

**T E N T A T I V E A G E N D A**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**JULY 1, 2020**

Due to the public gathering restrictions and executive orders in place because of COVID-19, this Zoning Board of Appeals meeting will be conducted remotely. Members of the public will be able to view the meeting via Zoom or online at The Town of Brighton's YouTube channel at <https://www.youtube.com/user/TownofBrighton>.

Written comments will be received by Rick DiStefano, Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to [rick.distefano@townofbrighton.org](mailto:rick.distefano@townofbrighton.org), until July 1, 2020 at 12:00 PM.

Applications subject to public hearings are available for review on the town's website.

The public may also join the Zoom meeting and share comments with the Board. For Zoom meeting information, please reference the town's website at <https://www.townofbrighton.org> prior to the meeting.

7:00 P.M.

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

**SECRETARY:** Call the roll.

**CHAIRPERSON:** Approve the minutes of the February 5, 2020 meeting.  
Approve the minutes of the March 4, 2020 meeting.

**CHAIRPERSON:** Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of June 25, 2020 will now be held.

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[4A-01-20](#) Application of F & H Development, owner of property located at 1338 Brighton Henrietta Town Line Road, for an Area Variance from Section 205-8 to allow a building addition to extend 2 ft. into the 50 ft. side setback required by code. All as described on application and plans on file.

[4A-02-20](#) Application of F & H Development, owner of property located at 1338 Brighton Henrietta Town Line Road, for an Area Variance from Section 203-93C(5) to allow for outdoor storage of construction equipment in both side yards in lieu of the rear yard only as allowed by code. All as described on application and plans on file.

[4A-03-20](#) Application of The University of Rochester, owner of property located at 250 East River Road, for renewal of a Temporary and Revocable Use Permit (4A-01-18) pursuant to erect a tent(s) and hold up to three (per year) outdoor special events for the years 2020 and 2021. All as described on application and plans on file.

[4A-04-20](#) Application of Rochelle Tulik, owner of property located at 119 Westland Avenue, for an Area Variance from Section 205-2 to allow a building addition and deck to extend 1.5 inches into the existing 3.5 ft. side setback where a 7.5 ft. side setback is required by code. All as described on application and plans on file.

[4A-05-20](#)

Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 207-2A to allow a front yard fence to be 49 inches in height with 86 inch posts where the maximum height of any portion of the fence can not exceed 3.5 ft. as allowed by code. All as described on application and plans on file.

[4A-06-20](#)

Application of Joe Allococo, owner of property located at 2700 Elmwood Avenue, for an Area Variance from Section 207-10E(5) to allow a parking lot expansion to be within 2 ft. of a side lot line in lieu of the minimum 4 ft. required by code, and up to the street line where a 15 ft. setback is required by code. All as described on application and plans on file.

[4A-07-20](#)

Application of Jose Casada and Carla Casulo, owners of property located at 49 Brookside Drive, for an Area Variance from Section 205-2 to allow building lot coverage to increase from 16% to 24%, after construction of a 484 sf detached garage, in lieu of the maximum 20% allowed by code. All as described on application and plans submitted.

## 4A-08-20

Application of Pete and Jenna Morgante - Tree Town Café, lessee, and 745 Penfield Road , LLC, owner of property located at 745 Penfield Road, for modification of conditions of approval (2A-06-19) to allow for an increase if indoor seating from 12 to 25 and an increase in hours of operation from 7:00 am to 9:00 pm Monday thru Saturday to 6 am to 9:00 pm Monday thru Sunday (adding Sunday hours). All as described on application and plans on file. **POSTPONED BY APPLICANT**

[7A-01-20](#)

Application of Pierrepont Visual Graphics, Inc., agent, and Keating Boulevard Associates, LLC, owner, of property located at 1065 Senator Keating Blvd., for a Sign Variance from Section 207-32B(4) to allow a building face business identification sign to project 37 ft. above grade in lieu of the maximum 20 ft. allowed by code. All as described on application and plans on file.

[7A-02-20](#)

Application of Andrew Sunberg, owner of property located at 494 North Landing Road, for renewal of a Temporary and Revocable Use Permit (1A-02-18) pursuant to Section 219-4 to allow for the sale of pizza, deli items and fried foods in conjunction with a pre-existing nonconforming grocery business in a RLB Residential District. All as described on application and plans on file.

[7A-03-20](#)

Application of Ignacio Franco, owner of property located at 37 Summit Drive, for an Area Variance from Section 207-2A to allow a front yard fence to be 4 ft. in height and incorporate a 5 ft. high driveway gate, where a maximum 3.5 ft high fence is allowed by code. All as described on application and plans on file.

[7A-04-20](#)

Application of Richard Aerni and Carolyn Dilcher-Stutz, owners of property located at 60 Helen Road, for an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to allow for the construction of a 960 sf detached garage in lieu of the maximum 600 sf detached garage allowed by code. All as described on application and plans on file.

[7A-05-20](#)

Application of Richard Aerni and Carolyn Dilcher-Stutz, owners of property located at 60 Helen Road, for an Area Variance from Section 207-16A(4) to allow for a second driveway access to the property where only one is allowed by code. All as described on application and plans on file.

7A-06-20

Application of Shirah Cahill, SWBR, agent, and the Summit at Brighton, owner of property located at 2000 Summit Circle Drive, for an Area Variance from Sections 203-2.1B(2) and 203-30A(1) to allow a pergola structure to be 400 sf in size in lieu of the maximum 250 sf allowed by code. All as described on application and plans on file.

CHAIRPERSON:      Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from Jennifer Boehmer and Jay Anzellotti, 117 Westland Avenue, dated March 4, 2020, in support of application 7A-03-20.

Letter from Pete and Jenna Morgante, Tree Town Café, dated June 12, 2020 postponing application 4A-08-20.

PETITIONS:

NONE