

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK
On March 2, 2016, COMMENCING AT APPROXIMATELY 7:15 P.M.

March 2, 2016
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

DENNIS MIETZ, CHAIRMAN
CHRISTINE CORRADO
JEANNE DALE
ANDREA TOMPKINS WRIGHT
CANDICE BAKER LEIT, ESQ.

DAVID DOLLINGER, ESQ.
Town Attorney

RICK DISTEFANO
Secretary

Reported By:

LAUREN E. SHERWOOD
Edith Forbes Court Reporting
21 Woodcrest Drive
Batavia, New York 14020

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 MR. MIETZ: Okay. I'd like to call to
3 order the March session of Brighton Zoning Board of
4 Appeals.

5 Rick, was the meeting properly advertised?

6 MR. DISTEFANO: Yes, Mr. Chairman. It was
7 advertised in the Brighton Pittsford Post on February
8 25th, 2016.

9 MR. MIETZ: Okay. Will you please call
10 the roll.

11 MR. DISTEFANO: Please let the record show
12 that Ms. Schwartz is not present.

13 MR. MIETZ: Okay. Whenever you're ready,
14 then please read the first application.
15 2A-03-16 Application of Jack Siegrist, architect, and
16 James Cerone and Sharon Bidwell-Cerone, owners of
17 property located on East Avenue (between 2940 and 2980
18 East Avenue) known as Tax ID #138.05-1-70, for an Area
19 Variance from Section 205-2 to allow a single family
20 house to be constructed with a 9 ft. side setback
21 (north side) in lieu of the minimum 16.5 ft. required
22 by code. All as described on application and plans on
23 file. TABLED AT THE FEBRUARY 3, 2016 MEETING - PUBLIC
24 HEARING REMAINS OPEN - POSTPONED TO THE APRIL 6, 2016
25 MEETING AT APPLICANTS' REQUEST

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 MR. DISTEFANO: Just in case anybody's
3 here for application 2A-03-16 -- this is a new house
4 to be constructed at 2960 East Avenue -- that
5 application has been postponed and will be heard at
6 the April 6th meeting.

7 3A-01-16 Application of Michael Mendora, owner of
8 property located at 9 Far View Hill Road, for an Area
9 Variance from Section 209-10 to allow livable floor
10 area to increase from 3,813 sf to 3,986 sf, after
11 construction of a second floor addition, where a
12 maximum 3,515 sf of livable floor area is allowed by
13 code. All as described on application and plans on
14 file.

15 MR. PEACOCK: Good evening. My name is
16 Randall Peacock. My office is at 339 East Avenue in
17 the city of Rochester, New York. I'm here tonight --
18 Rick, it's Mendosa.

19 MR. DISTEFANO: Oh. I'm sorry.

20 MR. PEACOCK: Mendosa, yes.

21 I'm here this evening on behalf of my
22 client, Mike Mendosa.

23 They bought the property at 9 Far View
24 Hill 6 years ago, 2009 -- 7 years ago, 2009. It's a
25 fairly large house. It sits up on the hill at the end

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 of the road.

3 Shortly after buying it, they realized
4 there were quite some issues with ice damming and roof
5 leakage on the rear of the house. There was a
6 first-floor 14-foot-by-14 -- or 12-by-14-foot porch
7 room over the basement that the previous owners had
8 modified the roof and installed a deck over that roof
9 so that you can't get to the actual roofing without
10 tearing the deck apart to get in there. That freezes
11 and thaws in there. It's torn the roof apart and it
12 leaks excessively.

13 And then on the second floor, they have
14 some issues with ice damming that occurs on the rear
15 wall of the house.

16 What they would like to do in the process
17 of repairing and resolving this leakage and
18 ice-damming process is to actually construct a room
19 over the top of this first-floor space. We'd be
20 looking on the southeast corner of the house. It's at
21 the rear side of the house, so it's not visible from
22 the street or from the circle location. That would
23 increase the area of the house by about 176 square
24 feet I believe it is, something around that range.

25 The room -- I gave you a table, just a

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 breakdown, of the LFAs for the neighborhood.

3 This currently is the second largest house
4 in the neighborhood. And the 7 Far View Hills at
5 present has a 110-percent -- or 110.7-percent cover of
6 the permitted LFA, and we are -- the house currently
7 stands at 108.5 percent of the permitted LFA. With
8 the addition, that would take us to 3,986, so 113.4
9 percent of the LFA.

10 We don't believe that this addition would
11 cause any negative or detrimental effects to the
12 neighborhood. It is located on the back. It does not
13 expand the physical footprint of the house. And given
14 the site, the surrounding area, the house does not
15 appear to stand out as being too large for its
16 property. There's a large area of open land on the
17 down-sloped side, the south slope of the hill there,
18 that's all wooded, and the property abuts land that's
19 owned by the...

20 MR. DISTEFANO: Hillside.

21 MR. PEACOCK: Hillside. I'm sorry.

22 Hillside. Thank you, Rick. That's owned by Hillside
23 Children's Center.

24 So there's a large expansive wooded area
25 right there that will most likely remain undeveloped.

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 So you don't significantly change the
3 neighborhood; you don't significantly change the house
4 with this change; but it does resolve these problems
5 for the Mendosas.

6 I'll probably keep it short and sweet at
7 that. If you have any questions about it, I'd be
8 happy to answer them.

9 MR. MIETZ: Questions?

10 Pretty straight forward.

11 MR. PEACOCK: Thank you very much.

12 MR. MIETZ: Okay. Thank you.

13 Is there anyone in the audience who would
14 like to speak regarding this application?

15 There being none, this public hearing is
16 now closed.

17 2A-02-16 Application of R. Jon Schick, architect, and
18 Howard and Daphne Cohen, owners of property located at
19 157 Monteroy Road, for an Area Variance from Section
20 209-10 to allow livable floor area to increase to
21 3,407 sf, after interior renovations, where a maximum
22 3,396 sf of livable floor area is allowed by code.
23 All as described on application and plans on file.

24 MR. COHEN: First of all, regrets from
25 John Schick who is tied up in a more important matter,

EDITH FORBES COURT REPORTING SERVICES

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 as he's told me.

3 So, right, it's 157 Monteroy Road, which
4 is between --

5 MR. MIETZ: Just state your name.

6 MR. DISTEFANO: State your name.

7 MR. COHEN: Sorry. It's Howard Cohen.

8 Thank you.

9 Property at 157 Monteroy Road: It's
10 between Hillside and Templeton. And I think you have
11 all of the materials there. But essentially, what we
12 are doing is interior renovation, trying to bring the
13 house into the current century, and making what is a
14 boxy layout into something that's a little bit more
15 open.

16 But the net effect of this internal
17 renovation is pushing a wall into our garage that is
18 going to give us an additional -- I think it's 17
19 square feet. So there's no external implication, and
20 it literally is just moving one wall. And it would
21 make all the difference in creating a foyer where my
22 little kids can set and throw their muddy shoes, as
23 opposed to four of us in the space that's about as
24 wide as this podium.

25 So, I would appreciate it if you would

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 consider it. Any questions?

3 MS. BAKER LEIT: Just for the record, what
4 year was your home built?

5 MR. COHEN: 1931.

6 MS. BAKER LEIT: And currently, when you
7 walk into the home, what is there: a very small
8 vestibule?

9 MR. COHEN: So there's -- most of the
10 traffic is coming through the entrance that's off the
11 garage -- I'm sorry -- the driveway, and there's a
12 vestibule that literally is, you know, 3-by-3.

13 And so what we're doing is we're changing
14 the entrance just a little bit and opening it up into
15 a foyer, and, if you will, taking a little square
16 footage from the garage, which was probably overbuilt
17 at the time.

18 MR. MIETZ: Okay. Good. Any other
19 questions?

20 Okay. Thank you very much.

21 MR. COHEN: Thank you.

22 MR. MIETZ: Is there anyone in the
23 audience who would like to speak regarding this
24 application?

25 There being none, the public hearing is

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 closed.
3 3A-03-16 Application of URMC, lessee, and Brighton
4 Real Estate Group, LLC, owner of property located at
5 2180 South Clinton Avenue, for a Sign Variance from
6 Section 207- 32A(5) to allow a building directory sign
7 to be 45 +/- sf in lieu of the maximum 16 sf allowed
8 by code. All as described on application and plans on
9 file.

10 MR. FAKLARIS: Hi, again. Dean Faklaris,
11 University of Rochester, here to request a variance
12 for a sign directory, as Rick said, approximately 45
13 square feet, which is larger than code allows.

14 As you'll see in your packet, there is an
15 existing directory on the building now. I'm assuming,
16 because I'm here, that the people who put the sign up
17 originally never got a variance.

18 MR. DISTEFANO: No. Let me kind of
19 explain that. Each one of those signs is regarding a
20 business identification zone. Now, the URMC -- the UR
21 Medicine counts as its business identification sign.
22 Because all those tenants are under the UR medicine
23 umbrella. And as we have already determined for other
24 signage for UR Medicine, that is the business name.

