. ZAPPIA: Yeah. Everything is to scale.

CHAIRPERSON MIETZ: Okay. All right. So, it's two foot? Okay.

MS. TOMKINS-WRIGHT: And there's no other building signs -- building face signs on this building other than the proposed U of R Medicine and the address numbers?

Brighton Zoning Board of Appeals 10/2/19

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MR. ZAPPIA: Correct.

MR. DiSTEFANO: Is U of R the only tenant of building?

MR. ZAPPIA: Yes.

MR. DiSTEFANO: And will be the only tenant of the building?

MR. ZAPPIA: Yes.

MR. DiSTEFANO: And any other U of R tenants will not need any additional signage?

MR. ZAPPIA: Correct. It will just be something in the window or the door. But there won't be a different logo. There won't be additional names. Nothing.

CHAIRPERSON MIETZ: Okay. Any other questions? No? Okay. Thank you, gentleman. And you can stay up there. Is there anyone in the audience that would like to speak regarding 10A-05? Being there is none, then the Public Hearing is closed. We will go on to 10A-06.

APPLICATION 10A-06-19

10A-06-19 Same Applicant, same owner for a Sign Variance from Section 207-32B to allow for a freestanding sign where not allowed by code. All as described on application and plans on file. Start again.

MR. ZAPPIA: Okay.

Brighton Zoning Board of Appeals 10/2/19

CHAIRPERSON MIETZ: Go right ahead.

MR. DiSTEFANO: Introduce yourselves again.

MR. ZAPPIA: Terry Zappia with Pierrepont Visual Graphics. 15 Elsner Terrace, Rochester, New York 14611. And this is Karl Withers from the University of Rochester marketing who is with me.

CHAIRPERSON MIETZ: Go right ahead and talk about 10A-06.

MR. ZAPPIA: Okay. So, basically, it's a double-sided non-illuminated ground monument sign. So, again the reason for it is because the building is so far set back from the road. So, this brings it up closer so people can actually know that they have to make the turn to get in -- to take the driveway that's approximately -- probably 500, 600 feet long, where they have to drive back to actually get to the building. So, that's why we wanted the second sign.

MS. SCHWARTZ: I couldn't tell from the photo exactly where it is on the property. So, could you tell me in relation to the 160, the monument sign to where this one will be up is going to be much forward, or where will it be?

MR. ZAPPIA: Yeah. Much forward by the -- by the actual road. So, this sign will have the address right on it.



## Brighton Zoning Board of Appeals 10/2/19

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MS. SCHWARTZ: Okay.

MR. ZAPPPIA: I have a map. I don't know if you have it there. You have it? Okay.

MS. SCHWARTZ: Okay.

MR. ZAPPPIA: So, again it will have the address, which will help.

MR. CLAPP: Is there also a sign up by the driveway for 160? I'm wondering if there's -- how that building is addressed.

MR. ZAPPPIA: Yeah. There's one for 160 and there's one for the cancer center that's -- I took -- I have a few photographs. I don't know if you want to see that. That's 160 and here is 170.

MS. TOMPKINS-WRIGHT: Can you identify where on this map -- do they fall within this map area as well?

MR. ZAPPPIA: There's the 170 and 160. They would be over -- let's see. This is 160 here.

MS. TOMPKINS-WRIGHT: Okay.

MR. ZAPPPIA: Okay. So, their sign is probably here and facing their building. This would be here. So, if you're driving either way you can see it. And then 170 is way down here and you have 180 Sawgrass here.

MR. DiSTEFANO: Well, 180 doesn't have a

Brighton Zoning Board of Appeals 10/2/19

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freestanding sign?

MR. ZAPPIA: No. They just have a number sign. But then you have --

MR. DiSTEFANO: But Paychex also has a freestanding sign?

MR. ZAPPIA: Yes. Paychex does. And this is kind of at the other end to the east. Here's some photographs if anybody wants to see them as well.

CHAIRPERSON MIETZ: I'm all set.

MS. TOMKINS-WRIGHT: Can you tell me how the size of this freestanding sign was chosen? How did you land on this -- on these dimensions?

MR. ZAPPIA: At all the University of Rochester off-sites, this is the type of monument that they use for a post and panel or a monument-type sign with their arch on top. We scaled it down a little. We made it shorter so it was closer to the look of this. Because originally we had it taller and looking at everything else, we made it shorter just -- so, everything can work similar to each of the -- each sign is different in the neighborhood. But at least one is eight foot tall and one is three foot tall. So, that's how we came up with that. But basically in a way this design is the standard for the University of Rochester.

Brighton Zoning Board of Appeals 10/2/19

MS. SCHMITT: And the people who will be coming to this building are patients or clients. Not doctors or other people who would come in every day?

MR. ZAPPPIA: Not total -- patients.

MR. WITHERS: We have other patients there -- or providers there to give care. But this is a patient facility, yeah.

MR. CLAPP: Is there illumination of the parking lot? I'm just thinking about at 6:00 in February when it's pitch black and I'm not being able to see it -- or I guess the headlights. Because you know in a parking lot --

MR. ZAPPPIA: Yeah. Everything is going to be reflective. As soon as they make that turn, they'll -- it will illuminate from all the letters and --

MR. CLAPP: Okay.

MR. ZAPPPIA: -- and everything will be reflective. It was very hard to bring the electric out there --

MR. CLAPP: Yeah. Long run.

MR. ZAPPPIA: -- because of the utilities. I don't know the --

MR. CLAPP: It's a long run.

MR. ZAPPPIA: Yeah. I don't know the details

Brighton Zoning Board of Appeals 10/2/19

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on that. But I know it would not be easy.

MR. CLAPP: Right.

CHAIRPERSON MIETZ: Okay. Any other questions? Over here, questions? Questions? Okay. Thank you very much. Is there anyone in the audience that would like to speak regarding this application? There being none, the Public Hearing is now closed.

MR. DiSTEFANO: The next three applications which includes one from last month -- I think we'll read together, and we'll take it as a whole. Is that okay with everybody?

CHAIRPERSON MIETZ: We'll start with 9A-04.  
APPLICATION 9A-04-19

9A-04-19 This is the Application of Frank Imburgia/FSI Construction, owner of property located at 3300 Brighton Henrietta Town Line Road, for an Area Variance from Section 203-164A to allow front yard (along Brighton Henrietta Town Line Road and Canal View Boulevard) where not allowed by code. All as described on application and plans on file.

APPLICATION 10A-07-19

10A-07-19, same applicant. Same location.  
For an Area Variance from Section 205-8 to allow an office

Brighton Zoning Board of Appeals 10/2/19

building to be constructed with a 42 foot front setback  
(Brighton Henrietta Town Line Road frontage) in lieu of the  
minimum 75 feet required by code. All as described on  
application and plans on file.

APPLICATION 10A-08-19

10A-08-19, same applicant. Same address. For  
an Area Variance from Section 203-129B to allow a new office  
building and other site improvements to encroach into the  
100-foot natural vegetative watercourse EPOD buffer where not  
allowed by code. All as described on application and plans  
on file.

MR. SUDOL: Rick, here's the certification.

MR. DiSTEFANO: Thank you.

MR. SUDOL: Good evening. My name is Jess  
Sudol from Passero Associates. Here with me this evening are  
Frank Imburgio and Dave Merritt from FSI. All these  
variances in the requests kind of -- are directly related to  
each other. So, instead of going through them one by one, I  
think I'm going to address this cite as a whole and try to  
explain how we've in our mind and, you know, mind of others,  
really establish, I think, the best balance of dealing with  
the site and the variance restrictions that are associated  
with it.

Brighton Zoning Board of Appeals 10/2/19

So, the parcel is 2.2 acres in area based on the zoning criteria, we would be allowed to construct, for the density requirements, up to 22,000 square feet of building. But as you see on the application in front of you, we're actually only proposing 10,000 square feet. So, we're really, not in our minds, overly dense in any way because we're really under half a density that is typically allowable.

The cite had currently been mostly cleared. There is a house on it. But there's a large lawn area that goes around the west, north, and east side of the house, all the way to the creek, that runs kind of from the western portion of the proposed building, up around to the north, and eventually crosses the road on Canal View Boulevard just north of our proposed site entrance.

So, when you first apply the setbacks, based on the partial geometry, you can see here, this orange line is what's left for a building envelope so there's really -- because of partially building a kind of funny shape due to the creek and it's location, there's not really a buildable area left there. On top of that, this dark line that cuts right through the middle of that is the offset of the creek that establishes the EPOD. So, when you take that into

Brighton Zoning Board of Appeals 10/2/19

consideration and the setbacks, there's really no -- not much at all developable area.

So, we've been working with this cite and with the Planning Board and other staff members here for four to five months now looking at different alternatives on -- okay. You know, given all these restrictions, how are we best going to develop the site given the 10,000 square foot requirement that we have for our end user. And what we have -- and I can kind of hold these up. I can go through any of these in more detail if you'd like. But we went through a series of alternatives and really did an alternative analysis to look at -- okay. Can we reduce the variances? Can we try to eliminate the amount of them? This is actually the first plan we submitted to the Planning Board, which had the building all the way back at the front setback. Now, granted, we still have the EPOD's, which is essentially unavoidable and the park lane in front, but that would eliminate the front setback area. The feedback that we got from the Planning Board at the time was, hey, you know, why don't you take a look at making the building a little bit more south. That would better line with the parking, you know, provide parking up front. And then have better interaction with the building, making it a little bit more

Brighton Zoning Board of Appeals 10/2/19

far forward with the sidewalk, which is what we ultimately did. And which is in the application that we have on file.

We then went through and we actually looked at moving the building up even further to try to completely get out of the EPOD, which we weren't quite able to do. So, you can see we just have a building where the EPOD is. It's almost impossible to fit a building on there without having that EPOD variance.

But the EPOD is in place really for repairing zones. We have these creeks that are very well vegetated and you have a lot of established, matured trees and bushes and ground cover that provides shade for the stream, obviously, which is then better for the water quality and habitat.

One of the things that we're doing is, it's not necessarily privy of this board, we are proposing some pretty extensive repairing zone restoration as part of our application. So, even though we are encroaching as an EPOD -- and currently that EPOD area is just to maintain grass -- our hope is that the final product will actually be a benefit for this stream because we are proposing the reparative zone restoration by putting, you know, large trees along the southern side of the creek to provide more shade for this project. So, it will be better off than it is



Brighton Zoning Board of Appeals 10/2/19

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today.

One of the variance is for parking in the front. Then, we started to look to -- okay. Well, how can we move this parking behind the building? Then things really got crazy. We pushed the building really far to the front, you know, where it was really too close for our comfort and we really didn't think that that was a good balance of the cite and what we could do there, really block the entrance and among other things.

And then lastly, we said, okay, what if we put the building further back with the parking behind it, but then that's pushing us really, really, really, close to the creek, further into the EPOD. Not to mention, you kind of have this crazy driveway configuration that now brings it down from the building, which I don't think anyone was really a big fan of.

One thing I do want to point out about the building location, by making it longer -- a little bit longer and skinnier, we are moving the full western line of the building further to the east. There is flood plain over here on top of the EPOD's, so we are able to avoid the flood plain with our building with the final layout.

