

**TENTATIVE AGENDA**  
**BOARD OF APPEALS - TOWN OF BRIGHTON**  
**MAY 5, 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](mailto:rick.distefano@townofbrighton.org), until May 5, 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 March 3, 2021 meeting.  
Approve the minutes of the April 7, 2021 meeting.

**CHAIRPERSON:** Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of April 29, 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 (proposed 10,000 sf addition has been eliminated) 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. **WITHDRAWN BY APPLICANT**

5A-01-21 Application of Best Construction of Wayne County, agent, and Ellen McCauley, owner of property located at 1129 Highland Avenue, for an Area Variance from Section 205-2 to allow an enclosed entryway addition to extend 8 ft. into the existing 39.5 ft. front setback (Cobb Terrace) where a 60 ft. front setback is required by code. All as described on application and plans on file.

5A-02-21 Application of the Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to

erect a tent and hold up to six (6) outdoor weddings and club special events for the year 2021. All as described on application and plans on file.

5A-03-21

Application of Robert Orlando and Sandra Kyle-Orlando, owners of property located at 151 Brookside Drive, for an Area Variance from Section 205-2 to allow a sun room addition to extend 14 ft. into the existing 56 ft. rear setback where a 60 ft. rear setback is required by code. All as described on application and plans on file.

5A-04-21

Application of Christopher Brandt, architect, and Courtney and Kevin Cotrupe, owners of property located at 85 Council Rock Avenue, for an Area Variance from Section 205 -2 tp allow a front porch to extend 13.35 ft (12 ft. with 1.25 ft. overhang) into the existing 51.8 ft front setback where a 60 ft. front setback is required by code. All as described on application and plans on file.

5A-05-21

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.

5A-06-21

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 Gardner, Julie and Tenley Odenbach, 5 Whitney Lane, dated April 19, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter from Lucy and Phil Shells, 3 Whitney Lane, dated April 20, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter from Charlie and Maggie Symington, 6 Whitney Lane, dated April 20, 2021, in support of the variance requests for the Country Club of Rochester, 2395 East Avenue.

Letter, with attachment, from Ramsey Boehner, Environmental Liaison Officer, dated April 22, 2021, regarding the Planning Board's SEQRA Negative Declaration for the office conversion project at 1075 Clover Street.

Letter from Betsy Brugg, Woods Oviatt Gilman, dated April 21, 2021, withdrawing application 12A-06-20, 1075 Clover Street.

PETITIONS:

NONE