25 So now we have all these tenants that

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 are -- they're looking to direct people to. So really
3 and truly, that lower portion of the sign does become
4 a directory sign now. And the code only allows for a
5 16-square-foot directory sign by entrances, and this
6 is much larger than that, so that's why --

7 MR. FAKLARIS: Okay. I mean, it's -- I'm
8 not sure where we landed on the sleep -- maybe it
9 doesn't matter. On the sleep center, we put the lit
10 box which says UR Medicine Sleep Center. I'm not sure
11 if we consider that, the left half of it business
12 directory, the right half --

13 MR. DISTEFANO: No. That was
14 considered -- that was considered the whole business
15 identification sign at that point in time, the UR
16 Medicine Sleep Center.

17 Like if you had, for instance, UR
18 Medicine -- can I just see that real quick?

19 If it was UR Medicine Neurosurgery
20 Partners, that would be your business identification
21 sign. But that would be it.

22 So in this case you have all these tenants
23 that basically become the directory portion of it.

24 MR. FAKLARIS: Maybe it's a matter of
25 semantics. If we said this was UR Medicine Rochester

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 Neurosurgery Partners, UR Medicine Pediatric Sleep
3 Center; if I repeated UR Medicine on every single
4 tenant, because technically they're all under the UR
5 Medicine umbrella, I'd be allowed to do that. There's
6 nothing that says I couldn't do that. I'm doing --
7 I'm reducing it to one because I think it's logical.
8 But if I chose to put it on there five times --

9 MR. DISTEFANO: I don't know that. I
10 don't know that that would be the interpretation.

11 MR. FAKLARIS: Okay. And that's fine.
12 That's fine. Okay.

13 But if we're just viewing it from an
14 aesthetic standpoint, there is a current directory
15 that is 5 feet by 10 feet -- I'm sorry -- an existing
16 sign that's 5 feet by 10 feet.

17 My request is to take that existing
18 dimension, reduce it by 8 inches in width, and
19 maintain the content.

20 It's now considered a directory, not a
21 business identifier, but the sign would be -- that
22 portion of the sign would be the same height, 8 inches
23 narrower, and then we would have the UR Medicine
24 identifier on top of it.

25 So the total size of the sign would grow,

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 but the portion under consideration is smaller than
3 existing, if that makes sense.

4 The reason we'd like to keep it the size
5 that it is is the majority of the patients coming into
6 that facility are visiting our neurosurgery group,
7 which is handling poststroke patients, pain-management
8 patients. The type of patient that seeks pain
9 management from a neurosurgeon has -- tends to be
10 spine issues, trouble walking. And so we do like to
11 identify which door you're going: front, back.

12 There's also a pediatric and occupational
13 health practice in the back. You cannot get to the
14 back of the building from the front. You can't walk
15 in the front door and get to the back of the building.

16 So you're talking about, again, people
17 with occupational-health issues, small children,
18 trying to keep them from parking, getting out of their
19 car, and realizing they're in the wrong spot, and
20 having to get back in the car and drive around.

21 The letter height on those letters is --
22 we're about 3.9 inches tall on the initial cap, and
23 about 2-and-a-half on the lower case. General
24 guidelines are 1 inch for every 10 feet of viewing.
25 So if you're looking at 2-and-a-half inches, it's

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 optimally viewed from about 25 feet away. If you get
3 too much smaller than that, you're not going to see it
4 from your car.

5 So that's what we're trying to do.

6 MS. TOMPKINS WRIGHT: Rick, can you speak
7 to -- so the current sign on there is considered a
8 business identification sign, so it is thus in
9 conformance with the code?

10 MR. DISTEFANO: Yes. The way we
11 interpreted it originally was that each one of those
12 panels, basically, was a business identification sign
13 for the practice that was currently within that
14 building.

15 MS. TOMPKINS WRIGHT: Okay. So it's not
16 that it's a nonconforming already.

17 MR. DISTEFANO: No. No, it's not a
18 nonconforming already.

19 MR. FAKLARIS: Reclassifying.

20 MS. TOMPKINS WRIGHT: Okay. I just had a
21 quick question. What you submitted, at the top it
22 says site sign layout option B. We weren't supposed
23 to see option A?

24 MR. FAKLARIS: No. We deleted that.

25 MS. TOMPKINS WRIGHT: Okay. I just wanted

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 to make sure I wasn't missing a page from the packet.

3 MR. FAKLARIS: Yeah.

4 MS. TOMPKINS WRIGHT: Do you know what the
5 size of the font is on the sign that's currently
6 there?

7 MR. FAKLARIS: Slightest 4-inch initial
8 caps. I would probably -- it's the same size.

9 MS. TOMPKINS WRIGHT: Okay. Yeah. Okay.

10 MS. CORRADO: The lighting is coming from
11 the ground up?

12 MR. FAKLARIS: Yeah. The sign itself is
13 not lit. If you take a drive by the building, every
14 portion of the wall has a ground sign on it where the
15 windows aren't. So it's illuminated because the
16 building is illuminated.

17 MR. MIETZ: How does it work the way it
18 is? I mean, I understand URMC bases it on where it
19 is. But how does the directional part of it work?
20 Does it work?

21 MR. FAKLARIS: Yes, because I would be
22 hearing from the neurosurgeons if it wasn't. They'd
23 be like, "I've got patients that are" -- I'd be
24 hearing from the sleep center too.

25 MR. MIETZ: Because it's a tough site to

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 find a place for a directional sign. I mean, where
3 you placed it is probably the only logical physical
4 place without it being a billboard where it's in the
5 middle of the parking lot. I was just curious.

6 MR. FAKLARIS: It's a tough -- I mean, I
7 wouldn't assume there's a spot in the back to go. I
8 would probably go in the front door if I didn't know
9 better.

10 Yeah, there really isn't a great spot
11 there. Because if you put it in the ground in front
12 of it, then that first row of parking -- you want it
13 off the ground a little bit to say, Hey, there's a
14 sign there. I should look at it.

15 MR. MIETZ: Probably wouldn't look very
16 good. Like a billboard of some sort probably wouldn't
17 work very well.

18 Okay. Any other questions?

19 Okay. Thank you.

20 Is there anyone in the audience who would
21 like to speak regarding this application?

22 There being none, the public hearing is
23 closed.

24 3A-04-16 Application of Mike Pinkowski, owner of
25 property located at 45 Elm Lane, for 1) an Area

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 Variance from Section 203-2.1B(3) to allow for a
3 detached garage to be 1,032 sf in size in lieu of the
4 maximum 600 sf allowed by code; and 2) an Area
5 Variance from Section 207-6 to allow said garage to be
6 18 ft. 4 in. in height in lieu of the maximum 16 ft.
7 in height allowed by code. All as described on
8 application and plans on file.

9 MR. PINKOWSKI: Good evening. We
10 purchased this house --

11 MR. DISTEFANO: State your name.

12 MR. PINKOWSKI: Michael Pinkowski. I'm
13 the owner of the home.

14 We purchased this house in 2010. It has
15 currently a detached garage that was built in 1933 as
16 part of the original concept. It is visible from the
17 road.

18 Our plan here is to move it back so the
19 new garage is in the lowest part of the property. We
20 have a sloping property. So the actual peak of the
21 garage is less than the peak of the current carport.
22 So it's actually touched in behind the existing
23 carport.

24 The overall size is more consistent with
25 today's modern vehicle requirements than the Model T

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 that it was originally built for. I can't get any
3 vehicles in our existing garage other than our pool
4 furniture and miscellaneous garden tractors, etcetera.

5 So that's why we're looking for the
6 variance to go to 1,000 feet, so that it becomes
7 effectively a three-car garage with enough space for
8 SUV, and wife's car, and potentially children's cars
9 once they become of the age to drive.

10 The extra -- what is it: a foot and a
11 half?

12 MR. LOMONACO: 2 -- 2-foot.

13 MR. PINKOWSKI: 2-foot. It's just to
14 maintain the -- oh -- my architect. To maintain --
15 the existing slopes of the current house are what: 8
16 and 12?

17 MR. LOMONACO: 8 and 12. A little bit
18 above that, actually.

19 MR. DISTEFANO: Could you just state your
20 name for the record?

21 MR. LOMONACO: Guy Lomonaco.

22 So we're just trying stay contextual with
23 the rest of the house.

24 MS. BAKER LEIT: So just one question on
25 Elm Lane: How many homes are on Elm Lane?

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 MR. PINKOWSKI: Two homes. One at 1 Elm
3 Lane and one at 45. It's a private road.

4 MS. DALE: And will you be adding more
5 pavement to your driveway along with the --

6 MR. PINKOWSKI: Excuse me? I'm sorry?

7 MS. DALE: Oh. I'm sorry. Will you be
8 increasing the size of your driveway?

9 MR. PINKOWSKI: No. We're actually
10 trading green space for green space.

11 MS. DALE: Oh. Okay. I wasn't sure where
12 it says new paving on the --

13 MR. PINKOWSKI: Yeah. Right now the
14 existing garage takes up a huge portion that -- where
15 we move it. The garage is going over -- the new
16 garage is actually going over asphalt. Where it
17 currently sits, it's all currently paved.

18 So we'll actually end up with a little bit
19 more green space as a result of this.

20 The slope of the property currently makes
21 all the water run into our house. So the garage is
22 actually going to block that water. And we're going
23 be able to green scape that up, so every time we get
24 an inch of rain an hour it doesn't flood my house.