Once we got to this configuration, again, we

Brighton Zoning Board of Appeals 10/2/19

really thought that that was an appropriate balance of where we might end up. We also went through and did analysis kind of to the entire area to, you know, kind of to make sure that -- all right. There are a bunch of other properties, you know, not surprisingly, that do encroach into the EPOD. We wouldn't be the only one. Again, certainly recognizing the importance of that EPOD of the vegetating neighbors. We are non-vegetated. So, we're certainly not out of character with the surrounding neighborhood. Same goes for things like pavement setback and some of the building placement. So, we just wanted to make sure we weren't being totally out of line.

So, that was kind of the quick cliff notes versions of our alternatives analysis. But I just really wanted to make the point of, we didn't just slap this building on here and throw the parking on here and the easiest way to possibly do it. We've really spent many months now jostling around and trying to get to, you know, what we felt was the best balance of environmental factors, esthetics, the intent of the zoning ordinance and the needs of the project.

So, we do have a building that does have a front -- is closer to the front setback, but not too close.

Brighton Zoning Board of Appeals 10/2/19

You know, it does have the ability now to interact with that sidewalk and have a nice landscaped front lawn area. Same goes for our parking, which is located on the eastern side of our building. If you think about our building, there's almost nowhere else to put that parking. We went and triggered some variances, but certainly where it is now limits the amount of environmental impact compared to all the other alternatives and allows us to meet the parking requirement. And again, is not like a lot of the other cites that are in the immediate vicinity of it. Yet we still have enough area even though it's located in the front yard to provide some very healthy screening and landscaping on, you know, all sides of it. Most notably the south side and the east side.

I'm happy to explain any of that in more detail. But really the moral of the story is, it's kind of an odd parcel with a lot of different factors at play. And we've kind of, you know, played with this puzzle as much as we could to come up with what we feel is the best solution with still having less than half percent of the typical allowable zoning density in this particular district.

MS. SCHWARTZ: Question, is it a one-story building?

Brighton Zoning Board of Appeals 10/2/19

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MR. SUDOL: Yes, ma'am. It is. Sorry.

MS. SCHWARTZ: Okay. And it's seven feet.

What is the -- do you know what the use is going to be?

MR. SUDOL: It's medical.

MS. SCHWARTZ: Medical?

MR. SUDOL: Medical office.

MS. SCHWARTZ: So, my question is: I believe most of the buildings are one-story. Could you make the footprint really smaller and have a two-story building and put the encroachment there?

MR. SUDOL: We've done the medical office one-story versus two-story analysis a number of times in many different sites in many different areas. And the problem is -- it always is -- the 10,000 square feet is based on a leasable area. So, you're going to establish a lease and you're going to lease "x" amount of square foot. The problem when you go to two stories is it introduces a whole lot of circulation elements that are not required of a one-story building. But first of all, the tenant is not interested in a two-story building. But that aside, you bring in staircases and you bring in elevators and you bring in circulation space and you bring in a whole number of spacing in. And now, in order to achieve that 10,000 square-foot

Brighton Zoning Board of Appeals 10/2/19

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3     leasable area that the tenant is going to lease, my building  
4     footprint ends up being close to 8,500 square feet to 9,000.  
5     So, it's not like I can just take 5,000 square-feet and stack  
6     it because that stacked 5,000 square foot footprint then  
7     expands out to over 8,000 because of all those different  
8     elements that you then have to incorporate with the  
9     staircases, with the elevators, with the emergency exits,  
10    with the egress, with the bed and board and all those things  
11    that two stories bring into play. And I don't say that  
12    lightly for this particular project. We've analyzed that at  
13    length. You know, you really have to get to 16 maybe as the  
14    breaking point to 20,000 where it starts to make some kind of  
15    sense.

16                   MS. SCHWARTZ: The reason I ask is -- I mean,  
17    I just think a smaller footprint would be great because you  
18    said that some of the other buildings already are  
19    encroaching. So, it doesn't make it right to even have  
20    another one. I mean, there's going to be damage somewhere  
21    and I -- with this being -- I don't know how many buildings  
22    there were. There are quite a few.

23                   MR. SUDOL: From the back there's a lot more  
24    -- way bigger buildings with way more parking. And just to  
25    kind of explain how some of that math works is that the Town

## Brighton Zoning Board of Appeals 10/2/19

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3 Zoning Ordinance, when it figures parking, does not care how  
4 much square footage is elevators or how much is stairs or  
5 what have you. So, that's -- you know, when you have a  
6 10,000 square-foot leasable area, you stack it 5,000 on  
7 5,000. Then it expands to close to 18,000. Well, now I have  
8 to provide parking for 16,000 square feet, even though I'm  
9 really only using 10. So then all of a sudden we have more  
10 parking.

11 So, you know, what I end up with, okay. Maybe  
12 it's a smaller footprint. But now this parking has got to  
13 wrap around the front in order to make that zoning  
14 requirement. And kind of -- again, it's a push and pull.

15 MS. SCHMITT: Well, I apologize if this was  
16 somewhere and I missed it. But how did you determine the 67  
17 parking spaces?

18 MR. SUDOL: Well, based on the Zoning Code --  
19 I forget what the exact one it is -- so, it's one space per  
20 150 square feet. I think we're actually a space or two over.  
21 Which we could pull back a space or two if we had to. But it  
22 was based on the underlying parking requirement for medical  
23 offices.

24 MS. SCHMITT: Okay.

25 CHAIRPERSON MIETZ: And the other issue

Brighton Zoning Board of Appeals 10/2/19

certainly is the use because -- versus other buildings that are in the area. This one being the desire to have a medical building, obviously, the parking is greater, would you agree?

MR. SUDOL: Greater than --

CHAIRPERSON MIETZ: Office buildings.

MR. SUDOL: Yeah. It's -- you know, the problem is based on its location. It's not really, you know, something like retail. If we were doing a 10,000 square foot mattress store, you know, we would have half the parking requirements -- well, not quite half. But it's not really retail corridors. It's really a medical office driven note if you will, that's everything in back of Canal View is similar to that. So, that's what the market and the need is. And there's also, you know, some banks in the area, there's fast food around the corner, which I'm not saying there should be fast food over here. When you introduce all these drives aisles and the drive-thru's, you know, creates, I think, more impact than, you know, the additional parking spaces that we need for going up to medical. Going from, you know, one per every 150 square feet down to one per 200. You know, you're really only saving five or six parking spaces.

CHAIRPERSON MIETZ: Okay. Okay. Other questions on any and all of these applications? Everyone

Brighton Zoning Board of Appeals 10/2/19

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clear about what the intention is?

MS. DALE: Yes.

CHAIRPERSON MIETZ: Okay.

MS. TOMPKINS-WRIGHT: Have you gotten Planning Board approval yet?

MR. SUDOL: No. We are currently tabled before the Planning Board. We have since resubmitted for both preliminary and final. We appeared before them two times. They did not want to grant us their approval yet before we came and saw this board for our grievances. But we kind of arrived at this layout by going to them month after month and going to this alterative analysis and move this and move that.

CHAIRPERSON MIETZ: As you pointed out, it's kind of a difficult lot and based on work and get it to work.

MR. SUDOL: Correct.

CHAIRPERSON MIETZ: Okay. Nobody else has anything? Okay.

MR. SUDOL: Thank you very much. Have a good evening.

CHAIRPERSON MIETZ: Okay. Is there anyone in the audience that would like to speak regarding this application? Okay. There being none, the Public Hearing on



## Brighton Zoning Board of Appeals 10/2/19

these three applications are closed.

## APPLICATION 10A-09-19

10A-09-19 Application of Edward and Patricia Hall, owners of property located at 90 Heatherstone Lane, for an Area Variance from Section 205-2 to allow an addition to extend eight feet into the 18.75 foot side setback required by code. All as described on application and plans on file.

MR. HALL: Good evening. I'm Edward Hall. I live at 90 Heatherstone Lane. This is my wife, Patricia Hall, also 90 Heatherstone Lane.

So, we present tonight. We would like to add another bay to the current two car garage at 90 Heatherstone. Thus, making it a three-car garage. We'd also like to add two bedrooms and two bathrooms. And these would be above the new garage bay as well as a first floor addition behind the garage -- the current garage -- and new garage bay. The home as it exists, it was built in 1993, is currently a two bedroom, two bathroom home. Side setback code, we believe allows for a 5.45 foot addition to the side of the home. But we are asking for a variance to the side setback code for an additional eight and a half feet to create the third bay for the garage and also the space for the additional bedrooms and bathrooms.

## Brighton Zoning Board of Appeals 10/2/19

The variance request will actually bring the home up to par with the neighboring homes in terms of square footage, the number of bedrooms and the number of bathrooms. The home is currently the smallest home in the neighborhood and the only two bedroom, two bathroom home in the neighborhood. We did provide a spreadsheet with a comparison of the immediate surrounding homes as well as the entire neighborhood of homes.

MRS. HALL: Do you want to see some pictures of the nearby homes? I've brought some pictures of those.

MR. HALL: We believe the addition to the home will update and refresh the home, bring it more inline with the neighboring homes. Not only in terms of scale, but also in terms of curb appeal and exterior esthetics. The current code, as I mentioned, requires an 18.75 foot setback on the affected side of our home. The existing structure is currently setback approximately 24.2 feet. Again, therefore, we believe we are allowed a 5.45 for the addition before requiring variance. And therefore, we are requesting an eight and a half foot variance for a total of 14 feet. We've discussed this with a contractor and an architect. And they both believe that this is the minimum size required for an adequate garage. This will also allow room for the two

## Brighton Zoning Board of Appeals 10/2/19

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3 additional bedrooms and bathrooms. We're not interested in  
4 overbuilding the lot or adding cost to a proposed project.  
5 The addition also will not impact the private drive that runs  
6 on that side of our home because of the easement that exists.  
7 And this easement will not violate it as part of the proposed  
8 project. Also, there would still be 46 feet of space between  
9 our home and the nearest neighboring home on that side.

10 Finally, we believe the addition again will  
11 improve the curb appeal or exterior esthetics. And likely  
12 add value to the home and the neighborhood as well. As I  
13 mentioned, the home exists -- was built in 1993. And has not  
14 been updated in any subsequent way since that time to conform  
15 with the larger neighboring homes, which were constructed or  
16 remodeled subsequent to 1993.

17 Finally, I just want to mention we spent three  
18 to four evenings visiting with the eight closest neighbors  
19 and we met with six out of eight of them. We weren't able to  
20 meet all of them because, unfortunately, two of the neighbors  
21 we just couldn't catch them at home on those evenings. There  
22 were no voiced -- there were no concerns voiced at that time  
23 by the six neighbors that we met other than ingress and  
24 egress issues at the time the contractors may be on the site  
25 if this were to pass.

Brighton Zoning Board of Appeals 10/2/19

MRS. HALL: We assured them though that we would tell the contractors they can't park in the private drive. We have a driveway. So, they can park in the driveway. It wouldn't be a concern.

MR. HALL: We have subsequently become aware of some public safety concerns regarding this proposed project. And my wife did some research on this so I'm going to turn this over to her to let her share her thoughts.

MRS. HALL: I also have some pictures of -- I have five pictures of houses that have similar two-car and one-car garages. I don't know if you'd like to see those or not.

MR. DiSTEFANO: You can pass those around.

MR. HALL: These are all from the same neighborhood.

