

A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
JANUARY 6, 2021

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 January 6, 2021 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 December 2, 2020 meeting. **To be done at the February 3, 2021 meeting.**

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of December 31, 2020 will now be held.

[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. **POSTPONED TO THE FEBRUARY 3, 2021 MEETING AT APPLICANTS REQUEST**

[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. **POSTPONED TO THE FEBRUARY 3, 2021 MEETING AT APPLICANTS REQUEST**

[1A-01-21](#) Application of Congregation Light of Israel, owner of property located at 1675 Monroe Avenue, for renewal of a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold up to six (per year) outdoor special events for the years 2021 and 2022. All as described on application and plans on file. **POSTPONED TO THE FEBRUARY 3, 2021 MEETING AT APPLICANTS REQUEST**

- [1A-02-21](#) Application of Jennifer and Jesse Readlynn, owners of property located at 114 Sylvan Road, for an Area Variance from Section 205-2 to allow a front porch addition to extend 5.2 +/- ft. into the 40 ft. front setback required by code. All as described on application and plans on file.
- [1A-03-21](#) Application of Nicole DeBraal, owner of property located at 400 Clover Hills Drive, for an Area Variance from Section 203-2.1B(6) to allow a standby emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.
- [1A-04-21](#) Application of Guy Donahoe, architect, and James and Tracey Sconfietti, owners of property located at 55 Oak Lane, for Area Variances from Section 203-2.1B(3) to 1) allow a detached garage to be constructed in a front yard in lieu of the side or rear yard as required by code, and 2) allow said garage to be 900 sf in size in lieu of the maximum 600 sf allowed by code. And, an Area Variance from Section 207-6A to allow the detached garage to be 22 +/- ft. in height in lieu of the maximum 16 ft. allowed by code. All as described on application and plans on file.
- [1A-05-21](#) Application of Anderson Water and Power, agent, and Kenneth Brooks, owner of property located at 38 Richs Dugway Road, for an Area Variance from Sections 203-2.1B(6) and 203-16A(4) to allow a standby emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.
- [1A-06-21](#) Application of James Fahy, architect, and Wendy Freida and Bruce Dan owners of properties located at 561 Winton Road South and 575 Winton Road South, for an Area Variance from Section 207-16A(4) to allow for two access points after combining two lots into one where only one access point per lot is allowed by code. All as described on application and plans on file.
- [1A-07-21](#) Application of James Fahy, architect, and Wendy Freida and Bruce Dan owners of properties located at 561 Winton Road South and 575 Winton Road South, for an Area Variance from Section 205-2 to allow a new home to be constructed with a 34.5 ft rear setback in lieu of the minimum 40 ft. rear setback required by code. All as described on application and plans on file.
- [1A-08-21](#) Application of James Fahy, architect, and Wendy Freida and Bruce Dan owners of properties located at 561 Winton Road South and 575 Winton Road South, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for two dwellings units to be on a single lot (during construction of a new home) where not allowed by code. All as described on application and plans on file.
- [1A-09-21](#) Application David Crowe, architect, and Matthew and Kimberly Jones, owners of property located at 96 Chadbourne Road for an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to allow a detached garage addition and platform deck to be 3 ft. from a lot line in lieu of the minimum 5 ft. required by code. All as described on application and plans on file.
- [1A-10-21](#) Application of Borg & Ide Imaging, lessee, and Anthony J. Costello and Son Development, owner of property located at 995 Senator Keating Blvd., for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow a mobile

PET/CT scanner (trailer) to be on site for approximately 4 weeks where not allowed by code. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

SEQRA Lead Agency determination for the conversion of an existing church structure to a professional and medical office building on property located at 1075 Clover Street (see letter from Ramsey A. Boehner, Environmental Review Liaison Officer).

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

Letter, with attachments, from Ramsey A. Boehner, Environmental Liaison Officer, dated December 8, 2020, seeking lead agency status for the Town of Brighton Planning Board in regards to the conversion of an existing church structure to a professional and medical office building on property located at 1075 Clover Street.

Letter from Jerry Goldman, Woods Oviatt Gilman, LLP, dated December 23, 2020, requesting postponement of applications 12A-05-20 and 12A-06-20 to the February 3, 2021 meeting.

Letter from Jerry Goldman, Woods Oviatt Gilman, LLP, dated December 23, 2020, requesting postponement of application 1A-01-21 to the February 3, 2021 meeting.