25 MS. BAKER LEIT: So actually, from the

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 road you'll actually have more green space that you'll
3 see --

4 MR. PINKOWSKI: Right. Because
5 currently --

6 MS. BAKER LEIT: -- that garage is moved.

7 MR. PINKOWSKI: If you're looking -- as
8 you come down Elm Lane, if you're going to our
9 neighbor's house, there would be a garage where Dennis
10 is sitting; all right? Right now, this is where our
11 covered porch is. That's where the garage will be,
12 back behind. So you won't see anything.

13 And our neighbor behind our house won't
14 see it either because it just blends into the entire
15 house. Instead of becoming an ugly standalone, it
16 will be blended into the view scape of the house.

17 MS. CORRADO: And the exterior finish of
18 the new garage will reflect the look of the current
19 home?

20 MR. PINKOWSKI: Yeah.

21 MS. TOMPKINS WRIGHT: Any utilities going
22 into the garage besides electric?

23 MR. PINKOWSKI: We have a pool, so we are
24 planning on running water and drainage there. It will
25 hook up into our existing sewer system.

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 Currently, when they put the pool in in
3 the 80's, they drain all the water into my neighbor's
4 yard when it has to be drained. Well, it actually
5 kind of drains in the back corner of our house, but
6 the natural slope of the yard fills up two of my
7 neighbors, the one on Elmwood and one on Elm Lane. So
8 it's not a complaint issue from them, but it's
9 certainly something that I don't want to occur.

10 MR. DISTEFANO: And the detached garage
11 will be connected only through an open walkway;
12 correct?

13 MR. PINKOWSKI: Correct. It won't be an
14 attached -- fully attached.

15 MR. MIETZ: And heating in the garage --
16 heating, or no?

17 MR. PINKOWSKI: No heating planned at this
18 point. It's just storage space for the pool stuff and
19 cars.

20 MR. MIETZ: But the actual pool equipment
21 won't be going in the house; it will stay where it is?

22 MR. PINKOWSKI: No. I'm planning on
23 putting that on a pad outside of the garage and just
24 de-installing it during the wintertime. Like you
25 normally -- right now, because the outside garage

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 isn't heated, if you don't drain it, it's cracked,
3 so...

4 We let it crack this year; the pool
5 drained.

6 MR. MIETZ: Okay. Any other questions?

7 Okay. Thanks.

8 MR. PINKOWSKI: Thank you.

9 MR. MIETZ: Is there anyone in the
10 audience who would like to speak regarding this
11 application?

12 There being none, this public hearing is
13 now closed.

14 3A-05-16 Application of Our Lady of Mercy School for
15 Young Women, lessee, and Sisters of Mercy NYPPAW,
16 Inc., owner of property located at 1437 Blossom Road,
17 for an extension of an approved area variance
18 (3A-02-15) pursuant to Section 219-6F allowing for a
19 10 ft. high fence surrounding tennis courts. All as
20 described on application and plans on file.

21 MR. ACCOLA: Good evening. My name is
22 Curt Accola from Marathon Engineering. I'm here on
23 behalf of Sisters of Mercy.

24 We are requesting an extension for the
25 variance we received for a 10-foot fence surrounding

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 the tennis courts. Construction is being moved to
3 next spring because they are still trying to raise
4 funds for the project.

5 So that's about it. Any questions?

6 MS. TOMPKINS WRIGHT: It's definitely
7 being moved? So you'll be here again next March
8 getting another extension?

9 MR. ACCOLA: We hope to start by this time
10 next year. We were planning on starting this year,
11 but they haven't raised enough money for it yet.

12 MS. CORRADO: And have there been any
13 changes in the plan otherwise? It looks like it's the
14 same application as last year; is that --

15 MR. ACCOLA: Yes, ma'am. Everything is
16 identical.

17 MR. MIETZ: Okay. Pretty easy.
18 Questions?

19 Thanks.

20 MR. ACCOLA: Thank you.

21 MR. MIETZ: Is there anyone in the
22 audience that would like to speak regarding this
23 application?

24 There being none, the hearing is closed.
25 3A-06-16 Application of James L. Garrett Construction

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016
2 Company, Inc., agent, and Jim Morris, owner of
3 property located at 130 Whitewood Lane, for an Area
4 Variance from Section 209-10 to allow livable floor
5 area to increase from 4,995 sf to 5,064 sf, after
6 construction of an entry addition, where a maximum
7 4,267.5 sf of livable floor area is allowed by code.
8 All as described on application and plans on file.

9 MR. GARRETT: Good evening. Richard
10 Garrett. I have the sign thing for the signage,
11 whoever takes that.

12 MR. DISTEFANO: Thanks.

13 MR. GARRETT: Also I have four letters
14 here in support of the application for the variance
15 request.

16 MR. DISTEFANO: Just want to hold on for
17 one second?

18 And just -- I have a letter here from
19 110 Whitewood Lane, 111 Whitewood Lane?

20 MR. GARRETT: I think so.

21 MR. DISTEFANO: It just has 111 right
22 there.

23 MR. GARRETT: Right.

24 MR. DISTEFANO: I'm not sure which
25 one's -- 145 Whitewood Lane. Do you know the address

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 on that one?

3 MR. GARRETT: This one I'd have to look
4 up. It's the neighbor across the street.

5 MR. DISTEFANO: Okay. All in support of
6 the application.

7 MR. MIETZ: We have 111, 145 -- are all
8 three across the street then, or the one?

9 MR. GARRETT: They're all from the people
10 directly across the street, and the neighbor to the
11 north, that would look at the area where the variance
12 request is for.

13 MR. MIETZ: Okay. Is everybody clear?

14 MR. GARRETT: Okay. What the request is
15 for obviously approximately 70 square foot of
16 additional living area from what's permitted by code
17 in excess of what's now existing.

18 What it is is a side entrance, enlarging
19 it slightly, obviously to just create a little bit
20 more space, basically as a mudroom side entrance.
21 Because the house has a fairly large front foyer; but
22 obviously in this day in age, rarely do people use the
23 front door of the house and that type of thing.

24 So it's pretty straight forward.

25 It's well within side setbacks and that

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 type of thing.

3 MR. MIETZ: Questions?

4 MS. DALE: Could you talk a little bit
5 more about -- you said that the current back entry
6 with this is already confined on all sides, which
7 necessitated the fact that you had to bump out to
8 extend the --

9 MR. GARRETT: Right. When you come in the
10 side entrance of the house now, there's an area that's
11 immediately inside the door that leads from the
12 kitchen to the garage area, which is really a hallway
13 as well as the side entrance area, and it's
14 approximately 3-foot wide by maybe 8- or 9-foot long,
15 and it has a closet in there and leads to a staircase
16 to the second floor, as well as an entrance into the
17 kitchen and the main living area of the house. So
18 it's fairly tight and there's not a lot of space
19 there.

20 Obviously everything matches the rest of
21 the house and the architecture and that type of thing.

22 MS. DALE: And the property behind you
23 belongs to --

24 MR. GARRETT: Country Club of Rochester.

25 MS. DALE: So there's no neighbors in the

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1 BRIGHTON ZONING BOARD OF APPEALS - 3/2/2016

2 back.

3 MR. GARRETT: There are no neighbors in
4 the rear?

5 This is not all the way in the rear of the
6 house. It's about halfway down the side of the house.

7 MR. MIETZ: Questions?

8 Okay.

9 MR. GARRETT: Great. Thank you.

10 MR. MIETZ: Is there anyone in the
11 audience who would like to speak regarding this
12 application?

13 There being none, the public hearing is
14 now closed.

15 * * *

16

17

18

19

20

21

22

23

24

25

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T I O N
STATE OF NEW YORK:
COUNTY OF GENESEE:

I, LAUREN E. SHERWOOD, do hereby certify that I reported in machine shorthand the above-styled cause; and that the foregoing pages were typed by computer-assisted transcription under my personal supervision and constitute a true record of the testimony in this proceeding;

I further certify that I am not an attorney or counsel of any parties, nor a relative or employee of any attorney or counsel connected with the action, nor financially interested in the action;

WITNESS my hand in the city of Batavia, county of Genesee, state of New York.



LAUREN E. SHERWOOD
Freelance Court Reporter and
Notary Public No. 01SH6252644
in and for Genesee County, New York

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK
On March 2, 2016, COMMENCING AT APPROXIMATELY 7:15 P.M.

March 2, 2016
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

DENNIS MIETZ, CHAIRMAN
CHRISTINE CORRADO
JEANNE DALE
ANDREA TOMPKINS WRIGHT
CANDICE BAKER LEIT, ESQ.

DAVID DOLLINGER, ESQ.
Town Attorney

RICK DISTEFANO
Secretary

(The Board having considered the information presented by the Applicant in each of the following cases and having completed the required review pursuant to SEQRA, the following decisions were made:)

Reported By: LAUREN E. SHERWOOD
Edith Forbes Court Reporting
21 Woodcrest Drive
Batavia, New York 14020

EDITH FORBES COURT REPORTING SERVICES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-01-16

Application of Michael Mendora, owner of property located at 9 Far View Hill Road, for an Area Variance from Section 209-10 to allow livable floor area to increase from 3,813 sf to 3,986 sf, after construction of a second floor addition, where a maximum 3,515 sf of livable floor area is allowed by code. All as described on application and plans on file.

