

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
DECEMBER 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 December 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 October 7, 2020 meeting.
 Approve the minutes of the November 4, 2020 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of November 26, 2020 will now be held.

11A-02-20 Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, 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 construction of a maintenance building without the installation of an automatic sprinkler system as required by code. All as described on application and plans on file. **TABLED AT THE NOVEMBER 4, 2020 MEETING - WITHDRAWN BY APPLICANT**

[12A-01-20](#) Application of Jayme and Laura Hurwitz, owners of property located at 190 Hibiscus Drive, for an Area Variance from Section 205-2 to allow a deck to extend 12 ft. into the existing 54.9 ft rear setback where a 60 ft. rear setback is required by code. All as described on application and plans on file.

[12A-02-20](#) Application of Kelly Walsh and Norman Robinson, Jr., owners of property located at 50 Cheswell Way, for an Area Variance from Section 207-11A to allow for a hot tub to be located in a side yard in lieu of the rear yard as required by code. All as described on application and plans on file.

[12A-03-20](#) Application of John Geer, George Family Restaurants, owner of property located at 2171 West Henrietta Road, for modification of an approved use variance (5A-01-19, restaurant in a residential district) requesting an increase of 24 indoor dining seats

(second floor) and the installation of a walk-up take-out window used primarily for ice cream sales. All as described on application and plans on file.

[12A-04-20](#) Application of John Geer, George Family Restaurants, owner of property located at 2171 West Henrietta Road, for a Sign Variance from Section 207-31 to allow for a building face business identification sign where not allowed by code. All as described on application and plans on file.

[12A-05-20](#) Application of Clover Park Properties, LLC, contract purchaser, and the Baptist Temple, Inc., owner of property located at 1075 Clover Street, for a Use Variance from Chapter 203, Article IA to allow for a church building (with a proposed 10,000 sf addition) to be converted into professional and medical office use in a residential RLA District where not permitted by code. All as described on application and plans on file.

[12A-06-20](#) Application of Clover Park Properties, LLC, contract purchaser, and the Baptist Temple, Inc., owner of property located at 1075 Clover Street, for an Area Variance from Section 207-10E(3) to allow rear yard impervious surface coverage (parking area) to increase from 52.3% to 65% where a maximum 35% is allowed by code. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

[9A-04-20](#) Application of Save Monroe Ave., Inc. (2900 Monroe Avenue, LLC, Cliffords of
[Supplement](#) 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 Plaza project located at 2740 / 2750 Monroe Avenue. All as described on application and plans on file.
TABLED AT THE NOVEMBER 4, 2020 MEETING

[10A-02-20](#) Application of Brighton Grassroots, LLC, appealing the issuance of a building permit
[Supplement](#) (Starbucks Coffee) by the Town of Brighton Building Inspector (pursuant to
[Supplement](#) Section 219-3) to the Daniele Family Companies, developer of the Whole Foods Plaza project located at 2740 / 2750 Monroe Avenue. All as described on application and plans on file. **TABLED AT THE NOVEMBER 4, 2020 MEETING**

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter from George Conboy, 1209 Clover Street, dated October 22, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Sarah Nemetz, 1260 Clover Street, dated October 22, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Jeannie Clark, 2530 Highland Avenue, dated October 23, 2020, in opposition to application 9P-NB1-120, 1075 Clover Street.

Letter from Don Seipel, 2419 Highland Avenue, dated October 24, 2020, regarding application 9P-NB1-20, 1075 Clover Street.

Letter from Thomas Farrell, 1285 Clover Street, dated October 25, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Neal Levitt, 1390 Clover Street, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Robbie Taksen, 2409 East Avenue, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter From Errol Pinto, 2405-5 East Avenue, dated October 26, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Brian McGarry, 2562 Highland Avenue, dated October 28, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Joshua Rodems, 64 Cheswell Way, dated November 4, 2020, in support of application 12A-02-20 (50 Cheswell Way).

Letter from Lisa Shearing, 53 Cheswell Way, in support of application 12A-02-20 (50 Cheswell Way).

Letter from Adam and Catherine Towsley, 59 Cheswell Way, dated November 9, 2020, in support of application 12A-02-20 (50 Cheswell Way).

Letter from Holly and Lindsay Crawford, 1166 Clover Street, dated November 17, 2020, with comments and concerns regarding the proposed reuse of the Baptist Temple located at 1075 Clover Street, application 9P-NB1-20.

Letter from Andrew Spencer, BME Associates, dated November 10, 2020, withdrawing application 11A-02-20 (2935 East Avenue).