MRS. HALL: All the same neighborhood. So, I was contacted this morning by a neighbor who was concerned about public safety -- public safety issues in terms of emergency personnel finding their home should the need arise. So, what I did was I actually went -- I went to the home. I took some cones and I measured with a tape measure approximately where the addition would be. So, I have pictures of that. I also have pictures of -- they have a

Brighton Zoning Board of Appeals 10/2/19

sign that says "private drive" and house numbers that are right behind there -- or the house numbers of the four houses that exist behind us. So, I took pictures of their private drive. Their mailbox does cover that sign depending on where you're at when you're driving there. I -- actually, so those are -- so, those are the pictures. These are closer pictures in terms of where the addition would be. There's a -- a garbage truck picking up garbage. So, I just took a picture of the garbage truck because it's a pretty large vehicle, so I thought I'd take a picture of it.

MR. HALL: That just highlights the amount of room that currently exists for the ingress and egress for the private drive.

MRS. HALL: So, I also stopped by the ambulance. I spoke with the fire marshall and I spoke with Brighton Police who all assured me that there is no -- there would be no issues finding a home. You know, police cars all have computers. They can type in the GPS and a home, you know, location would pop right up. Fire marshall, he told me that he had no concerns as well. And spoke with someone at the town to reiterate that there were no concerns with that. I know that making sure that you have numbers and stuff on your home is important and making sure that your numbers are

Brighton Zoning Board of Appeals 10/2/19

visible. That may be more of an issue. You know, when I really thought about it and went there, I thought, you know, the private drive and the numbers, I thought that maybe the numbers -- that signage should be on the opposite side of where the mailboxes are. As you see when the pictures come around, if you're driving, you may not see -- you may see the private drive, but you may not see the numbers of the houses. So, that was just something that I was trying to brainstorm if that's a concern, you know, that maybe -- you know, maybe moving -- if you have a sign directly behind a mailbox, it's probably kind of hard to read, you know. There is a light though so it's lit up at night. But, yeah. That -- that's it.

CHAIRPERSON MIETZ: Could you be more specific of what the person that approached you -- what their concern was? Public safety is a broad statement.

MRS. HALL: Yeah. So --

CHAIRPERSON MIETZ: Could you be more specific about the objection? What their concern was?

MRS. HALL: I think -- I think the concern was that, should there be a fire or a safety issue, police, ambulance, that when ambulance comes down the road, they won't be able to find their house that's down the private

## Brighton Zoning Board of Appeals 10/2/19

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drive. I mean that --

CHAIRPERSON MIETZ: Because of --

MRS. HALL: Because of my -- the addition that we're adding.

CHAIRPERSON MIETZ: In other words, that you're going into that setback along the private drive?

MRS. HALL: Right. But you can see from the pictures, we're 20 and a half feet from the asphalt. So, I'm not sure -- approximately. That's just me measuring with a tape measure. You can look at the survey map as well. But we're 20 and a half feet from the actual asphalt that exists. We're not on an easement.

Currently, if you look at those pictures, there's a big -- I think it's an evergreen. I don't have a green thumb. So, I'm not sure. But I think it's an evergreen. There's a big evergreen that's more than two-stores tall. And that is wider than what our addition would be. So...

MR. CLAPP: Is that tree staying?

MRS. HALL: What's that?

MR. CLAPP: Is that tree staying?

MRS. HALL: All three would be removed because that's where the garage would go.

Brighton Zoning Board of Appeals 10/2/19

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MS. SCHWARTZ: So, all that vegetation is getting removed next to your garage? Next to the proposed garage? All of that vegetation?

MR. HALL: At the front left corner as you look at the home, yes. We would be replanting and, you know, adding some --

MRS. HALL: But that is why -- if you look at that picture --

MR. HALL: That tree is much wider than our --

MRS. HALL: Than our proposed addition.

MR. HALL: -- proposed addition. So, that would have significantly more impact on site lines and things like that if that was the public safety concern.

MRS. HALL: The fire marshall said that site lines are not -- are not an issue in terms of this zoning. But that tree is also much taller than our addition would be. So -- and again, anything that we cut down, we would replace. That neighbor also expressed concern a couple of years ago, a lot of trees fell from a storm -- wind storm. And -- so, our intention is not to cut down as many trees as possible. One of the reasons that we purchased that property is that it has a lot of trees. And in terms of exploring other opportunities to make this house a little bit bigger, we'd



Brighton Zoning Board of Appeals 10/2/19

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have to cut down -- that's the only tree right now that we would have to cut down because that's where the garage goes. If you look at our backyard, there's trees everywhere. There's, like, an island of those trees and there's little shrubs around. That's not something the we would like to cut -- we want to keep that. This would be the least invasive.

MS. SCHWARTZ: And how long have you lived there?

MRS. HALL: We just purchased the house. We closed August 23rd. We closed August 23rd.

MS. SCHWARTZ: And you realize you need to do all this right now? You're not going to live in it and see how it goes? I'm just concerned that it's going to change the character because of all that gorgeous vegetation coming down. And when I looked at the planning, the addition is going to be -- even to my eye -- above the point of your garage. So, your house may be the smallest, you know, square footage, it still has a massive appearance in keen with the others. And I noticed with the setback driveway -- I mean, garage. The peaks of the roof line were not quite as big as yours. They didn't seem quite as massive. I mean, they go to two and then a step back third.

MRS. HALL: Wait, say that last part again?

## Brighton Zoning Board of Appeals 10/2/19

MS. SCHWARTZ: The roof -- on your existing -- is quite massive. And -- so, I drove the whole street because I wanted to see. And -- and many of the three-car garages are aside and so you don't see them. So, it looks like a house. But some do have all garages in the front. So, you have your two and your step back. But they're all like a one-story line -- or I mean a roof line, so it isn't as massive. And that's what I'm concerned about because with all the vegetation coming down, it's going to be right -- right out there.

MRS. HALL: I mean, at this point, we're just cutting down the one so that we can get into the garage. It is a very large tree. We have two very -- we have another one that's similar to that in the front yard and a very big -- I think it's a maple tree in the front. I have pictures of all the trees that we have in the backyard as well.

MS. SCHWARTZ: Oh, I know.

MRS. HALL: So, if we were to do an addition in the backyard, we'd have to cut down even more -- shrubs -- this is -- actually, the burning bush, we could probably transplant that. We've done that at our old home. We transplanted three or four, we lost one, but we kept the others. And I ended up buying a new one and replanting it

Brighton Zoning Board of Appeals 10/2/19

and you wouldn't even know. Like if you looked at it, you wouldn't even know which one was -- was the one that, you know, that didn't make it. So, even those little bushes. We're not -- we don't want to cut down things that we don't need to cut down. That's -- we like the shade. It keeps the house cooler, you know --

CHAIRPERSON MIETZ: Okay. A couple other questions.

MRS. HALL: Sure.

CHAIRPERSON MIETZ: So, could you talk to us about the third bay. What is the need for the third bay?

MRS. HALL: Three-car garage. We would like to add two bedrooms above the garage. Like I said, it's a two bedroom -- two -- it's a two bedroom, two bath house. On average, the houses in the neighborhood are four bedrooms, three and a half bed. We don't -- we don't feel that this house conforms with the neighborhood. So, we're trying to kind of bring it up to snuff along with the other homes.

MR. HALL: But we have -- we have two vehicles and --

CHAIRPERSON MIETZ: That -- that's my question.

MRS. HALL: Oh.

1 Brighton Zoning Board of Appeals 10/2/19

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3 CHAIRPERSON MIETZ: What is the need for the  
4 three-car garage?

5 MR. HALL: We have a 15 year-old son.

6 CHAIRPERSON MIETZ: Right.

7 MR. HALL: And, you know, when you have a  
8 two-car garage, you have bikes, lawn mower, there's no shed  
9 on the property. So, you know, bikes, lawn mower, our son  
10 plays hockey. Hockey equipment needs to be hung and dried  
11 and --

12 MRS. HALL: There's an easement in the  
13 backyard so in terms of getting a shed back there, we're  
14 going to have to think about that too, you know. So...

15 MS. DALE: Did you -- so, was the primary  
16 driver for the addition the extra bedrooms and bathrooms or  
17 was that not? I didn't know if you wanted those on the  
18 second floor or is it your goal, we want extra bedrooms and  
19 bathrooms. And -- so, we should throw a garage in so that  
20 there's room above it? Or did you think about bedrooms --

21 MRS. HALL: Well, we do -- we're a family of  
22 four so it's a two bedroom, two bath house. So, yes. We  
23 need additional bedrooms. But we would like the additional  
24 garage. I think that's sort of -- we wanted both.

25 MR. HALL: Yeah. It's sort of both.

1 Brighton Zoning Board of Appeals 10/2/19

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3 MRS. HALL: We kind of need both.

4 MR. HALL: The placement of the bedrooms and  
5 bathrooms -- we reviewed with our architect and our  
6 contractor multiple different options for how to achieve this  
7 and this was by far the most economical and --

8 MRS. HALL: Efficient.

9 MR. HALL: -- efficient way to do this.

10 CHAIRPERSON MIETZ: Could you speak a little  
11 to what alternative you looked at, please?

12 MRS. HALL: So, if we tried to go -- if we  
13 tried to go back, we'd have to cut into one of the -- so, the  
14 home has actually beautiful -- so, when you walk in, it has  
15 beautiful windows in the great room. And then if you walk to  
16 the right -- you have the plans -- but if you walk to the  
17 right, there is a room and then the master. In order to go  
18 back, one of those rooms -- we'd lose one of those rooms.  
19 So, you know, because we'd have to make a hallway to get to  
20 the back. We'd lose -- we'd lose probably some trees in the  
21 back. We'd lose the beautiful windows that are there. And  
22 they're actually beautiful, tall windows. Like I'm not sure  
23 how to -- they're like long, you know?

24 CHAIRPERSON MIETZ: I understand.

25 MRS. HALL: Not your standard windows. So, we

Brighton Zoning Board of Appeals 10/2/19

don't want to lose those windows. That was one of the reasons why we purchased the house. They're beautiful windows. They're big, beautiful windows. So, we didn't want to lose that.

MR. HALL: Building up would require moving multiple trusses --

MRS. HALL: Trusses.

MR. HALL: Which I -- we're not builders. But my understanding is -- basically, our architect told us that it would be essentially cost prohibitive to try to build up on another area of the home. And since the top of the garage would be modified anyway, this -- I guess, you know, made the most sense. And again, we're not architects. We're not home builders. But we did ask if there were other options. And this seemed to be the most feasible option.

CHAIRPERSON MIETZ: Has you or your architect gone to the Architectural Review Board yet to look at those?

MR. HALL: Yes.

MRS. HALL: Yeah.

CHAIRPERSON MIETZ: Okay. What was the result of that?

MRS. HALL: So, they want us to make some modifications with the windows and the back roof line.

1 Brighton Zoning Board of Appeals 10/2/19

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3 CHAIRPERSON MIETZ: Be more specific with the  
4 windows.

5 MRS. HALL: So, the windows that were drawn in  
6 the architectural plan, they were, like, I think just  
7 standard windows. They weren't the longer windows, like,  
8 that are on our home. So -- which really in hindsight I  
9 don't think --

10 CHAIRPERSON MIETZ: Not -- not location  
11 necessarily. Just the size and the shape?

12 MRS. HALL: They wanted us -- they wanted us  
13 to add one window to our garage. It's not currently there.  
14 Right now there's just a main door to walk into that garage.  
15 And the garage itself is all panels. There's no windows.  
16 The garage that we would put in would have windows all along  
17 the top for both the double and the single. But they wanted  
18 another window in the garage along with the main door. And  
19 so, we're fine with that.