Motion made by Ms. Dale to approve

Application 3A-01-16.

FINDINGS OF FACT:

1. The requested variance increases the livable floor area by 4.5 percent and is not substantial.
2. The proposed addition is over existing space and does not increase the footprint of the house. The addition is in the rear of the house and will not noticeably increase the size of the house from the street.
3. There will be no negative impact to the character or environmental conditions of the neighborhood, as the houses are scattered on irregular-shaped lots in a nonuniform manner with a wide range of lot areas and livable-floor area

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

percentages.

4. The primary driver of the variance request was not self-created by the applicant, as it is to repair an ice-dam and roof-leak problem.

CONDITIONS:

1. This variance will apply only to the structure of the addition and addition described in the application and testimony.

2. Any applicable permits shall be obtained.

(Seconded by Ms. Tompkins Wright.)

(Ms. Tompkins Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker Leit, yes.)

(Upon roll call, motion to approve with conditions carries.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-02-16

Application of R. Jon Schick, architect, and Howard and Daphne Cohen, owners of property located at 157 Monteroy Road, for an Area Variance from Section 209-10 to allow livable floor area to increase to 3,407 sf, after interior renovations, where a maximum 3,396 sf of livable floor area is allowed by code. All as described on application and plans on file.

Motion made by Mr. Mietz to approve Application 3A-02-16.

FINDINGS OF FACT:

1. The proposed change in livable floor area to 3,407 square feet is not substantial and is in keeping with the character of the neighborhood.
2. Properties within the subject neighborhood have larger square footage or proportionately larger footprints on similar size lots.
3. No negative effect on the neighborhood is expected to result from the approval of this variance and since it will not be visible from the exterior or extend the total footprint of the structure at all.
4. The request is the minimum necessary to achieve the necessary result in using part of the interior structure of the garage to modify the interior living

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

space.

CONDITIONS:

1. This is based on the drawings as submitted and the testimony given regarding this project.

2. All necessary permits shall be obtained.

(Seconded by Ms. Corrado.)

(Ms. Tompkins Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker Leit, yes.)

(Upon roll call, motion to approve with conditions carries.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-03-16

Application of URMC, lessee, and Brighton Real Estate Group, LLC, owner of property located at 2180 South Clinton Avenue, for a Sign Variance from Section 207- 32A(5) to allow a building directory sign to be 45 +/- sf in lieu of the maximum 16 sf allowed by code. All as described on application and plans on file.

Motion made by Ms. Tompkins Wright to approve Application 3A-03-16.

FINDINGS OF FACT:

1. The granting of the requested variance will not produce an undesirable change in the character of the neighborhood, or be a detriment to nearby properties, and is not substantial. A 50 square-foot sign currently exists at the property in the exact location where this sign is proposed. The applicant's regranted sign of 45 square feet will replace this similar existing sign and reduce signage at the site overall.

2. The benefit sought by the applicant cannot reasonably be achieved by any other method. The building to which this sign is attached houses multiple medical uses and is bifurcated into two

1

2 sections, or two separate entrances. The sign is
3 necessary to direct drivers, prior to parking, as to
4 which entrance to use and which area of the parking
5 lot to park.

6 3. There is no evidence that the proposed variance
7 will have an adverse effect or impact on the physical
8 or environmental conditions in the neighborhood or
9 district.

10 4. The difficulty in complying with the code is not
11 self-created, but instead stems from the layout and
12 use of the building and parking lot.

13 **CONDITIONS:**

14 1. The variance granted herein applies only to the
15 sign described and in the location as depicted on the
16 application and in the testimony given.

17 2. The building sign shall not be internally lit in
18 any way; although the building may be lit as currently
19 lit.

20 3. All necessary approvals and permits must be
21 obtained.

22 (Seconded by Ms. Baker Leit.)

23 (Ms. Tompkins Wright, yes; Ms. Dale, yes;

24 Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker

25 Leit, yes.)

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(Upon roll call, motion to approve with conditions carries.)

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-04-16

Application of Mike Pinkowski, owner of property located at 45 Elm Lane, for 1) an Area Variance from Section 203-2.1B(3) to allow for a detached garage to be 1,032 sf in size in lieu of the maximum 600 sf allowed by code; and 2) an Area Variance from Section 207-6 to allow said garage to be 18 ft. 4 in. in height in lieu of the maximum 16 ft. in height allowed by code. All as described on application and plans on file.

Motion made by Ms. Baker Leit to approve Application 3A-04-16.

FINDINGS OF FACT:

1. The requested variance to allow for a detached garage to be 1,032 square feet in size in lieu of 600 square feet allowed by code, and for the garage to be 18 feet 4 inches in height in lieu of the maximum 16 feet in height allowable by code, is not substantial given that the new three-car garage will be proportionate to the large home on a generous lot located on the secluded cul-de-sac on a private road with just two homes.

2. No other alternative can alleviate the difficulty caused by the existing one-car garage built

1

2 in 1933 and produce the desired effect of parking for
3 larger modern vehicles.

4 3. No unacceptable change in the neighborhood and
5 no substantial detriment is expected to result as the
6 new garage will be tucked further behind the home and
7 be less visible from the road. In addition, several
8 homes in the adjacent neighborhoods also have
9 three-car garages.

10 4. The alleged hardship was not self-created as
11 garages built in the 1930s were made for families with
12 just one smaller car, not today's larger cars.

13 5. Health, safety and welfare of the community will
14 not be adversely affected by the present application.

15 **CONDITIONS:**

16 1. This variance will apply only to the structure
17 that was described in the application and testimony.

18 2. The only utilities to the garage shall be
19 electric, water, and sanitary sewer which shall be
20 limited to pool-water discharge.

21 3. All necessary building permits shall be
22 obtained.

23 (Seconded by Ms. Tompkins Wright.)

24 (Ms. Tompkins Wright, yes; Ms. Dale, yes;

25 Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker

EDITH FORBES COURT REPORTING SERVICES

Phone: 585.343.8612 | Fax: 585.345.6068 | Email: Eforbes@rochester.rr.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Leit, yes.)
(Upon roll call, motion to approve with
conditions carries.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-05-16

Application of Our Lady of Mercy School for Young Women, lessee, and Sisters of Mercy NYPPAW, Inc., owner of property located at 1437 Blossom Road, for an extension of an approved area variance (3A-02-15) pursuant to Section 219-6F allowing for a 10 ft. High fence surrounding tennis courts. All as described on application and plans on file.

Motion made by Ms. Corrado to approve Application 3A-05-16.

FINDINGS OF FACT:

1. The approval of this application is based on the testimony and the original findings of fact presented in March of 2015.

CONDITIONS:

1. All previous conditions hold true.
(Seconded by Ms. Dale.)
(Ms. Tompkins Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker Leit, yes.)
(Upon roll call, motion to approve with previous conditions carries.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Application 3A-06-16

Application of James L. Garrett
Construction Company, Inc., agent, and Jim Morris,
owner of property located at 130 Whitewood Lane, for
an Area Variance from Section 209-10 to allow livable
floor area to increase from 4,995 sf to 5,064 sf,
after construction of an entry addition, where a
maximum 4,267.5 sf of livable floor area is allowed by
code. All as described on application and plans on
file.

Motion made by Ms. Dale to approve
Application 3A-06-16.

FINDINGS OF FACT:

1. The requested variance is not substantial. It is less than 2 percent of the total size of the existing property.
2. There will be no unacceptable change in the character of the neighborhood or detriment to nearby properties which will result from the approval of this variance, as the majority of the addition is in the side of the property and adjacent properties are approximately the same size.
3. No other alternative can alleviate the difficulty and provide a desired result, as the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

current back entry is confined on all sides.

CONDITIONS:

1. The variance will apply only to the structure in the application submitted and the testimony given.

2. All necessary Architectural Review Board permits shall be obtained.

(Seconded by Ms. Baker Leit.)

(Ms. Tompkins Wright, yes; Ms. Dale, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms. Baker Leit, yes.)

(Upon roll call, motion to approve with conditions carries.)


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T I O N
STATE OF NEW YORK:
COUNTY OF GENESEE:

I, LAUREN E. SHERWOOD, do hereby certify that I reported in machine shorthand the above-styled cause; and that the foregoing pages were typed by computer-assisted transcription under my personal supervision and constitute a true record of the testimony in this proceeding;

I further certify that I am not an attorney or counsel of any parties, nor a relative or employee of any attorney or counsel connected with the action, nor financially interested in the action;

WITNESS my hand in the city of Batavia, county of Genesee, state of New York.



