

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
OCTOBER 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 October 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 August 4, 2021 meeting.
 Approve the minutes of the September 1, 2021 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF
 APPEALS in the Daily Record of September 30, 2021 will now be held.

[10A-01-21](#) Application of Cliff Wagner - Landtech Surveying and Planning, agent and Trinity Reform Church, owner of property located at 909 North Landing Road, for an Area Variance from Sections 203-2.1C(1)(a) and 203-9B(1) to allow a church building to have a 41.7 ft. side setback, after subdivision of one lot into two, in lieu of the minimum 100 ft. setback required by code. All as described on applications and plans on file.

[10A-02-21](#) Application of James and Christina Kolberg, owners of property located at 401 Brooklawn Drive, for Area Variances from Section 205-2 to allow 1) a front porch addition to extend 9 ft. into the 40 ft. front setback required by code, and 2) allow a garage addition to extend 4 ft. into the 40 ft. front setback required by code. All as described on application and plans on file.

[10A-03-21](#) Application of Tom Johnson, agent, and Mark Benoit, owner of property located at 40 Ambassador Drive, for Area Variances from Section 205-2 to 1) allow a an attached garage addition to extend 20.3 ft. into the existing 24.3 ft. rear setback where a 60 ft. rear setback is required by code, and 2) allow a front addition to extend 3 ft. into the existing 49.96 ft. front setback where a 60 ft. front setback is required by code. All as described on application and pans on file.

[9A-06-21](#) Application of Bell Atlantic Mobile Systems LLC, lessee, and 1850 WRS LLC, owner of property located at 1850 Winton Road South, for an Area Variance from Section 207-42C(1)(b) to allow for the installation of cellular support equipment on the ground outside the building in lieu of inside the building as required by code. All as described on application and plans on file.

[9A-08-21](#) Application of Save Monroe Ave., Inc. (2900 Monroe Avenue LLC, Cliffords of Pittsford L.P., Elexco Land Services, Inc., Julia Kopp, Mike Boylan, Anne Boylan and Steven DePerrior) appealing the issuance of a building permit (3rd building - Whole Foods) 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-09-21](#) Application of Brighton Grassroots, LLC, appealing the issuance of a building permit (3rd building - Whole Foods) 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.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

[9A-03-21](#) Application of Jeffrey Ashline, architect and Joel Thompson, owner of property located at 36 Eastland Avenue, for 1) an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to allow for the construction of a detached garage 672 sf in size in lieu of the maximum 600 sf allowed by code; and 2) an Area Variance from Section 207-6A(1) to allow said garage to be 19 ft. 5 in. in height in lieu of the maximum 16 ft. allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 1, 2021 MEETING, PUBLIC HEARING CLOSED**

PRESENTATIONS:

NONE

COMMUNICATIONS:

[Letter, with attachments](#), from Ramsey Boehner, Town of Brighton Building Inspector, and John A. Mancuso, Esq., dated August 20, 2021, in response to applications 9A-08-21 and 9A-09-21. ([For entire record](#))

PETITIONS:

NONE