

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
JANUARY 4, 2023

Written comments may be submitted to 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).

Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

7:00 P.M.

CHAIRPERSON:     Call the meeting to order.

SECRETARY:        Call the roll.

CHAIRPERSON:     Agenda Review with Staff and Members

CHAIRPERSON:     Approve the minutes of the November 2, 2022 meeting.  
                         Approve the minutes of the December 7, 2022 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Daily Record of December 29, 2022 will now be held.

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[12A-03-22](#)     Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for Area Variances from Section 205-2 to allow 1) a new home to be constructed with a 20.65 ft. side setback (east lot line) in lieu of the minimum 33.22 ft. required by code, and 2) allow liveable floor area to be 5,050 sf in lieu of the maximum 3,748 sf allowed by code. All as described on application and plans on file. **POSTPONED TO THE FEBRUARY 1, 2023 MEETING AT APPLICANTS REQUEST**

[12A-04-22](#)     Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for an Area Variance from Section 207-11 to allow an inground swimming pool to be located partially in a side yard where only the rear yard is allowed by code. All as described on application and plans on file. **POSTPONED TO THE FEBRUARY 1, 2023 MEETING AT APPLICANTS REQUEST**

[12A-06-22](#)     Application of Mary Jo Jepson, owner of property located at 339 Hollywood Avenue, [Response Letter](#) for Area Variances from Sections 203-2.1B(2) and 203-9A(4) to 1) construct a detached garage with attached pergola 648 sf in size in lieu of the maximum 600sf allowed by code, and 2) allow said detached garage to be setback 3 feet from a side and the rear lot line where a minimum 5 ft setback from all lot lines is required by code. All as described on application and plans on file.

[1A-01-23](#)     Application of Daniele Family Companies, owner of property located at 2735 Monroe Avenue, for 1) an Area Variance from Section 207-14.3D(3) to allow a restaurant drive-thru lane to be 3.47 ft. from a side (southeast) lot line in lieu of the minimum 10 ft. required by code; 2) an Area Variance from Section 205-18B to allow pavement

and parking to be 3.6 ft from a side (northwest) lot line in lieu of the minimum 10 ft. required by code; and 3) an Area Variance from Section 205-7 to allow impervious lot coverage, after site redevelopment to be 72.6% in lieu of the maximum 65% allowed by code. All as described on application and plans on file.

[1A-03-23](#) Application of David Waldarek, architect, and David and Holly Kluge, owners of property located at 619 North Landing Road, for an Area Variance from Section 205-2 to allow a building addition to extend 1 ft. into the existing 6.4 ft. side (north) setback where a 9.14 ft. side setback is 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 Larry Heininger, P.E., requesting postponement of applications 12A-03-22 and 12A-04-22 to the February 1, 2023 meeting.

Letter from Joe O'Donnell, Greater Living Architecture, dated December 21, 2022, in response to the tabling of application 12A-06-22, 339 Hollywood Avenue.

PETITIONS:

NONE