LAUREN E. SHERWOOD
Freelance Court Reporter and
Notary Public No. 01SH6252644
in and for Genesee County, New York

#138.05-1-70 [1] - 2:18
01SH6252644 [2] - 27:24, 42:24
1 [16] - 12:24, 15:25, 18:2, 29:14, 30:7, 31:13, 32:4, 33:13, 34:14, 36:4, 36:15, 37:16, 39:13, 39:17, 40:15, 41:4
1,000 [1] - 17:6
1,032 [3] - 16:3, 36:6, 36:16
10 [5] - 11:15, 11:16, 12:24, 21:19, 39:8
10-foot [1] - 21:25
108.5 [1] - 5:7
110 [1] - 23:19
110-percent [1] - 5:5
110.7-percent [1] - 5:5
111 [3] - 23:19, 23:21, 24:7
113.4 [1] - 5:8
12 [2] - 17:16, 17:17
12-by-14-foot [1] - 4:6
130 [2] - 23:3, 40:5
14-foot-by-14 [1] - 4:6
14020 [2] - 1:24, 28:23
1437 [2] - 21:16, 39:5
145 [2] - 23:25, 24:7
14618 [2] - 1:6, 28:6
157 [4] - 6:19, 7:3, 7:9, 31:5
16 [5] - 9:7, 16:6, 33:7, 36:9, 36:19
16-square-foot [1] - 10:5
16.5 [1] - 2:21
17 [1] - 7:18
176 [1] - 4:23
18 [3] - 16:6, 36:8, 36:18
1930s [1] - 37:11
1931 [1] - 8:5
1933 [2] - 16:15, 37:2
2 [18] - 1:3, 1:5, 16:4, 17:12, 28:3, 28:5, 29:16, 30:10, 31:16, 32:6, 33:22, 34:17, 36:7, 36:24, 37:18, 40:16, 40:18, 41:6
2-and-a-half [2] - 12:23, 12:25
2-foot [2] - 17:12, 17:13
2009 [2] - 3:24
2010 [1] - 16:14
2015 [1] - 39:15
2016 [7] - 1:3, 1:5, 2:8, 2:23, 2:24, 28:3, 28:5
203-2.1B(3) [2] - 16:2, 36:5
205-2 [1] - 2:19
207 [2] - 9:6, 33:6
207-6 [2] - 16:5, 36:8
209-10 [6] - 3:9, 6:20, 23:4, 29:5, 31:6, 40:6
21 [2] - 1:23, 28:22
2180 [2] - 9:5, 33:4
219-6F [2] - 21:18, 39:7
2300 [4] - 1:2, 1:6, 28:2, 28:6
25 [1] - 13:2
25th [1] - 2:8
2940 [1] - 2:17
2960 [1] - 3:4
2980 [1] - 2:17
2A-02-16 [1] - 6:17
2A-03-16 [2] - 2:15, 3:3
3 [8] - 2:23, 29:21, 31:19, 34:6, 34:20, 37:4, 37:21, 40:24
3,396 [2] - 6:22, 31:8
3,407 [3] - 6:21, 31:7, 31:14
3,515 [2] - 3:12, 29:8
3,813 [2] - 3:10, 29:6
3,986 [3] - 3:10, 5:8, 29:6
3-by-3 [1] - 8:12
3-feet [1] - 25:14
3.9 [1] - 12:22
32A(5) [2] - 9:6, 33:6
339 [1] - 3:16
3A-01-16 [3] - 3:7, 29:2, 29:12
3A-02-15 [2] - 21:18, 39:7
3A-02-16 [2] - 31:2, 31:11
3A-03-16 [3] - 9:3, 33:2, 33:11
3A-04-16 [3] - 15:24, 36:2, 36:13
3A-05-16 [3] - 21:14, 39:2, 39:11
3A-06-16 [3] - 22:25, 40:2, 40:13
4 [7] - 16:6, 30:3, 31:23, 34:10, 36:8, 36:18, 37:10
4,267.5 [2] - 23:7, 40:9
4,995 [2] - 23:5, 40:7
4-inch [1] - 14:7
4.5 [1] - 29:15
45 [7] - 9:7, 9:12, 15:25, 18:3, 33:7, 33:19, 36:4
5 [3] - 11:15, 11:16, 37:13
5,064 [2] - 23:5, 40:7
50 [1] - 33:16
6 [2] - 2:24, 3:24
600 [3] - 16:4, 36:6, 36:16
6th [1] - 3:6
7 [2] - 3:24, 5:4
70 [1] - 24:15
7:15 [2] - 1:3, 28:3
8 [5] - 11:18, 11:22, 17:15, 17:17, 25:14
80's [1] - 20:3
9 [4] - 2:20, 3:8, 3:23, 29:4
9-feet [1] - 25:14
able [1] - 18:23
above-styled [2] - 27:5, 42:5
abuts [1] - 5:18
ACCOLA [4] - 21:21, 22:9, 22:15, 22:20
Accola [1] - 21:22
achieve [1] - 31:23
achieved [1] - 33:23
action [4] - 27:13, 42:13
actual [3] - 4:9, 16:20, 20:20
adding [1] - 18:4
addition [12] - 3:11, 5:8, 5:10, 23:6, 29:7, 29:16, 29:18, 30:8, 37:7, 40:8, 40:21
additional [2] - 7:18, 24:16
address [1] - 23:25
adjacent [2] - 37:8, 40:22
adverse [1] - 34:7
adversely [1] - 37:14
advertised [2] - 2:5, 2:7
aesthetic [1] - 11:14
affected [1] - 37:14
age [2] - 17:9, 24:22
agent [2] - 23:2, 40:4
ago [2] - 3:24
alleged [1] - 37:10
alleviate [2] - 36:24, 40:24
allow [14] - 2:19, 3:9, 6:20, 9:6, 16:2, 16:5, 23:4, 29:5, 31:6, 33:6, 36:5, 36:8, 36:15, 40:6
allowable [1] - 36:19
allowed [14] - 3:12, 6:22, 9:7, 11:5, 16:4, 16:7, 23:7, 29:8, 31:8, 33:7, 36:7, 36:9, 36:17, 40:9
allowing [2] - 21:18, 39:7
allows [2] - 9:13, 10:4
alternative [2] - 36:24, 40:24
ANDREA [2] - 1:10, 28:10
answer [1] - 6:8
apart [2] - 4:10, 4:11
Appeals [1] - 2:4
APPEALS [2] - 1:2, 28:2
appear [1] - 5:15
applicable [1] - 30:10
Applicant [1] - 28:17
applicant [2] - 30:4, 33:22
applicant's [1] - 33:18
APPLICANTS' [1] - 2:25
application [31] - 2:14, 2:22, 3:3, 3:5, 3:13, 6:14, 6:23, 8:24, 9:8, 15:21, 16:8, 21:11, 21:20, 22:14, 22:23, 23:8, 23:14, 24:6, 26:12, 29:9, 30:9, 31:9, 33:8, 34:16, 36:10, 37:14, 37:17, 39:9, 39:13, 40:10, 41:5
Application [25] - 2:15, 3:7, 6:17, 9:3, 15:24, 21:14, 22:25, 29:2, 29:3, 29:12, 31:2, 31:3, 31:11, 33:2, 33:3, 33:11, 36:2, 36:3, 36:13, 39:2, 39:3, 39:11, 40:2, 40:3, 40:13
applies [1] - 34:14
apply [3] - 30:7, 37:16, 41:4
appreciate [1] - 7:25
approval [3] - 31:20, 39:13, 40:20
approvals [1] - 34:20
approve [12] - 29:11, 30:15, 31:10, 32:11, 33:10, 35:2, 36:12, 38:3, 39:10, 39:22, 40:12, 41:12
approved [2] - 21:17, 39:6
APPROXIMATELY [2] - 1:3, 28:3
APRIL [1] - 2:24
April [1] - 3:6
architect [4] - 2:15, 6:17, 17:14, 31:3
Architectural [1] - 41:6
architecture [1] - 25:21
area [28] - 3:10, 3:12, 4:23, 5:14, 5:16, 5:24, 6:20, 6:22, 21:17, 23:5, 23:7, 24:11, 24:16, 25:10, 25:12, 25:13, 25:17, 29:6, 29:8, 29:15, 29:25, 31:6, 31:8, 31:13, 34:4, 39:6, 40:7, 40:9
Area [11] - 2:18, 3:8, 6:19, 15:25, 16:4, 23:3, 29:4, 31:5, 36:4, 36:7, 40:6
areas [1] - 29:25
asphalt [1] - 18:16
assisted [2] - 27:7, 42:7
assume [1] - 15:7
assuming [1] - 9:15
AT [6] - 1:2, 1:3, 2:23, 2:25, 28:2, 28:3
attached [3] - 20:14, 33:24
attorney [4] - 27:11, 27:12, 42:11, 42:12
Attorney [2] - 1:12, 28:12
audience [6] - 6:13, 8:23, 15:20, 21:10, 22:22, 26:11
AVENUE [2] - 1:2, 28:2
Avenue [8] - 1:6, 2:17, 2:18, 3:4, 3:16, 9:5, 28:6, 33:5
Baker [9] - 30:13, 32:9, 34:22, 34:24, 36:12, 37:25, 39:20, 41:8, 41:10
BAKER [7] - 1:11, 8:3, 8:6, 17:24, 18:25, 19:6, 28:11
based [2] - 32:4,

