

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
APRIL 7, 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 April 7, 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 January 6, 2021 meeting.  
                         Approve the minutes of the February 3, 2021 meeting.  
                         Approve the minutes of the March 3, 2021 meeting.

CHAIRPERSON:      Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of April 1, 2021 will now be held.

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[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 MAY5, 2021 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 MAY5, 2021 AT APPLICANTS REQUEST**

[3A-03-21](#)      Application of Kenneth Bracker, architect, and Kevin and Rachel Glazer, owners of property located at 129 Ambassador Drive, for 1) an Area Variance from Section 205-2 to allow a building addition to extend 4.5 +/- ft. into the 30 ft. side setback required by code; and 2) an Area Variance from Section 209-10 to allow liveable floor area, after construction of said addition, to increase from 7,280 sf to 7,552 sf where a maximum 5,566 sf is allowed by code. All as described on application and plans on file.

- [4A-01-21](#) Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for extension of an approved variance (3A-02-20) allowing for reduced building setbacks. All as described on application and plans on file.
- [4A-02-21](#) Application of James and Karen Coffey, owners of property located at 36 Midland Avenue, for an Area Variance from Section 205-2 to allow a side setback to be 4.5 ft. in lieu of the minimum 30 ft. required by code, all for the purpose of resubdivision approval. All as described on application and plans on file.
- [4A-03-21](#) Application of John Geer, owner of property located at 2171 West Henrietta Road, for modification of conditions of approval (12A-04-20) requesting a 62.8 sf building face sign in lieu of a maximum 12.5 sf building face sign as conditioned. All as described on application and plans on file.
- [4A-04-21](#) Application of Christopher and Rebecca Hays, owners of property located at 41 Midland Avenue, for an Area Variance from Section 203-2.1B(7) to allow an air conditioning unit to be located in a front yard in lieu of a side or rear yard as required by code. All as described on application and plans on file.
- [4A-05-21](#) Application of Jeffrey Gardiner, owner of property located at 45 Knolltop Drive, for an Area Variance from Section 205-2 to allow a two story addition to extend 6 +/- ft. (4 ft. addition with 2 ft. overhang) into the existing 39.8 ft front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.
- [4A-06-21](#) Application of Jack Sigrist, architect, and Jacob and Rachel Moalem, owners of property located at 22 Westland Avenue, for an Area Variance from Section 205-2 to allow a building addition to extend 2.4 ft. into the existing 30.4 ft. rear setback where a 40 ft. rear setback is required by code. All as described on application and plans on file.
- [4A-07-21](#) Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for 1) an Area Variance from Section 207-10D(3) to allow for the construction of three (3) clay tennis courts in a front yard in lieu of the rear yard as required by code; and 2) an Area Variance from Section 207-2A to allow fencing, surrounding said tennis courts, to range in height from 4 ft. to 16 ft. in lieu of the maximum front yard fence height of 3.5 ft. allowed by code. All as described on application and plans on file.
- [4A-08-21](#) Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for an Area Variance from Section 203-2.1B(2) to allow a shed to be located in a front yard in lieu of the rear yard as required 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 Jerry Goldman, Woods Oviatt Gilman LLP, requesting postponements of applications 12A-05-21 and 12A-06-21.