20 MS. TOMPKINS-WRIGHT: What was the change to  
21 the roof line?

22 MRS. HALL: Just in the back they wanted --  
23 they wanted something in the back just fixed a little bit  
24 kind of. I'm sorry. I don't know all of the --

25 MR. HALL: If you look at the -- if you want

Brighton Zoning Board of Appeals 10/2/19

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to look at the plan, the rear roof line --

MRS. HALL: It sort of stops.

MR. HALL: -- it has an -- it has an awkward angle on it. And they thought that that was not esthetically what they would like to see. So, we are working with the architect with that.

CHAIRPERSON MIETZ: At the rear?

MR. HALL: At the rear of the home.

CHAIRPERSON MIETZ: Not the side?

MR. HALL: Which -- which incidentally would not be visible to any neighbor as it stands. Although we were said -- we were told, you know, trees can be -- trees can be cut down. And so -- and again, we don't have plans to cut down anything we don't have to. But at this point, that part of the home would not be visible to any neighbor.

MS. SCHWARTZ: So, do you feel that the two bedrooms and the bath are more important than the garage?

MRS. HALL: Equally.

MR. HALL: There would be -- there wouldn't be space for one without the other, so to speak.

MRS. HALL: They kind of go together.

MR HALL: Because the garage -- the bathrooms are being built -- bedrooms and bathrooms are going to be



Brighton Zoning Board of Appeals 10/2/19

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built above the new garage. So, there wouldn't be existing -- there wouldn't be enough space existing to just build above the current garage. So, they kind of go hand in hand. But they're -- they're both important to us because as the home exists right now, it's a two bedroom, two bath for a four-person family.

MS. SCHWARTZ: And I think the two bedrooms and two baths would be the full extent of the garage?

MR. HALL: Right. So, we would like to fully utilize that space, yes.

MRS. HALL: And what we'll do is we'll probably zone it differently. We'll zone it so that the heating and cooling for that part of the house -- eventually our kids are going to move on. So, you know, then it would be a nice home for us to stay in long, long-term. And, you know, we can cut down on energy costs and stuff like that. It actually makes a lot of sense for us.

CHAIRPERSON MIETZ: Okay.

MS. SCHMITT: Did the architect talk to you about possibly not having a third bay, but more of a -- I don't know what the correct term would be -- it's not large enough for a car, but it would kick out maybe four feet or five feet so that it's not a full eight and a half feet?

Brighton Zoning Board of Appeals 10/2/19

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MRS. HALL: Yeah. But then we couldn't get the -- we couldn't get the bedrooms and the bathrooms.

CHAIRPERSON MIETZ: The second part of it?

MRS. HALL: Yeah. We couldn't.

MS. SCHWARTZ: Right.

MRS. HALL: Unless we rip off trusses. I don't really know what trusses are. But I heard that's bad.

CHAIRPERSON MIETZ: That's a bigger issue.

MS. SCHMITT: Okay.

CHAIRPERSON MIETZ: All right. So, other questions over here?

MS. SCHWARTZ: Would you consider bedrooms and not the third bay?

MRS. HALL: I don't know where you would put them without --

MS. SCHWARTZ: Still ground level but it wouldn't be two-story.

MR. HALL: Yeah. We've looked at -- we've looked at the -- we've thought about how to do that. And we just weren't able to come up with a viable plan.

MRS. HALL: I don't think they could do that because we needed space above the garage for the bedrooms.

MR. HALL: I think she's asking --

Brighton Zoning Board of Appeals 10/2/19

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MS. SCHWARTZ: No. Not the garage. Just your bedrooms along the side of your current two bays.

MRS. HALL: So -- so, then there would be a bedroom along the side of the garage?

MS. SCHWARTZ: Okay. So --

MRS. HALL: I'm just thinking when you would walk in, you would have to walk behind the garage. And then you would have to walk to the front of the house.

MS. SCHWARTZ: Okay.

MRS. HALL: Yeah.

MR. HALL: Yeah. I mean --

MRS. HALL: I don't think that was an option.

MR. HALL: We, obviously, you know, we don't want to come here and have to ask for this. It would be easier to not do that. But, like I said, talking to the architect and the contractor and thinking about it ourselves, this seemed to be the most appealing idea. Not only in terms of esthetics, but cost and -- and really achieving what we're desiring for the home. And also, like I said, bringing it up to par with the neighborhood. It's -- it really does not -- I know that the footprint of the house, because it's a ranch is fairly large. But most of the homes -- in fact, I welcome you -- I encourage others to look at the other homes in the

Brighton Zoning Board of Appeals 10/2/19

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neighborhood --

CHAIRPERSON MIETZ: We have.

MR. HALL: Okay. These are large homes with large footprints with two floors.

CHAIRPERSON MIETZ: Right.

MR. HALL: And this is a ranch. So, its footprint may be similar. But it's significantly smaller. It's more than a thousand square feet smaller than virtually every other home in the neighborhood.

MR. DiSTEFANO: Can I -- can I ask you a question -- you don't show it on the plans -- what is your idea of how the new driveway is going to interact? Are you going to run it straight out to the road?

MRS. HALL: No, no. That's too much to shovel.

MR. DiSTEFANO: Bring it in and curve it? Loft and --

MRS. HALL: Flare it.

MR. HALL: Have it flare off, yeah.

MRS. HALL: Did you see the pictures that I sent around of the other homes that have the two car and single car? All of those driveways just flip. You drive halfway up and it slowly flares out. And then, yeah.

Brighton Zoning Board of Appeals 10/2/19

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MR. DiSTEFANO: Okay. So, you don't have any intention of running it straight to the road?

MR. HALL: No.

MRS. HALL: No.

MR. DiSTEFANO: Okay. Great. Thank you.

MR. HALL: It would not be esthetically pleasing.

MR. CLAPP: Was the neighbor across -- across the private drive, one of the ones you spoke with?

MRS. HALL: It's a neighbor who lives behind. So -- so...

MR. HALL: You're asking about the one on the top of the side of the private drive?

MR. CLAPP: Yes.

MR. HALL: We were unable to -- to -- I think we rang their doorbell four times. Unfortunately, we couldn't meet with them.

MRS. HALL: But we will be four to six feet away from them still with grassy area, pavement and then their grassy area.

MR. HALL: As it currently exists, coincidentally, that house is much closer to the private drive than our home.

## Brighton Zoning Board of Appeals 10/2/19

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MR. CLAPP: If there's a 60 foot right-away,  
then -- what's 60 feet? It's 60 feet away?

MRS. HALL: It's 60 feet right-away right now,  
yes. With the proposed addition, it would be 46 feet.

MR. HALL: With a 14 foot -- yeah. With a  
14-foot encroachment.

MR. CLAPP: But that -- your addition doesn't  
encroach on the right-away at all?

MRS. HALL: No, no, no. There's actually --

MR. CLAPP: There's still 60 feet?

MR. DiSTEFANO: No substantial distance would  
be to the home on the right.

MRS. HALL: So, there's the pavement of the  
private drive. And then there's some space to my property  
line. And then from the property line, there's a ten-foot  
easement that we can't build on. And then --

MR. HALL: There's another half to one foot  
between the easement and the -- where the edge of the  
structure would be.

MRS. HALL: So, yeah. So, we would still be  
-- well, I measured it today. We would still be -- what did  
I say? Twenty and a half feet.

MR. HALL: Twenty and a half feet.

1 Brighton Zoning Board of Appeals 10/2/19

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3 MRS. HALL: Twenty --

4 MR. HALL: There's 20 and a half feet of grass  
5 from the edge of the new garage to the pavement.

6 MR. DiSTEFANO: Now, each up of those back  
7 lots has a ten foot strip that goes down to Heatherstone.  
8 So, there's four houses behind them. So, there's at least 40  
9 feet of poles that go down to Heatherstone. Which isn't  
10 their property, which is the property of the rear neighbors.  
11 Then there is additional land owned by the adjacent property  
12 owner on Heatherstone and their setback from this addition.  
13 So, there's quite a bit of space between even with this  
14 encroachment.

15 CHAIRPERSON MIETZ: Okay. Questions over  
16 here? Anymore from anybody? Good? Good?

17 MR. CLAPP: Good.

18 CHAIRPERSON MIETZ: Okay. Thank you very  
19 much.

20 MR. HALL: Thank you.

21 MRS. HALL: Thank you.

22 CHAIRPERSON MIETZ: Is there anybody in the  
23 audience, anyone in the audience that would like to speak  
24 regarding this application? Please come forward and just  
25 give us your name and address, please?

1 Brighton Zoning Board of Appeals 10/2/19

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3 MS. GASPARINO: Hi, there. My name is Susan  
4 Gasparino. I'm at 106 Heatherstone lane.

5 CHAIRPERSON MIETZ: And so why don't you just  
6 describe for us -- we have a map here. But where you're  
7 located as it relates to this.

8 MS. GASPARINO: Okay. I am on that small  
9 private drive that was referenced. And I have the other  
10 members from the small private drive as well -- the two other  
11 families. And one family couldn't be present from the  
12 private drive because they're out of town.

13 CHAIRPERSON MIETZ: Okay.

14 MS. GASPARINO: It was actually one of my  
15 neighbors who had called them this morning to discuss the  
16 safety concern. But I think I'm the one who had the safety  
17 concern a year ago. So, I'm the farthest house back up the  
18 private drive.

19 CHAIRPERSON MIETZ: Let me stop you for a  
20 minute. What do you mean "a year ago"?

21 MS. GASPARINO: So, on October 18th of 2018, a  
22 fire alarm started going off in the middle of the night.

23 CHAIRPERSON MIETZ: Okay.

24 MS. GASPARINO: And I have three little  
25 children. And the fire alarm is wired to our home security



Brighton Zoning Board of Appeals 10/2/19

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3 system. So, at 1:40 in the morning, the fire alarm went off  
4 and I couldn't -- I was unable to shut it off. And I  
5 couldn't find -- I couldn't smell any smoke or see where the  
6 fire was coming from. But the alarm system called and said  
7 the fire department is on the way because it's a reflex.  
8 They have to come and check it out. So, Brighton Fire  
9 Department was on the way. So, about 20 minutes later, we  
10 still didn't see the fire department. So, I sent my husband  
11 down the little private drive, and sure enough, there were  
12 all the flashing lights in front of 90 Heatherstone Lane  
13 because GPS takes you to 90. And so, they were trying to  
14 find us. And so, we led them up the drive. And they came in  
15 and they were wonderful and made us feel better. It turns  
16 out it was a stinkbug who set off the alarm. So, there you  
17 go. But because we're on a private drive, the only exit for  
18 us is that area next to 90. And so, it's concerning to me  
19 anytime anything is encroaching because I just want people to  
20 know that there are people who live up the private drive.  
21 It's -- it's small. We own the driveway. And so, we pay for  
22 our own snow plow service. So, the Town of Brighton comes  
23 and does the main Heatherstone Lane, but they don't do our  
24 little private drive. We pay for that. So, it's like our  
25 driveway. I have three children, four, eight and nine, and

Brighton Zoning Board of Appeals 10/2/19

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3 they all get on the school bus. But the school bus doesn't  
4 come to our house. It comes to -- 90 Heatherstone Lane is  
5 our school bus stop. And so I walk them down every morning  
6 and that's where they get on and get dropped off. And so,  
7 it's just -- it's an important entry way for us. Our little  
8 sign is there that says the house numbers. And I agree,  
9 maybe that could be bigger to help people find our home. But  
10 I'm just concerned about visibility. And the family who is  
11 applying did come to our homes. But just in the evenings, it  
12 was hard. My husband met them at the door. And we're a  
13 close-knit community in Heatherstone. We want to be very  
14 friendly. And so it's hard immediately to voice your  
15 concerns. And so, you know, we've been thinking about it.  
16 We've all been, you know, looking and, you know, we've  
17 formulated our concerns now. And we appreciate the  
18 opportunity to voice them in a public setting. And so I'm  
19 sorry I wasn't able to meet with them myself on that evening.  
20 Those are my concerns. Also, we've lived in our house almost  
21 five years. So, we're some of the newer folks there. The  
22 people next to me are original owners and, you know, they  
23 also shared concerns about, you know, the trees. Which we've  
24 all sort of, like, come to love as members of the community.  
25 It's an old neighborhood. My house was built in '87. And I

Brighton Zoning Board of Appeals 10/2/19

think those are some of the oldest homes there. So, I appreciate the opportunity.