39:13
basement [1] - 4:7
bases [1] - 14:18
Batavia [4] - 1:24, 27:14, 28:23, 42:14
become [3] - 10:3, 10:23, 17:9
becomes [1] - 17:6
becoming [1] - 19:15
BEFORE [2] - 1:2, 28:2
behalf [2] - 3:21, 21:23
behind [5] - 16:22, 19:12, 19:13, 25:22, 37:6
belongs [1] - 25:23
benefit [1] - 33:22
better [1] - 15:9
between [3] - 2:17, 7:4, 7:10
Bidwell [1] - 2:16
Bidwell-Cerone [1] - 2:16
bifurcated [1] - 33:25
billboard [2] - 15:4, 15:16
bit [7] - 7:14, 8:14, 15:13, 17:17, 18:18, 24:19, 25:4
blended [1] - 19:16
blends [1] - 19:14
block [1] - 18:22
Blossom [2] - 21:16, 39:5
BOARD [2] - 1:2, 28:2
Board [3] - 2:3, 28:17, 41:6
bought [1] - 3:23
box [1] - 10:10
boxy [1] - 7:14
breakdown [1] - 5:2
Brighton [6] - 1:5, 2:3, 2:7, 9:3, 28:5, 33:3
bring [1] - 7:12
building [13] - 9:6, 9:15, 12:14, 12:15, 13:14, 14:13, 14:16, 33:6, 33:24, 34:12, 34:17, 34:18, 37:21
built [5] - 8:4, 16:15, 17:2, 36:25, 37:11
bump [1] - 25:7
business [9] - 9:20, 9:21, 9:24, 10:11, 10:14, 10:20, 11:21, 13:8, 13:12
buying [1] - 4:3
CANDICE [2] - 1:11, 28:11
cannot [2] - 12:13, 33:22
cap [1] - 12:22
caps [1] - 14:8
car [9] - 12:19, 12:20, 13:4, 17:7, 17:8, 36:20, 36:25, 37:9, 37:12
carport [2] - 16:21, 16:23
carries [6] - 30:16, 32:12, 35:3, 38:4, 39:23, 41:13
cars [3] - 17:8, 20:19, 37:12
case [3] - 3:2, 10:22, 12:23
cases [1] - 28:17
caused [1] - 36:25
Center [4] - 5:23, 10:10, 10:16, 11:3
center [2] - 10:9, 14:24
century [1] - 7:13
Cerone [2] - 2:16
certainly [1] - 20:9
certify [4] - 27:4, 27:10, 42:4, 42:10
CHAIRMAN [2] - 1:9, 28:9
Chairman [1] - 2:6
change [7] - 6:2, 6:3, 6:4, 31:13, 33:14, 37:4, 40:18
changes [1] - 22:13
changing [1] - 8:13
character [4] - 29:22, 31:15, 33:14, 40:19
children [1] - 12:17
Children's [1] - 5:23
children's [1] - 17:8
chose [1] - 11:8
CHRISTINE [2] - 1:9, 28:9
circle [1] - 4:22
city [3] - 3:17, 27:14, 42:14
clear [1] - 24:13
client [1] - 3:22
Clinton [2] - 9:5, 33:5
closed [6] - 6:16, 9:2, 15:23, 21:13, 22:24, 26:14
closet [1] - 25:15
Club [1] - 25:24
code [20] - 2:22, 3:13, 6:22, 9:8, 9:13, 10:4, 13:9, 16:4, 16:7, 23:7, 24:16, 29:9, 31:8, 33:8, 34:10, 36:7, 36:10, 36:17, 36:19, 40:10
Cohen [3] - 6:18, 7:7, 31:4
COHEN [5] - 6:24, 7:7, 8:5, 8:9, 8:21
coming [3] - 8:10, 12:5, 14:10
COMMENCING [2] - 1:3, 28:3
community [1] - 37:13
Company [2] - 23:2, 40:4
complaint [1] - 20:8
completed [1] - 28:18
complying [1] - 34:10
computer [2] - 27:7, 42:7
computer-assisted [2] - 27:7, 42:7
concept [1] - 16:16
conditions [9] - 29:22, 30:16, 32:12, 34:8, 35:3, 38:4, 39:17, 39:23, 41:13
CONDITIONS [6] - 30:6, 32:3, 34:13, 37:15, 39:16, 41:3
confined [2] - 25:6, 41:2
conformance [1] - 13:9
connected [3] - 20:11, 27:12, 42:12
consider [2] - 8:2, 10:11
consideration [1] - 12:2
considered [5] - 10:14, 11:20, 13:7, 28:17
consistent [1] - 16:24
constitute [2] - 27:8, 42:8
construct [1] - 4:18
constructed [2] - 2:20, 3:4
construction [5] - 3:11, 22:2, 23:6, 29:7, 40:8
Construction [2] - 22:25, 40:4
content [1] - 11:19
contextual [1] - 17:22
corner [2] - 4:20, 20:5
CORRADO [5] - 1:9, 14:10, 19:17, 22:12, 28:9
Corrado [8] - 30:13, 32:7, 32:9, 34:24, 37:25, 39:10, 39:20, 41:10
correct [2] - 20:12, 20:13
counsel [4] - 27:11, 27:12, 42:11, 42:12
country [1] - 25:24
counts [1] - 9:21
COUNTY [2] - 27:3, 42:3
county [2] - 27:15, 42:15
County [2] - 27:25, 42:25
Court [4] - 1:23, 27:24, 28:22, 42:24
courts [3] - 21:19, 22:2, 39:8
cover [1] - 5:5
covered [1] - 19:11
crack [1] - 21:4
cracked [1] - 21:2
create [1] - 24:19
created [3] - 30:4, 34:11, 37:10
creating [1] - 7:21
cul [1] - 36:22
cul-de-sac [1] - 36:22
curious [1] - 15:5
current [8] - 7:13, 11:14, 13:7, 16:21, 17:15, 19:18, 25:5, 41:2
Curt [1] - 21:22
Dale [9] - 29:11, 30:12, 32:8, 34:23, 37:24, 39:18, 39:19, 40:12, 41:9
DALE [8] - 1:10, 18:4, 18:7, 18:11, 25:4, 25:22, 25:25, 28:10
dam [1] - 30:5
damming [3] - 4:4, 4:14, 4:18
Daphne [2] - 6:18, 31:4
DAVID [2] - 1:12, 28:12
de [2] - 20:24, 36:22
de-installing [1] - 20:24
Dean [1] - 9:10
decisions [1] - 28:18
deck [2] - 4:8, 4:10
definitely [1] - 22:6
deleted [1] - 13:24
Dennis [1] - 19:9
DENNIS [2] - 1:9, 28:9
depicted [1] - 34:15
described [16] - 2:22, 3:13, 6:23, 9:8, 16:7, 21:20, 23:8, 29:9, 30:8, 31:9, 33:8, 34:15, 36:10, 37:17, 39:9, 40:10
desired [2] - 37:2, 40:25
detached [5] - 16:3, 16:15, 20:10, 36:5, 36:15
determined [1] - 9:23
detriment [3] - 33:15, 37:5, 40:19
detrimental [1] - 5:11
difference [1] - 7:21
difficulty [3] - 34:10, 36:25, 40:25
dimension [1] - 11:18
direct [2] - 10:2, 34:3
directional [2] - 14:19, 15:2
directly [1] - 24:10
directory [10] - 9:6, 9:12, 9:15, 10:4, 10:5, 10:12, 10:23, 11:14, 11:20, 33:6
discharge [1] - 37:20
DISTEFANO [21] - 1:13, 2:6, 2:11, 3:2, 3:19, 5:20, 7:6, 9:18, 10:13, 11:9, 13:10, 13:17, 16:11, 17:19, 20:10, 23:12, 23:16, 23:21, 23:24, 24:5, 28:13
district [1] - 34:9
DOLLINGER [2] - 1:12, 28:12
door [5] - 12:11, 12:15, 15:8, 24:23, 25:11
down [3] - 5:17, 19:8, 26:6
down-sloped [1] -

