

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
FEBRUARY 1, 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.

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 January 26, 2023 will now be held.

[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. **TABLED AT THE DECEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[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. **TABLED AT THE DECEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

[2A-01-23](#) Application of Ryan and Jessica Kelly, owners of property located at 2824 Elmwood Avenue, for 1) an Area Variance from Section 207-10E(5) to allow front yard pavement up to a front lot line (Chelmsford Road) where a minimum 15 ft. setback is required by code; and 2) an Area Variance from Section 207-10E(3) to allow rear yard impervious lot coverage to be 41% in lieu of the maximum 35% allowed by code. All as described on application and plans on file.

[2A-02-23](#) Application of Dirty Burd Detailing, lessee, and 1950 Monroe Avenue Holdings, owner of property located at 1821 Monroe Avenue, requesting a change from one nonconforming use (automotive repair facility) to another nonconforming use

(automotive detailing facility) pursuant to Section 225-13C. 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:

NONE

PETITIONS:

NONE