CHAIRPERSON MIETZ: Okay. Thank you very much. Is there anyone else in the audience who would like to speak? Please come forward.

MRS. SANTIAGO: Hi. Good evening. Thanks for allowing me to --

CHAIRPERSON MIETZ: Your name and address please.

MRS. SANTIAGO: My name is Denise Marie Santiago and my husband and I live in 118 Heatherstone Lane.

CHAIRPERSON MIETZ: Okay.

MRS. SANTIAGO: We've been in Brighton for 23 years. This is our fourth house in Brighton and hopefully our last house. So, we do love it. And the house that we live in now -- we've been looking at Heatherstone Lane for many years and we looked at four other houses before we found this one that was perfect for our family, and we love the neighborhood and we love our neighbors and we are very friendly and I happened to be the one who called Patricia this morning because I didn't want to blind side her. She came to us too one evening, late, and we chatted. And in thinking about how this was going to impact and after coming

Brighton Zoning Board of Appeals 10/2/19

to the town and seeing how the plans -- that I had a lot of concerns. Not only public safety, which Sue mentioned, but also because I went back and I found this Monroe Abstract and Title Incorporation, which is for the subdivision when it went in. And apparently one of the reasons why that's a two bedroom home is because it's one of the smallest plots of land in -- in one of the smallest lots in that neighborhood. And the people who lived there before were just wonderful. And so, we were all expecting that as well. I am very concerned about the trees in the area. A couple of years ago with the bad storm, we had three across from us and several others in the back. So, we've lost a lot of trees. And one of the reasons -- one of the big concerns I had was the beautiful willow and is that it sort of frames the drive when you're coming in. So, esthetically, it's one of the things we loved about it. Sorry. I'm a little nervous here.

CHAIRPERSON MIETZ: Take your time.

MRS. SANTIAGO: The easement -- the ten-foot easement next -- that runs next to the roadway is not an easement. Actually, it's our property. And according to one of the original owners, we had to purchase that property so that we could have mail service and other town services there. So, that easement is actually, you know --and the

Brighton Zoning Board of Appeals 10/2/19

property which is a perpetual easement there, a utility easement -- and as I'm looking at it and I'm thinking, where's the hardship? You know, when you're going for a variance, where's the hardship? If they want to come from Victor to build here -- it's a beautiful area -- but what's to say that if they get a variance, that the family across the way won't ask for a variance. There's another private drive further down and I have concerns about that. So, if this family gets a variance, then is there going to be, you know, an argument for the other families who move onto the neighborhood to get a variance.

Another problem is that it's a two-car garage. But if you drive in the neighborhood, there are no bedrooms in any of the other garages. There's no habitat. There's no rooms. It's just the garage there. So, that would change our -- our neighborhood. Especially our little area as we're walking in there. Anyways, I'm a little nervous. But I -- I would like to say that it would -- you know, having a second floor right next to, you know, coming in and out would really change the character of our little private drive. And right now, you know, we do have an issue about people finding us. And to bring it out more, I think will even make it harder.

So anyways, thank you very much. I do have

Brighton Zoning Board of Appeals 10/2/19

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this abstract of when they actually built it -- the  
subdivision -- and I appreciate your time.

CHAIRPERSON MIETZ: Thank you very much. Is  
there anyone else in the audience who would like to speak  
regarding this application?

MRS. CLOPMAN-FINE: I'm the veteran of  
Heatherstone.

CHAIRPERSON MIETZ: You're the veteran of  
Heatherstone?

MRS. CLOPMAN-FINE: I'm an original owner. We  
built that house.

CHAIRPERSON MIETZ: Could you just tell us  
your name and address?

MRS. CLOPMAN-FINE: Frances Clopman-Fine. 170  
Heatherstone Lane.

CHAIRPERSON MIETZ: Okay.

MRS. CLOPMAN-FINE: Okay. There is an impact  
to the variance consideration regardless of the design. The  
problems with the variance request bring up issues visual,  
spacial and functional that regards all neighbors. Also a  
small inconvenience as we go forward. When I was out in the  
lobby walking around because I can't sit very long, there was  
a sign out there that said "Brighton is tree city USA since

Brighton Zoning Board of Appeals 10/2/19

2002 and 2018, which is 17 years." I didn't realize we were designated as a tree city. Where are two trees that are going to be in jeopardy as you probably could see. That big evergreen, which angles the property, would have to go. And I also have concerns about that weeping willow. I don't think there's room for a second story with the weeping willow. And one of my neighbors already discussed how important it is to them visually. These comments are in no particular order. The house that is proposed is too big for the lot. This was the smallest lot on Heatherstone. There was a minimum requirement for square footage when we built our houses. But we know that one being the smallest house was never going to meet that requirement. So, the builder okay'd that house as a two-bedroom smaller house. So, you can't compare that to the other houses that have six tenths, seven tenths or whole acres, some up in the second private road at the other end. And you said you've driven it. So, you're familiar with it.

I've talked to several neighbors, some who couldn't be here for various reasons. And the question always came up, why did they buy a two-bedroom house if they wanted a four-bedroom house? And who gave them the idea and the impression that making it a four-bedroom house would be

## Brighton Zoning Board of Appeals 10/2/19

okay? I don't have answers to that. But it is a question that has been raised several times.

When our houses were built for designs to be accepted by the builder, and presumably the town because the town was inspecting, the garage roofs were not to exceed the height of the rest of the house. Now, that didn't impact too many houses because most of the houses are two stories on our street. It impacted my house, which is a ranch, and the house across the street. That was fine. We could work with that. What you do by putting that garage higher than the rest of the house is you make it look out of proportion. It is unproportioned. It is not like others proportionate on the street.

The houses that have -- some of the -- a lot of the houses do have rooms -- bedrooms, activity rooms, on the second level over the garage in existing two-story houses on the street. And the way they accommodated that -- and you can probably see from some of the pictures -- is they made end low garages, so that it would not go above the roof line of the existing house and also so that they could have useable space there. There is no room on this lot -- that number 90. There was never room on that lot for an end low garage. So, considering that, it wouldn't work. So, we now



Brighton Zoning Board of Appeals 10/2/19

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3 have a plan, which is out of design from the rest of the  
4 homes on the street. And also would not have been allowed at  
5 the time that that house was built. I hate to put it this  
6 way but I will, to put it very bluntly, the addition looks  
7 like a dormitory. This looks like an addition that would be  
8 in a suburb other than Brighton -- other suburbs in the  
9 Rochester area, some of them contiguous to Brighton, but not  
10 Brighton. I have concerns about drainage if that addition  
11 were put on. I call it a private road, a driveway -- it is a  
12 private road because to me on the sign it says private road.  
13 Both signs for both cul de sacs. By impacting and pulling  
14 out that side of the garage, you're taking away drainage that  
15 would be normal ground that would absorb water. You're  
16 talking out the evergreen tree that would absorb water. And  
17 you're potentially taking out that willow that would absorb  
18 water. So, what happens to that water? It goes out into the  
19 private drive. There are no storm drains on the private  
20 drive. And I -- they were not required so they're not there.  
21 So, that puts more drainage out on Heatherstone on the road  
22 itself to go out into the culverts and find the storm drains  
23 that are further down the street. That impacts rain, wind  
24 storms like a couple of my neighbors have mentioned, it also  
25 impacts snow removal, and snow melt. So, who does it impact?

Brighton Zoning Board of Appeals 10/2/19

There are 34 houses on Heatherstone, including both private drives. 21 of them are from 90 and up. So, I didn't even bother calling the neighbors who were on what I call the French roadside because it didn't impact them visually or spatially or any other way. I talked to the neighbors from 90 onward.

This is, again, in no particular order. There will be inconvenience to all 21 of us who live at the other end of the street when construction is done in terms of noise, in terms of mess. This affects children playing. We have a mixed -- mixed age of children. Some of them driving. Some of them still in diapers. This would also affect bicyclists. Again, small children with training wheels, up to the guys with the fancy -- I don't know. 22-speed or 31-speed or whatever. We have a lot of walkers on Heatherstone. This mess is going to affect all of them. And I probably consider -- can put myself in the category of dog walkers. We have a lot of walk -- dogs that get walked on our street. Some more than once a day. There were strict guidelines when this house was built for the neighborhood including this lot. Square footage were requirements and roof lines were requirements. This addition, this granting of the variance ignores the rules that we all abided by when

Brighton Zoning Board of Appeals 10/2/19

we were building. Including setbacks, roof designs, et cetera. It changes the footprint of the street. And I can say when we were initially looking at Heatherstone, our house was supposed to be on a different lot, but we could not fit this house that I'm in on this lot. So, we had to choose another lot. We did not ask for setbacks. We did not ask to change lot lines. We went by the rules that were in effect then and now.

Taking a house that's proportionate to the lot and the neighborhood makes an out of proportioned house and what I think some people would call McMansions.

Brighton has a very interesting history of frowning upon the building of McMansions on other streets. Some of those were teardown. Some of those were alteration to the houses.

Okay. I think it's disconcerting probably for the new neighbors, who I'm not even sure are living in the house yet, to have what they have planned shot down. And that's your job to figure out if it's appropriate or not. There's no -- I would think a different architect would need to be consulted about two -- about putting two bedrooms upstairs, making an "L" on the back of the house or working with the Town of Brighton and others to possibly put egress

## Brighton Zoning Board of Appeals 10/2/19

windows in the basement and put the bedrooms down there considering as this young lady has said, "The children aren't going to live there forever." I want to thank you for your time and your attention.

CHAIRPERSON MIETZ: Thank you very much. Okay. Is there anyone else in the audience who would like to speak? Yes. Please come up.

MS. LIANO: Hi. My name is Betsey Liano and I live at 160 Heatherstone. I was wondering if it would be possible to look at the architectural plans, because I have not had the opportunity to see them.

CHAIRPERSON MIETZ: Sure.

MS. LIANO: My concern is that the -- I -- I'm also flummoxed as to why somebody would want to buy a two-bedroom house and turn it into a four-bedroom house on that lot. I know the people who lived there very well because I was the one who actually brought them to that home to buy. And it's perfect for that style of family.