5:17
drain [2] - 20:3, 21:2
drainage [1] - 19:24
drained [2] - 20:4,
 21:5
drains [1] - 20:5
drawings [1] - 32:4
Drive [2] - 1:23,
 28:22
drive [3] - 12:20,
 14:13, 17:9
driver [1] - 30:3
drivers [1] - 34:3
driveway [3] - 8:11,
 18:5, 18:8
during [1] - 20:24
East [4] - 2:17, 2:18,
 3:4, 3:16
easy [1] - 22:17
Edith [2] - 1:23,
 28:22
effect [4] - 7:16,
 31:19, 34:7, 37:2
effectively [1] - 17:7
effects [1] - 5:11
either [1] - 19:14
electric [2] - 19:22,
 37:19
Elm [7] - 15:25,
 17:25, 18:2, 19:8,
 20:7, 36:4
ELMWOOD [2] - 1:2,
 28:2
Elmwood [3] - 1:6,
 20:7, 28:6
employee [2] -
 27:12, 42:12
end [2] - 3:25, 18:18
Engineering [1] -
 21:22
enlarging [1] - 24:18
entire [1] - 19:14
entrance [8] - 8:10,
 8:14, 24:18, 24:20,
 25:10, 25:13, 25:16,
 34:4
entrances [2] - 10:5,
 34:2
entry [4] - 23:6, 25:5,
 40:8, 41:2
environmental [2] -
 29:22, 34:8
equipment [1] -
 20:20
ESQ [4] - 1:11, 1:12,
 28:11, 28:12
essentially [1] - 7:11
Estate [2] - 9:4, 33:4
etcetera [1] - 17:4
evening [5] - 3:15,
 3:21, 16:9, 21:21,
 23:9
evidence [1] - 34:6
exact [1] - 33:17
excess [1] - 24:17
excessively [1] -
 4:12
excuse [1] - 18:6
existing [14] - 9:15,
 11:15, 11:17, 12:3,
 16:22, 17:3, 17:15,
 18:14, 19:25, 24:17,
 29:16, 33:20, 36:25,
 40:17
exists [1] - 33:17
expand [1] - 5:13
expansive [1] - 5:24
expected [2] - 31:20,
 37:5
explain [1] - 9:19
extend [2] - 25:8,
 31:22
extension [4] -
 21:17, 21:24, 22:8,
 39:6
exterior [2] - 19:17,
 31:21
external [1] - 7:19
extra [1] - 17:10
facility [1] - 12:6
FACT [6] - 29:13,
 31:12, 33:12, 36:14,
 39:12, 40:14
fact [2] - 25:7, 39:14
fairly [3] - 3:25,
 24:21, 25:18
FAKLARIS [11] -
 9:10, 10:7, 10:24,
 11:11, 13:19, 13:24,
 14:3, 14:7, 14:12,
 14:21, 15:6
Faklaris [1] - 9:10
families [1] - 37:11
family [1] - 2:19
Far [4] - 3:8, 3:23,
 5:4, 29:4
February [1] - 2:7
FEBRUARY [1] -
 2:23
feet [16] - 4:24, 7:19,
 9:13, 11:15, 11:16,
 12:24, 13:2, 17:6,
 31:14, 33:19, 36:16,
 36:17, 36:18, 36:19
fence [3] - 21:19,
 21:25, 39:8
file [13] - 2:23, 3:14,
 6:23, 9:9, 16:8, 21:20,
 23:8, 29:10, 31:9,
 33:9, 36:11, 39:9,
 40:11
fills [1] - 20:6
financially [2] -
 27:13, 42:13
findings [1] - 39:14
FINDINGS [6] -
 29:13, 31:12, 33:12,
 36:14, 39:12, 40:14
fine [2] - 11:11,
 11:12
finish [1] - 19:17
first [5] - 2:14, 4:6,
 4:19, 6:24, 15:12
first-floor [2] - 4:6,
 4:19
five [1] - 11:8
flood [1] - 18:24
floor [21] - 3:9, 3:11,
 3:12, 4:6, 4:13, 4:19,
 6:20, 6:22, 23:4, 23:7,
 25:16, 29:5, 29:7,
 29:8, 29:15, 29:25,
 31:6, 31:8, 31:13,
 40:7, 40:9
following [2] - 28:17,
 28:18
font [1] - 14:5
foot [3] - 17:10,
 24:15, 33:16
footage [2] - 8:16,
 31:17
footprint [3] - 5:13,
 29:17, 31:22
footprints [1] - 31:18
Forbes [2] - 1:23,
 28:22
foregoing [2] - 27:6,
 42:6
forward [2] - 6:10,
 24:24
four [2] - 7:23, 23:13
foyer [3] - 7:21, 8:15,
 24:21
Freelance [2] -
 27:24, 42:24
freezes [1] - 4:10
front [7] - 12:11,
 12:14, 12:15, 15:8,
 15:11, 24:21, 24:23
ft [8] - 2:20, 2:21,
 16:6, 21:19, 36:8,
 36:9, 39:8
fully [1] - 20:14
funds [1] - 22:4
furniture [1] - 17:4
garage [33] - 7:17,
 8:11, 8:16, 16:3, 16:5,
 16:15, 16:19, 16:21,
 17:3, 17:7, 18:14,
 18:15, 18:16, 18:21,
 19:6, 19:9, 19:11,
 19:18, 19:22, 20:10,
 20:15, 20:23, 20:25,
 25:12, 31:25, 36:5,
 36:8, 36:16, 36:17,
 36:20, 36:25, 37:6,
 37:18
garages [2] - 37:9,
 37:11
garden [1] - 17:4
Garrett [3] - 22:25,
 23:10, 40:3
GARRETT [11] -
 23:9, 23:13, 23:20,
 23:23, 24:3, 24:9,
 24:14, 25:9, 25:24,
 26:3, 26:9
general [1] - 12:23
generous [1] - 36:21
GENESEE [2] - 27:3,
 42:3
Genesee [4] - 27:15,
 27:25, 42:15, 42:25
given [5] - 5:13,
 32:5, 34:16, 36:20,
 41:5
granted [1] - 34:14
granting [1] - 33:13
great [2] - 15:10,
 26:9
green [5] - 18:10,
 18:19, 18:23, 19:2
ground [4] - 14:11,
 14:14, 15:11, 15:13
Group [2] - 9:4, 33:4
group [1] - 12:6
grow [1] - 11:25
guidelines [1] -
 12:24
guy [1] - 17:21
half [3] - 10:11,
 10:12, 17:11
halfway [1] - 26:6
Hall [2] - 1:5, 28:5
hallway [1] - 25:12
hand [2] - 27:14,
 42:14
handling [1] - 12:7
happy [1] - 6:8
hardship [1] - 37:10
health [3] - 12:13,
 12:17, 37:13
heard [1] - 3:5
hearing [8] - 6:15,
 8:25, 14:22, 14:24,
 15:22, 21:12, 22:24,
 26:13
HEARING [1] - 2:24
heated [1] - 21:2
heating [3] - 20:15,
 20:16, 20:17
height [8] - 11:22,
 12:21, 16:6, 16:7,
 36:9, 36:18, 36:19
HELD [2] - 1:2, 28:2
hereby [2] - 27:4,
 42:4
herein [1] - 34:14
hi [1] - 9:10
high [2] - 21:19, 39:8
hill [2] - 3:25, 5:17
Hill [3] - 3:8, 3:24,
 29:4
Hills [1] - 5:4
hillside [2] - 5:20,
 5:21
Hillside [3] - 5:22,
 7:10
hold [2] - 23:16,
 39:17
home [6] - 8:4, 8:7,
 16:13, 19:19, 36:21,
 37:6
homes [4] - 17:25,
 18:2, 36:23, 37:8
hook [1] - 19:25
hope [1] - 22:9
hour [1] - 18:24
house [36] - 2:20,
 3:3, 3:25, 4:5, 4:15,
 4:20, 4:21, 4:23, 5:3,
 5:6, 5:13, 5:14, 6:3,
 7:13, 16:10, 16:14,
 17:15, 17:18, 18:21,
 18:24, 19:9, 19:13,
 19:15, 19:16, 20:5,
 20:21, 24:21, 24:23,
 25:10, 25:17, 25:21,
 26:6, 29:17, 29:18,
 29:19
houses [2] - 29:23,
 33:24
Howard [3] - 6:18,
 7:7, 31:4
huge [1] - 18:14
ice [4] - 4:4, 4:14,
 4:18, 30:5
ice-dam [1] - 30:5
ice-damming [1] -
 4:18
ID [1] - 2:18
identical [1] - 22:16
identification [6] -
 9:20, 9:21, 10:15,
 10:20, 13:8, 13:12
identifier [2] - 11:21,
 11:24
identify [1] - 12:11
illuminated [2] -
 14:15, 14:16

