

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
SEPTEMBER 2, 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.

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, until September 2, 2020 at 12:00 PM.

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

The public may 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.

SECRETARY:        Call the roll.

CHAIRPERSON:      Approve the minutes of the August 5, 2020 meeting.

CHAIRPERSON:      Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of August 27, 2020 will now be held.

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[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. **TABLED AT THE JULY 1, 2020 MEETING - PUBLIC HEARING REMAINS OPEN**

[8A-07-20](#)      Application of Pardi Partnership Architects, agent, and George's Family Restaurants, owner of property located at 2171 West Henrietta Road, for a variance from Section 73-29 (Structures Required to Have an Automatic Fire Sprinkler System) in accordance with Section 73-34 to allow for the remodeling of a restaurant building without the installation of an automatic sprinkler system as required by code. All as described on application and plans on file. **POSTPONED FROM THE AUGUST 5, 2020 MEETING**

[9A-01-20](#)      Application of Passero Associates, agent, and New Monroe Real Estate, LLC, owner of property located at 2816 Monroe Avenue, for Area Variances from Section 205-16A to 1) allow for parallel parking stalls to be 8 ft. wide in lieu of the minimum 9 ft. As required by code, and 2) allow a one-way drive aisle to be 12 ft. wide in lieu of the minimum 15 ft. wide as required by code. All as described on application and plans on file.

- [9A-02-20](#) Application of Passero Associates, agent, and New Monroe Real Estate, LLC, owner of property located at 2816 Monroe Avenue, for 1) an Area Variance from Section 205-18B to allow paving and parking up to a lot line in lieu of having a 10 ft. setback as required by code; and 2) an Area Variance from Section 205-7 to allow impervious lot coverage to increase from 73% to 77% where a maximum 65% is allowed by code. All as described on application and plans on file.
- [9A-03-20](#) Application of RFM Morgan Properties, owner of property located at 2125 Monroe Avenue (Brighton Garden Apartments) for an Area Variance from Section 205-12 allowing for the demolition of two carports (40 stalls) leaving the property with no covered parking spaces where 40 covered parking spaces are required by code. All as described on application and plans on file.
- [9A-04-20](#) Application of Save Monroe Ave., Inc. (2900 Monroe Avenue, LLC, Cliffords of Pittsford, L.P., Elexco Land Services, Inc., Julia D. Kopp, Mark Boylan, Ann Boylan and Steven M. Deperrior), appealing the issuance of a building permit (Starbucks Coffee) by the Town of Brighton Building Inspector (pursuant to Section 219-3) to the Daniele Family Companies, developer of the Whole Foods project located at 2740 / 2750 Monroe Avenue. All as described on application and plans on file.
- [9A-05-20](#) Application of George E. Baist, owner of property located at 82 Fairhaven Road, for an Area Variance from Section 207-11A to allow a portion of an in-ground swimming pool to be constructed in a side yard where not allowed by code. All as described on application and plans on file.
- [9A-06-20](#) Application of Julie Ann Bromberg, owner of property located at 226 Norman Road, for an Area Variance from Section 205-2 to allow an addition to extend 2 ft. into the 9 ft. side setback required by code. All as described on application and plans on file.
- [9A-07-20](#) Application of Jason and Cara Acker, owners of property located at 118 Commodore Parkway, for an Area Variance from Section 209-10E(2) to allow front yard pavement coverage to be 32.6%, after expansion of the driveway, in lieu of the maximum 30% allowed by code. All as described on application and plans on file.
- [9A-08-20](#) Application of DiPasquale Construction, contractor, and Teamsters Local #118, owner of property located at 130 Metro Park, for an Area Variance from Section 205-18A to allow a parking lot expansion to be 0.2 ft from a lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file.
- [9A-09-20](#) Application of DiPasquale Construction, contractor, and Teamsters Local #118, owner of property located at 130 Metro Park, for an Area Variance from Section 205-8 to allow impervious lot coverage, after site improvements, to be 69% in lieu of the maximum 65% allowed by code. All as described on application and plans on file.
- [9A-10-20](#) Application of Philip Pecora, owner of property located at 435 Ambassador Drive, for 1) an Area Variance from Section 203-2.1B(3) to allow for the construction of an 844 sf detached garage (784 sf garage area, 60 sf covered entry) in lieu of the maximum 600 sf detached garage allowed by code; and 2) an Area Variance from Section 207-6A(1) to allow said garage to be 24 ft. in height in lieu of the maximum 16 ft. allowed by code. All as described on application and plans on file.

9A-11-20

Application of Torchia Structural Engineers and Design, agent, and Todd Ennis and Amanda McIntosh, owners of property located at 133 Summit Drive, for Area Variances form Section 205-2 to 1) allow an addition (garage, vestibule and porch) to extend 6.1 ft. into the existing 44.2 ft. front setback where a 60 ft. front setback is required by code, and 2) allow building lot coverage to be 22% in lieu of the maximum 20% 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:

NONE

PETITIONS:

NONE