I think it's a bit disingenuous to say that the new owners are trying to keep this house up to the standard of the other houses on the neighborhood because the prior owners kept the house meticulously. I'm familiar with the indoors of it because I was in there fairly often. I'm

Brighton Zoning Board of Appeals 10/2/19

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3 concerned with the size of the house that they're proposing  
4 and the -- in keeping of the green space onto the private  
5 drive. I live just a little bit further down. We probably  
6 have one of the next smallest houses on the street. Which is  
7 fine with us. We love it. But I am very concerned about the  
8 size that they have proposed for the size of the lot that is  
9 on that street. I don't know how they could change that.  
10 And Frances has some good points. Maybe they could look at  
11 renovating things downstairs because with the easement that  
12 we also have in the backyard, it does limit the distance that  
13 you can go back. And when I look at the way that house is  
14 landscaped, I just don't see where they're going to put extra  
15 square footage either sideways or backwards. I think that  
16 she has a valid concern with regard to the weeping willow  
17 that's in the backyard absorbing water because when we do  
18 have heavy rainstorms frequently because of the pine needles  
19 and whatnot that comes down into the streets, it blocks the  
20 drains. Because I personally -- when I walk -- when I could  
21 walk, I would walk down and clear that -- the drainage areas  
22 to make sure that the water was flowing into the grates. So,  
23 if that weeping willow is removed, it will increase the  
24 amount of water that is not being absorbed by that plant  
25 because that's one of the properties of a weeping willow is

Brighton Zoning Board of Appeals 10/2/19

they absorb a tremendous amount of water up into their root system. So, that would cause a huge amount of water flow. Especially given the displacement of the green space that this property is now -- that their proposal is going to take up -- so, I think that is a valid concern. I'm also concerned with the amount of time that it will -- and the destruction -- that it will take as far as doing construction in that area. And I think that Sue Gasparino also has a valid concern where her small children are trying to catch the bus in that area. If you have heavy equipment that is going to be doing construction, I think that it's putting them at risk for interference with heavy machinery doing a significant amount of construction here. So, those are my concerns. Thank you.

CHAIRPERSON MIETZ: Thank you very much. Is there anyone else who would like to speak regarding this application? Okay. Then there being none, the Public Hearing is closed.

APPLICATION 10A-10-19

10A-10-19 Application of Catilyn Piatkowski, agent, and Colleen Wegman and Chris O'Donnell, owners of property located at 1 Elm Lane, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect an 82.5 foot by

Brighton Zoning Board of Appeals 10/2/19

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123 foot tent over the existing tennis court/hockey rink from November 1, 2019 through April 30, 2020. All as described on application and plans on file.

MS. PIATKOWSKI: Hi. My name is Catilyn Piatkowski and I work at Wegmans Food Markets in the Site Development Group. And --

CHAIRPERSON MIETZ: Please give us the street address for the Wegmans Site Development Group.

MS. PIATKOWSKI: It's 100 Wegmans Market Street, Rochester, New York 14624.

CHAIRPERSON MIETZ: Okay. Thank you.

MS. PIATKOWSKI: Yes. So, I'm here representing the property owners. And I have with me Dick DeCarlo, who is also at Wegmans construction group and manages the property for the property owners -- Colleen Wegman and Chris O'Donnell. So, the property owners would like to install an 82 foot, 6 inch wide by 123 foot tent over their existing tennis court, which they also use in the winter as an ice rink. They can flip the tennis court into an ice rink. And the tent would allow for -- to block the sun to help reduce the amount of ice that's melted and doesn't cause any drainage issues and it would help keep the ice as -- as it were. So, as the plans show, that I

Brighton Zoning Board of Appeals 10/2/19

prevented -- or presented to you. And then the redricks that we have, it's -- it's tucked pretty much on the tennis court. And the tennis court is already surrounded by a bunch of our trees and enough screening that you wouldn't see it during the months of November to April. So, that's pretty much it.

CHAIRPERSON MIETZ: So, could you describe for us, you know, we have -- as you can see --

MS. PIATKOWSKI: Oh, sure. So --

CHAIRPERSON MIETZ: -- the aerial lines as to how, like, it relates --

MS. PIATKOWSKI: So --

CHAIRPERSON MIETZ: -- to the closest property and sight lines, et cetera.

MS. PIATKOWSKI: Sight lanes as well -- so, the house sitting with Elmwood to the south, would block any view to the south of Elmwood to the north. And to the west, it would be -- you have very tall and providing trees that are not going to really interfere with any of the site lines here. The site lines coming from the neighbors to the east and the north are blocked by trees on their on property as well as some distance to it are a few trees in the middle of the property as it is. So, there's slightly less screening that would be on the other sides, but still some screening.



Brighton Zoning Board of Appeals 10/2/19

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And some of the houses are family members as it is. So -- to the property owner. So, they don't necessarily don't have any issue with it. And then --

MR. DiSTEFANO: We would hope so.

MS. PIATKOWSKI: Yeah. We would hope so.

So, the tent itself is slightly opposite to the tennis court as it is shown in this right here. It's just off set so that there's a space for you to change into your skates and whatever is going on on the ice rink as well as underneath the tent. And the tent is -- has no posts on the inside so that there's no posts resting on the rink. So it's, you know, aluminum trusses and built for that.

MS. DALE: Is it -- is it the -- the expanse of width and length of the tent that requires the height to be quite so tall?

MS. PIATKOWSKI: Yes.

MS. DALE: I would assume there's not -- is there a way to cover this space without having such a --

MS. PIATKOWSKI: The 30-foot height?

MS. DALE: Yeah.

MR. DeCARLO: Two factors, A. The covered space and --

CHAIRPERSON MIETZ: Sir, could you just -- for

Brighton Zoning Board of Appeals 10/2/19

the record, state your name and address?

MR. DeCARLO: Dick DeCarlo. I'm a project manager with Wegmans Construction Group. And my address is also 100 Wegmans Market Street.

CHAIRPERSON MIETZ: Okay. Go ahead.

MR. DeCARLO: Two reasons for the width and the height is the width will accommodate underground utilities that are there and to cover the whole tennis court. The tent is to -- current fences that are around the court, we'll be expanding them over those. And also for snow load.

MS. DALE: I'm sorry. Did you say there's underground utilities for the tennis court?

MR. DeCARLO: The electric --

MS. PIATKOWSKI: Yes.

MR. DeCARLO: The electric for the lights around the tennis court.

CHAIRPERSON MIETZ: So, the wind load and the snow load has obviously been capsulated by whoever is manufacturing this tent?

MS. PIATKOWSKI: Hank Parker.

CHAIRPERSON MIETZ: Okay. And then the intent would be that it would be disassembled in April?

MR. DeCARLO: Correct.

Brighton Zoning Board of Appeals 10/2/19

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MS. PIATKOWSKI: Yes.

CHAIRPERSON MIETZ: And then put up again in  
the fall?

MR. DeCARLO: Correct.

MS. DALE: So, is the -- is this a  
multiple-year request?

MS. PIATKOWSKI: So, currently, it's just  
one -- of this current season.

MR. DeCARLO: This is a trial basis for  
framing and installing. Trying to make sure --

MS. SCHWARTZ: How long is this tennis court  
slash ice rink been built? Has it been there a long time?

MR. DeCARLO: This would be our third -- third  
year.

MS. DALE: And -- so, the primary purpose that  
you guys testified -- gave testimony over was -- was wanting  
to block the sun so that the ice doesn't melt --

MR. DeCARLO: That is --

MS. DALE: -- is that correct?

MR. DeCARLO: That is correct. One of the  
reasons also, to assist with keeping out ambient conditions.  
It's a little variating, our winters have been. It's not  
cold like the old days for the whole winter. So, when you

Brighton Zoning Board of Appeals 10/2/19

get ice, it rains. That makes for a lot of maintenance on ice -- on the ice surface. This will --

MS. PIATKOWSKI: On the ice, yeah.

MR. DeCARLO: This will assist with... that will allow us to make better ice.

CHAIRPERSON MIETZ: And there is no residual cooling of the slab, right? It's just a tennis court?

MR. DeCARLO: No. There are, like, ultra wave -- like light chillers.

CHAIRPERSON MIETZ: Oh, there are?

MR. DeCARLO: Yes.

CHAIRPERSON MIETZ: Okay. You didn't discuss it.

MS. PIATKOWSKI: Sorry.

CHAIRPERSON MIETZ: So, we have no idea of the tennis -- a lot of people put in temporary ice rinks that, you know, you're --

MS. PIATKOWSKI: No. Exactly. There's a glycol system underneath it. So...

CHAIRPERSON MIETZ: Oh, so there is a cooling move underneath that controls PCS --

MR. DeCARLO: Yes.

MS. PIATKOWSKI: Yes.

Brighton Zoning Board of Appeals 10/2/19

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CHAIRPERSON MIETZ: -- similar to an indoor  
ice rink?

MS. PIATKOWSKI: Uh-huh.

MR. DeCARLO: Correct.

MR. DOLLINGER: Is it underneath the tennis  
court or did you --

MS. PIATKOWSKI: Yes.

MR. DOLLINGER: -- just throw them on top of  
the tennis court?

MR. DeCARLO: No.

MS. PIATKOWSKI: No.

MR. DeCARLO: It's -- no. It's actually the  
glycol moves -- the pads are -- they roll out -- roll them  
out.

MR. DOLLINGER: So, they're on top of the  
tennis court; is that right?

MR. DeCARLO: Yup.

MR. DOLLINGER: Okay.

MS. SCHWARTZ: Has this been used as a -- as a  
hockey rink in previous winters?

MR. DeCARLO: Yes.

MS. SCHWARTZ: Okay. And how did things go  
during those two untented?

Brighton Zoning Board of Appeals 10/2/19

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MS. PIATKOWSKI: It was -- as did -- would it do when we get snow and then rain and then some cold, it's just a heavy maintenance. And sometimes there's melt. So, we have to build new ice and that's -- it's just a maintenance. And that's why we're proposing this because we figured it would help too.

MS. DALE: So, who are the -- who are the users of the -- are there other --

MS. PIATKOWSKI: It's just the family.

MS. DALE: -- other children?

MR. DeCARLO: It's the family.

MS. DALE: On a -- you know, just weekends in the winter, a couple hours a day?

MS. PIATKOWSKI: Yeah, yeah. In the evening. Whenever.

MR. DeCARLO: They skate every day.

MS. DALE: They skate every day?

MS. PIATKOWSKI: Yeah. As a family.

MS. DALE: Yeah.

MS. SCHWARTZ: It doesn't turn into -- into a group of kids and two teams within the ice rink?

MS. PIATKOWSKI: (Shakes head.)

MS. SCHWARTZ: I mean, we have -- we have two

Brighton Zoning Board of Appeals 10/2/19

ice rinks in the next street over, okay? It's certainly not as big as this. But they put in their aluminate, they fill it and so on. And nobody gets anything covered. I mean, the tent goes up it too. So, I just wanted to say that.

CHAIRPERSON MIETZ: Okay.

MS. TOMKINS-WRIGHT: Can you compare the height of the lights that were installed to the height of this tent?

MR. DeCARLO: The lights that are on the tennis court?

MS. TOMKINS-WRIGHT: Yes.

MR. DeCARLO: I believe those lights are 21 feet tall.

CHAIRPERSON MIETZ: The feet of the width?

MS. PIATKOWSKI: Uh-huh.

CHAIRPERSON MIETZ: All right. Has --

MR. DiSTEFANO: Have you had any discussions with the immediate neighbors?

MR. DeCARLO: I have not. We've received no response from the letters that we've sent. I haven't heard --

MR. DiSTEFANO: You sent -- you sent letters to them?

Brighton Zoning Board of Appeals 10/2/19

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MR. DeCARLO: I believe there was letters sent.

MR. DiSTEFANO: Well, the town sent notification --

MS. PIATKOWSKI: Yeah.

MR. DeCARLO: Notification, I'm sorry.

MR. DiSTEFANO: But I wondered if you've had any contact with any of the neighbors just on a, hey. This is what we're looking to do type of basis or --

MR. DeCARLO: We've had no feedback.

MR. DiSTEFANO: You've had no feedback? And you haven't approached the neighbors either?

MR. DeCARLO: No.

MR. CLAPP: We do have a letter from a neighbor expressing concern about the glare of lights. And then also the view -- the height of the tent. Now, you said you haven't had any conversations with the neighbors. Is there anything that can be done to correct or accommodate the glare of lights?

MR. DeCARLO: The existing lights that are lighting the tennis court will be taken down while this tent is in place, and then there will be temporary lighting installed inside the tent. So, we have a canvas package.



Brighton Zoning Board of Appeals 10/2/19

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You can see by the drawings. If anything there will be less glare. Probably none.

MR. CLAPP: Thank you.

MR. DiSTEFANO: Does the --

MS. DALE: But the tent itself isn't that thick, right?

MR. DiSTEFANO: Yeah, I was going to say --

MS. DALE: I mean, it's not -- if anything, I would almost think it would be more because now you've got this giant white --

MS. PIATKOWSKI: The light will -- instead of having it exposed, like, to the outside, it -- the lighting will be inside the tent.

MR. DiSTEFANO: But it will glow, right? I mean --

MR. DeCarlo: Yeah.

MR. DiSTEFANO: You'll look over and you'll see a glowing tent, right?

MR. DeCARLO: Yeah. Correct.

MR. DiSTEFANO: Okay.

CHAIRPERSON MIETZ: And what was the -- why was the color chosen? Is there a reason for that?

MR. DeCARLO: That was a chose made by the

Brighton Zoning Board of Appeals 10/2/19

property owners.

MS. DALE: You mean white as opposed to?

CHAIRPERSON MIETZ: Other colors. Other colors. Okay.

MR. DiSTEFANO: And just one other question, what would be the typical hours of operation? I mean, what would you propose to, like, have the lights off by 9:00 at night, or do they want the ability to continue to skate till 11:00? You know, just --

MR. DeCARLO: Based on observation, I've never really seen anyone out there skating much past 9:00, 10:00 at night. But I can't speak to that.

MR. DiSTEFANO: So, you're -- would you be suggesting any time limit on this?

MR. DeCARLO: At this point, no. I guess.

MR. DiSTEFANO: Okay.

CHAIRPERSON MIETZ: Okay. Any other questions over here? Questions? Questions? Okay. Thank you.

MS. PIATKOWSKI: Thank you.

CHAIRPERSON MIETZ: Okay. Is there anyone in the audience that would like to speak regarding this application? Okay. There being none then the Public Hearing is closed.

1 Brighton Zoning Board of Appeals 10/2/19

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3 APPLICATION 10A-11-19

4 10A-11-19 Application of Pardi Partnership  
5 Architects, agent, and William Castle, owner of property  
6 located at 154 Klink Road, for an Area Variance from Section  
7 207-6A(1) to allow a detached garage to be 18 feet in height  
8 in lieu of the maximum 16 feet in height allowed by code.  
9 All as described on application and plans on file.

10 MR. FISKE: Good evening. My name is Scott  
11 Fiske. I'm president of Pardi Partnership Architects. We're  
12 at 25 Circle Street in Rochester. I'm here tonight with  
13 Mr. Castle, who is the property owner. And he's looking for  
14 a variance to exceed the allowable height of 16 feet for the  
15 detached garage.

16 Mr. Castle has worked with us previously. We  
17 made a small addition to his house several years ago. He has  
18 a growing family and his garage is -- was the next phase of  
19 what he wanted to renovate. It's a one-car garage now. He  
20 has two cars. This garage that he was -- that he's asked the  
21 board for will allow him to house both those cars. He also  
22 has just seasonal equipment and things like that. He likes  
23 to be outdoors. He has kayaks. Those kinds of things he'd  
24 like to store in his garage.

25 There are several different ways to build a

Brighton Zoning Board of Appeals 10/2/19

garage like this. One of them is trusses. There are two kinds of trusses and one of them is called an attic truss, which allow usable storage space in the overhead. To make this usable as storage space, which is what he would like, it really requires us to push the height of an additional two feet. So, what you're seeing is -- I believe it's on the left -- is the 18-foot version of the garage. And on the right is the 16 feet that would be allowed by code.

That really is the extent of what we're asking for. In all other respects, it fits the property. It doesn't require any other variances or setbacks. I've worked with Rick before. So, I'd be happy to answer any questions.

MS. SCHWARTZ: What would be in the new garage?

MR. FISKE: Just electric.

MS. SCHWARTZ: Okay. And you've mentioned a possible optional pull-down staircase?

MR. FISKE: Correct.

MS. SCHWARTZ: Is that going to be?

MR. FISKE: Yes. I mean, that is how he would get up there to use it.

MS. SCHWARTZ: Okay. Right. And then what would the purpose of the window be?

Brighton Zoning Board of Appeals 10/2/19

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MR. FISKE: Just daylight. I mean, what good is that? Ventilation in the garage.

MS. SCHWARTZ: Okay.

MR. FISKE: That's really why.

MS. SCHWARTZ: So, nothing -- well, only electricity. Nothing would be habitable down the road?

MR. FISKE: No, no. He's not -- he's not going to turn it into a studio. He's not interested in using it for anything other than just general storage.

CHAIRPERSON MIETZ: Is it heated?

MR. FISKE: No. Not heated.

CHAIRPERSON MIETZ: All right.

MS. TOMPKINS-WRIGHT: So, except the amount of materials, it appears there's a lot of neighborhood -- a lot of garages in the neighborhood that have heights that are above what's allowed by code.

MR. FISKE: That was what I was providing for you in that package was just -- I took a drive down the street the day before yesterday and photographed -- some of those are older and they have been pre-existing, non-conforming. A couple of them appeared to be failures. And I used to live on that street. And see that house -- that brand new house, that's where I used to live. They tore

Brighton Zoning Board of Appeals 10/2/19

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down the house I was in -- the builders. So, I am familiar with Klink Road.

MS. TOMPKINS-WRIGHT: So, it's fair to say that a higher-than-code permitted garage would still look consistant?

MR. FISKE: Absolutely. It would not be out of character at all.

CHAIRPERSON MIETZ: Okay. All right. Any questions over here? Questions? Nope. Okay. Gentleman, thank you.

MR. FISKE: Thanks. I believe I owe this to someone?

MR. DiSTEFANO: Yes. Thank you.

MR. FISKE: You're welcome.

CHAIRPERSON MIETZ: Okay. Is there anyone in the audience that would like to speak regarding this application? Okay. Then --

MR. DiSTEFANO: Let me just -- real quick -- just for the record call back -- anybody for Application 7A-09-19? Anybody for Application 9A-03-19?

CHAIRPERSON MIETZ: All right. I'm going to close the Public Hearing. It is closed. Thank you.

\* \* \*

1 Brighton Zoning Board of Appeals 10/2/19

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REPORTER CERTIFICATE

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6

I, Alexandra K. Wiater, do hereby certify that I did  
7 report in stenotype machine shorthand the proceedings held in  
8 the above-entitled matter;

9

Further, that the foregoing transcript is a true and  
10 accurate transcription of my said stenographic notes taken at  
11 the time and place hereinbefore set forth.

12

13

Dated this 13th day of November, 2019.

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At Rochester, New York

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Alexandra K. Wiater

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Brighton Zoning Board of Appeals 10/2/19

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT  
2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK ON OCTOBER 2, 2019  
AT APPROXIMATELY 9:26 P.M.

October 2, 2019  
Brighton Town Hall  
2300 Elmwood Avenue  
Rochester, New York 14618

PRESENT:

DENNIS MIETZ, CHAIRPERSON  
JEANNE DALE  
DOUGLAS CLAPP  
KATHLEEN SCHMITT  
JUDY SCHWARTZ  
ANDREA TOMPKINS WRIGHT

DAVID DOLLINGER, ESQ.  
Town Attorney

RICK DiSTEFANO  
Secretary

NOT PRESENT:  
JENNIFER WATSON

(The Board having, considered the information presented by  
the Applicant in each of the following cases and having  
completed the required review pursuant to SEQRA, the  
following decisions were made:)

REPORTED BY: ALEXANDRA K. WIATER, Court Reporter  
FORBES COURT REPORTING SERVICES, LLC  
21 Woodcrest Drive  
Batavia, New York 14020



## Brighton Zoning Board of Appeals 10/2/19

## APPLICATION 10A-01-19

10A-01-19 Application of Nancy Zimmer, owner of property located at 71 Golfside Parkway for an area variance from section 205-2 to allow for a reduction in lot area from 25,555 square feet to 19,932 square feet where a minimum 23,125 square feet is required by code. All as described on application and plans on file.

Motion made by Ms. Schwartz to approve Application 10A-01-19 based on the following findings and facts.

**FINDINGS AND FACTS:**

1. This variance is merely for the purpose of the subdivision and will not alter the character of the neighborhood because there is no physical change to the property. It consists of change to documents.
2. The lot lawn adjustment is in the rear yard and adding value to the property.
3. The new lot area of 19,932 square feet is not that much less than the 23,125 square feet minimum lot area required by code. This subdivision will bring the neighbors lot more into line with the size of the other lots.

**CONDITIONS:**

1. This variance only applies to the reduction of lot area

Brighton Zoning Board of Appeals 10/2/19

from 25,555 square feet to 19,932 square feet for the purpose  
of subdivision.

(Seconded by Ms. Tompkins-Wright.)

(Mr. Clapp, yes; Ms. Schwartz, yes;  
Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

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

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-09-19

10A-09-19 Application of Edward and Patricia Hall, owners of property located at 90 Heatherstone Lane, for an Area Variance from Section 205-2 to allow an addition to extend eight feet into the 18.75 foot side setback required by code. All as described on application and plans on file.

Motion made by Mr. Clapp to table Application 10A-01-19 and keep the Public Hearing open.

(Seconded by Ms. Tompkins-Wright.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

(Upon roll call, motion to table and keep the Public Hearing open carries.)

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-11-19

10A-11-19 Application of Pardi Partnership  
Architects, agent, and William Castle, owner of property  
located at 154 Klink Road, for an Area Variance from Section  
207-6A(1) to allow a detached garage to be 18 feet in height  
in lieu of the maximum 16 feet in height allowed by code.  
All as described on application and plans on file.

Motion made by Mr. Mietz to approve  
Application 10A-11-19 based on the following findings and  
facts.

**FINDINGS AND FACTS:**

1. The two foot increase in the roof height is not  
substantial and will allow for storage access to the garage  
structure.

2. Similar garage structures exist in the subject  
neighborhood and no negative effect on character of the  
neighborhood will most likely result on the approval of this  
variance.

3. No other alternative can be to decipher the opportunity  
to allow for storage capacity within the garage.

**CONDITIONS:**

1. This variance is based on the drawing submitted and the  
testimony given.

Brighton Zoning Board of Appeals 10/2/19

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(Seconded by Ms. Schwartz.)

(Mr. Clapp, yes; Ms. Schwartz, yes;  
Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

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

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 7A-09-19

7A-09-19 Application of James Buholtz, contractor, and Issac Jones, owner of property located at 230 Richs Dugway, for an Area Variance from Sections 203-2.1(B) and 203-16A(4 to 1) allow a detached garage to be located in a front yard in lieu of the side of rear yard as required by code, and 2. Allow said garage to be 789 square feet in size in lieu of the maximum 600 square feet allowed by code. All as described on application and plans on file.

Motion to deny Application 7A-09-19 without prejudice by Ms. Dale due to applicant's failure to provide alternate plans as requested.

(Seconded by Ms. Tompkins-Wright.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

(Upon roll call, the motion is to deny.)

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-10-19

10A-10-19 Application of Catilyn Piatkowski, agent, and Colleen Wegman and Chris O'Donnell, owners of property located at 1 Elm Lane, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect an 82.5 foot by 123 foot tent over the existing tennis court/hockey rink from November 1, 2019 through April 30, 2020. All as described on application and plans on file.

Motion to deny Application 10A-10-19 by Ms. Dale.

**FINDINGS AND FACTS:**

1. The applications request for a tent that is 82.5 feet wide by 123 feet long and 30 feet high in the guest yard is substantial and will be a detriment to nearby properties due to the enormous size of the tent and the lengthy six-month duration requested.

2. The proposed height of the tent of 30 feet is taller than the average height of a two-story home. The proposed tent would be in place during the winter months when trees do not have their leaves and it would not be adequate screening to shield the tent from view.

(Seconded by Ms. Tompkins-Wright.)

(Mr. Clapp, yes; Ms. Schwartz, yes;

Brighton Zoning Board of Appeals 10/2/19

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Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

(Upon roll call, the motion is to deny.)



Brighton Zoning Board of Appeals 10/2/19

APPLICATION 9A-04-19

9A-04-19 Application of Frank Imburgia/FSI Construction, owner of property located at 3300 Brighton Henrietta Town Line Road, for an Area Variance from Section 203-164A to allow front yard (along Brighton Henrietta Town Line Road and Canal View Boulevard) where not allowed by code. All as described on application and plans on file.

Motion made by Ms. Tompkins-Wright to approve Application 9A-04-19 based on the following findings and facts.

**FINDINGS AND FACTS:**

1. The granting of the request variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. The property is a zoned technology office park and surrounded on three sides by commercial uses. Properties to the north and south both have parking located between the building and the road, making it appear consist with nearby properties.

Further, the project proposes to maintain the existing coniferous trees along the west side of Canal View Boulevard and create additional vegetation along both Brighton Henrietta Townline Road and Canal View Boulevard, which will lessen the impact of parking areas bordering

Brighton Zoning Board of Appeals 10/2/19

rights of way.

2. The request variance is not substantial, given the  
aforementioned vegetated buffer being created.

3. The benefit sought by the applicant cannot reasonably be  
achieved by any other method. Applicant submitted the number  
of options for placement of building and parking areas. All  
of which would have required additional variances, or more  
importantly would have pushed the building and access drive  
further into the EPOD, flood plane and floodway. The  
proposed construction limits the impact to those more  
environmentally sensitive areas.

4. There is no evidence that the proposed variance would  
have an adverse effect or impact on the physical or  
environmental conditions in the neighborhood or district.  
The project is re-establishing buffer areas between the town  
of the bank of Allens Creek and the project and the EPOD.

5. The difficulty getting to this variance request is not  
self-created, as it stems from the partially waden with  
environmental features such as a flood plane, floodway and  
EPOD.

**CONDITIONS:**

1. The variance granted herein applies only to location of  
the parking described in and in the location as fit on the

Brighton Zoning Board of Appeals 10/2/19

application and on the testimony given.

2. All necessary Planning Board approval and other permits must be obtained.

(Seconded by Ms. Schwartz.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

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

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-07-19

10A-07-19 Application of Frank Imburgia/FSI Construction, owner of property located at 3300 Brighton Henrietta Town Line Road, for an Area Variance from Section 205-8 to allow an office building to be constructed with a 42-foot front setback (Brighton Henrietta Town Line Road frontage) in lieu of the minimum 75 feet required by code. All as described on application and plans on file.

Motion made by Ms. Schwartz to approve Application 10A-07-19 based on the following findings and facts.

**FINDINGS AND FACTS:**

1. This variance for a 42-foot front setback for a new medical building in lieu of the minimum 75 being required by code is in a technology office zone and will not change the character of the area.
2. This variance will allow the applicant of the layout on the parcel with the least amount of harm to the environmental features - EPOD, floodway and flood plane.
3. Several designs were considered and this layout seems to be best as it requires the least number of variances and has least impact on the environmental features.

**CONDITIONS:**

## Brighton Zoning Board of Appeals 10/2/19

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1. This variance only applies to the 42-foot front setback request in lieu of the required 75 foot minimum as in written application and the testimony presented.

2. All necessary planning board approvals and permits must be obtained.

(Seconded by Ms. Tompkins-Wright.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

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

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-02-19

10A-02-19 Application of Sisters of Mercy,  
owner of property located at 1437 Blossom Road, for a  
Temporary and Revocable Use Permit pursuant to Section 219-4  
to allow the display of two banners advertising school events  
for a three week period in October where not allowed by code.  
All as described on application and plans on file.

Motion made by Ms. Tompkins-Wright to approve  
Application 10A-02-19 based on the following findings and  
facts.

**FINDINGS AND FACTS:**

1. The signs are for have a very temporary basis and thus  
will have little affect on surrounding properties of the  
neighborhood. The signs are not substantial due to the fact  
that they are so temporary.

And also with respect to the building sign, is  
located in such that it will not be visible from the rights  
of way, the signs support, a valuable non-profit educational  
institution.

**CONDITIONS:**

1. Both signs shall be as depicted and in the location  
depicted in the application and testimony given.

2. The building sign shall be no larger than 96 square feet.

## Brighton Zoning Board of Appeals 10/2/19

3. The freestanding sign shall be no larger than 50 square foot.

4. Neither sign shall be illuminated.

5. The building sign shall be committed to be placed for no more than three weeks in the months of October and/or November and shall be promptly removed from the event it advertises.

6. The freestanding sign shall be committed to be placed for no more than three weeks in the months of October and/or November and shall be promptly removed from the event it advertises.

(Seconded by Mr. Mietz.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

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

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-03-19

10A-03-19 Application of Charles and Joanne Cavallero, owners of property located at 41 Monroe Parkway, for an Area Variance from Section 203-2.1B(3) and 203-9A(4) to allow a detached garage to be four feet from a lot line in lieu of the minimum five feet required by code. All as described on application and plans on file.

Motion made by Mr. Clapp to table Application 10A-03-19 and keep the Public Hearing open to allow the applicant/homeowner to provide additional information.

(Seconded by Ms. Schwartz.)

(Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Schmitt, yes.)

(Upon roll call, the motion to table and keep the Public Hearing open carries.)



Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-05-19

10A-05-19 Application of Terence Zappia, agent, and Wegman Saunders Sawgrass LLC, owner of property located at 158 Sawgrass Drive, for 1. A Sign Variance from Section 207-32B(3) to allow a building mounted business identification sign to be 35 feet in height in lieu of the maximum 20 feet allowed by code; and 2. A Sign Variance from Section 207-26D to allow said sign to have a logo which is 35 percent of the sign area in lieu of the maximum 25 percent allowed by code. All as described on application and plans on file.

Motion made by Mr. Mietz to approve Application 10A-05-19 based on the following findings and facts.

**FINDINGS AND FACTS:**

1. The placement of the business in application sign at 35 feet will allow for a better visibility as clients approach the building and is sized proportionably due to the height and site lines.

2. The logo design at 35 percent of the sign areas are a proportional rendition at the 35 feet height which will provide viability as clients approach the building and represents the typical U of R rendition of its whole. And

Brighton Zoning Board of Appeals 10/2/19

which has forward been granted variances on other similar buildings.

3. The location and size of the signs are appropriate for a building of this size and no other alternative can meet the needs of the applicant.

4. The safety of customers will be fashionably impacted to the placement and size of the signs as they approach off of Sawgrass Drive.

**CONDITIONS:**

1. Based on the testimony given, and drawings submitted as to size and placement and whether they meet all necessary Planning Board and Architectural Review Board approval shall be obtained.

(Seconded by Ms. Schwartz.)

(Mr. Clapp, yes; Ms. Schwartz, yes;  
Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

(Upon roll call, motion to approve carries.)

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-06-19

10A-06-19 Application of Terence Zappia, agent and Wegman Saunders Sawgrass LLC, owner of property located at 158 Sawgrass Drive, for a Sign Variance from Section 207-32B to allow for a free standing sign where not allowed by code. All as described on application and plans on file.

Motion made by Ms. Schmitt to approve Application 10A-06-19 based on the following findings and facts.

FINDINGS AND FACTS:

1. The designed standalone sign with respect to the lot in question and the site line with the building setback far from the road. Because of this, the sign on the building will not be easy to find in locating the building.

2. The granting of the variance will not substantially change the character of the medical complex nor will it detrimentally impact the nearby properties and placement of the sign and its size will be consistent with other signs in the same area.

CONDITIONS:

1. This variance will apply only to the project as described in the application and testimony given today. It will not apply to signs considered in the future that were not in the

## Brighton Zoning Board of Appeals 10/2/19

application.

2. All necessary Planning Board and Architectural Review Board approval shall be obtained.

3. Sign should not be illuminated.

(Seconded by Ms. Schwartz.)

(Mr. Clapp, yes; Ms. Schwartz, yes;  
Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

(Upon roll call, motion to approve carries.)

Brighton Zoning Board of Appeals 10/2/19

APPLICATION 10A-04-19

10A-04-19 Application of Randall Peacock,  
agent, and Matthew and Anne DeVine, owners of property  
located at 210 Bonnie Brae Avenue, for an Area Variance from  
Section 207-10E(5) to allow for a driveway expansion to be  
within two feet from a lot line in lieu of the minimum four  
feet required by code. All as described on application and  
plans on file.

Motion to deny Application 10A-04-19 by  
Ms. Dale.

FINDINGS AND FACTS:

1. The difficulty necessitating the variance request can be  
solved in another manner not requiring a variance because if  
the width is truly needed the driveway can be expanded  
towards the homeowners property and not the property line  
adjoining the neighbor.

(Seconded by Mr. Clapp.)

(Mr. Clapp, yes; Ms. Schwartz, yes;  
Ms. Tompkins-Wright, yes; Ms. Dale, yes; Mr. Mietz, yes;  
Ms. Schmitt, yes.)

(Upon roll call, the motion is to deny.)

\* \* \*

Brighton Zoning Board of Appeals 10/2/19

REPORTER CERTIFICATE

I, Alexandra K. Wiater, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 13th day of November, 2019.

At Rochester, New York

Alexandra K. Wiater