immediately [1] - 25:11
impact [2] - 29:21, 34:7
implication [1] - 7:19
important [1] - 6:25
Inc [4] - 21:16, 23:2, 39:5, 40:4
inch [2] - 12:24, 18:24
inches [5] - 11:18, 11:22, 12:22, 12:25, 36:18
increase [9] - 3:10, 4:23, 6:20, 23:5, 29:6, 29:17, 29:19, 31:6, 40:7
increases [1] - 29:14
increasing [1] - 18:8
information [1] - 28:17
initial [2] - 12:22, 14:7
inside [1] - 25:11
installed [1] - 4:8
installing [1] - 20:24
instance [1] - 10:17
instead [2] - 19:15, 34:11
interested [2] - 27:13, 42:13
interior [5] - 6:21, 7:12, 31:7, 31:24, 31:25
internal [1] - 7:16
internally [1] - 34:17
interpretation [1] - 11:10
interpreted [1] - 13:11
irregular [1] - 29:24
irregular-shaped [1] - 29:24
issue [1] - 20:8
issues [4] - 4:4, 4:14, 12:10, 12:17
itself [1] - 14:12
Jack [1] - 2:15
James [3] - 2:16, 22:25, 40:3
JEANNE [2] - 1:10, 28:10
Jim [2] - 23:2, 40:4
John [1] - 6:25
Jon [2] - 6:17, 31:3
keep [3] - 6:6, 12:4, 12:18
keeping [1] - 31:14
kids [1] - 7:22
kind [2] - 9:18, 20:5
kitchen [2] - 25:12, 25:17
known [1] - 2:18
Lady [2] - 21:14, 39:3
land [2] - 5:16, 5:18
landed [1] - 10:8
Lane [12] - 15:25, 17:25, 18:3, 19:8, 20:7, 23:3, 23:19, 23:25, 36:4, 40:5
large [6] - 3:25, 5:15, 5:16, 5:24, 24:21, 36:21
larger [6] - 9:13, 10:6, 31:17, 37:3, 37:12
largest [1] - 5:3
last [1] - 22:14
LAUREN [6] - 1:22, 27:4, 27:23, 28:21, 42:4, 42:23
layout [3] - 7:14, 13:22, 34:11
leads [2] - 25:11, 25:15
leak [1] - 30:5
leakage [2] - 4:5, 4:17
leaks [1] - 4:12
left [1] - 10:11
LEIT [7] - 1:11, 8:3, 8:6, 17:24, 18:25, 19:6, 28:11
Leit [9] - 30:14, 32:10, 34:22, 34:25, 36:12, 38:2, 39:21, 41:8, 41:11
less [3] - 16:21, 37:7, 40:16
lessee [4] - 9:3, 21:15, 33:3, 39:4
letter [2] - 12:21, 23:18
letters [2] - 12:21, 23:13
LFA [3] - 5:6, 5:7, 5:9
LFAs [1] - 5:2
lieu [9] - 2:21, 9:7, 16:3, 16:6, 33:7, 36:6, 36:9, 36:16, 36:18
lighting [1] - 14:10
likely [1] - 5:25
limited [1] - 37:20
lit [5] - 10:9, 14:13, 34:17, 34:18, 34:19
literally [2] - 7:20, 8:12
livable [15] - 3:9, 3:12, 6:20, 6:22, 23:4, 23:7, 29:5, 29:8, 29:14, 29:25, 31:6, 31:8, 31:13, 40:6, 40:9
livable-floor [1] - 29:25
living [3] - 24:16, 25:17, 31:25
LLC [2] - 9:4, 33:4
located [15] - 2:17, 3:8, 5:12, 6:18, 9:4, 15:25, 21:16, 23:3, 29:4, 31:4, 33:4, 36:4, 36:22, 39:5, 40:5
location [3] - 4:22, 33:17, 34:15
logical [2] - 11:7, 15:3
LOMONACO [3] - 17:12, 17:17, 17:21
Lomonaco [1] - 17:21
look [5] - 15:14, 15:15, 19:18, 24:3, 24:11
looking [5] - 4:20, 10:2, 12:25, 17:5, 19:7
looks [1] - 22:13
lower [2] - 10:3, 12:23
lowest [1] - 16:19
ma'am [1] - 22:15
machine [2] - 27:5, 42:5
main [1] - 25:17
maintain [3] - 11:19, 17:14
majority [2] - 12:5, 40:21
management [2] - 12:7, 12:9
manner [1] - 29:24
Marathon [1] - 21:22
March [7] - 1:3, 1:5, 2:3, 22:7, 28:3, 28:5, 39:15
matches [1] - 25:20
materials [1] - 7:11
matter [3] - 6:25, 10:9, 10:24
maximum [13] - 3:12, 6:21, 9:7, 16:4, 16:6, 23:6, 29:8, 31:7, 33:7, 36:6, 36:9, 36:18, 40:9
mean [4] - 10:7, 14:18, 15:2, 15:6
medical [1] - 33:25
Medicine [11] - 9:21, 9:24, 10:10, 10:16, 10:18, 10:19, 10:25, 11:2, 11:3, 11:5, 11:23
medicine [1] - 9:22
meeting [2] - 2:5, 3:6
MEETING [2] - 2:23, 2:25
Mendora [2] - 3:7, 29:3
Mendosa [3] - 3:18, 3:20, 3:22
Mendosas [1] - 6:5
Mercy [5] - 21:14, 21:15, 21:23, 39:3, 39:4
method [1] - 33:23
Michael [3] - 3:7, 16:12, 29:3
middle [1] - 15:5
MIETZ [24] - 1:9, 2:2, 2:9, 2:13, 6:9, 6:12, 7:5, 8:18, 8:22, 14:17, 14:25, 15:15, 20:15, 20:20, 21:6, 21:9, 22:17, 22:21, 24:7, 24:13, 25:3, 26:7, 26:10, 28:9
Mietz [7] - 30:13, 31:10, 32:9, 34:24, 37:25, 39:20, 41:10
Mike [3] - 3:22, 15:24, 36:3
minimum [2] - 2:21, 31:23
miscellaneous [1] - 17:4
missing [1] - 14:2
Model [1] - 16:25
modern [2] - 16:25, 37:3
modified [1] - 4:8
modify [1] - 31:25
money [1] - 22:11
Monteroy [4] - 6:19, 7:3, 7:9, 31:5
Morris [2] - 23:2, 40:4
most [2] - 5:25, 8:9
Motion [6] - 29:11, 31:10, 33:10, 36:12, 39:10, 40:12
motion [6] - 30:15, 32:11, 35:2, 38:3, 39:22, 41:12
move [2] - 16:18, 18:15
moved [3] - 19:6, 22:2, 22:7
moving [1] - 7:20
MR [94] - 2:2, 2:6, 2:9, 2:11, 2:13, 3:2, 3:15, 3:19, 3:20, 5:20, 5:21, 6:9, 6:11, 6:12, 6:24, 7:5, 7:6, 7:7, 8:5, 8:9, 8:18, 8:21, 8:22, 9:10, 9:18, 10:7, 10:13, 10:24, 11:9, 11:11, 13:10, 13:17, 13:19, 13:24, 14:3, 14:7, 14:12, 14:17, 14:21, 14:25, 15:6, 15:15, 16:9, 16:11, 16:12, 17:12, 17:13, 17:17, 17:19, 17:21, 18:2, 18:6, 18:9, 18:13, 19:4, 19:7, 19:20, 19:23, 20:10, 20:13, 20:15, 20:17, 20:20, 20:22, 21:6, 21:8, 21:9, 21:21, 22:9, 22:15, 22:17, 22:20, 22:21, 23:9, 23:12, 23:13, 23:16, 23:20, 23:21, 23:23, 23:24, 24:3, 24:5, 24:7, 24:9, 24:13, 24:14, 25:3, 25:9, 25:24, 26:3, 26:7, 26:9, 26:10
MS [22] - 8:3, 8:6, 13:6, 13:15, 13:20, 13:25, 14:4, 14:9, 14:10, 17:24, 18:4, 18:7, 18:11, 18:25, 19:6, 19:17, 19:21, 22:6, 22:12, 25:4, 25:22, 25:25
muddy [1] - 7:22
mudroom [1] - 24:20
multiple [1] - 33:25
must [1] - 34:20
name [7] - 3:15, 7:5, 7:6, 9:24, 16:11, 17:20, 21:21
narrower [1] - 11:23
natural [1] - 20:6
nearby [2] - 33:15, 40:19
necessary [7] - 31:23, 31:24, 32:6, 34:3, 34:20, 37:21, 41:6
necessitated [1] - 25:7
negative [3] - 5:11, 29:21, 31:19
neighbor [3] - 19:13, 24:4, 24:10
neighbor's [2] -

19:9, 20:3
neighborhood [12] - 5:2, 5:4, 5:12, 6:3, 29:23, 31:15, 31:16, 31:19, 33:15, 34:8, 37:4, 40:19
neighborhoods [1] - 37:8
neighbors [3] - 20:7, 25:25, 26:3
net [1] - 7:16
neurosurgeon [1] - 12:9
neurosurgeons [1] - 14:22
Neurosurgery [2] - 10:19, 11:2
neurosurgery [1] - 12:6
never [1] - 9:17
new [7] - 3:3, 16:19, 18:12, 18:15, 19:18, 36:20, 37:6
NEW [4] - 1:2, 27:2, 28:2, 42:2
New [9] - 1:6, 1:24, 3:17, 27:15, 27:25, 28:6, 28:23, 42:15, 42:25
next [3] - 22:3, 22:7, 22:10
nonconforming [2] - 13:16, 13:18
none [6] - 6:15, 8:25, 15:22, 21:12, 22:24, 26:13
nonuniform [1] - 29:24
normally [1] - 20:25
north [2] - 2:21, 24:11
Notary [2] - 27:24, 42:24
nothing [1] - 11:6
noticeably [1] - 29:19
NYPPAW [2] - 21:15, 39:4
obtained [5] - 30:10, 32:6, 34:21, 37:22, 41:7
obviously [4] - 24:15, 24:19, 24:22, 25:20
occupational [2] - 12:12, 12:17
occupational-health [1] - 12:17
occur [1] - 20:9
occurs [1] - 4:14

OF [12] - 1:2, 27:2, 27:3, 28:2, 29:13, 31:12, 33:12, 36:14, 39:12, 40:14, 42:2, 42:3
office [1] - 3:16
once [1] - 17:9
one [15] - 7:20, 9:19, 11:7, 13:11, 17:24, 18:2, 18:3, 20:7, 23:17, 24:2, 24:3, 24:8, 36:25, 37:12
one's [1] - 23:25
one-car [1] - 36:25
open [3] - 5:16, 7:15, 20:11
OPEN [1] - 2:24
opening [1] - 8:14
opposed [1] - 7:23
optimally [1] - 13:2
option [2] - 13:22, 13:23
order [1] - 2:3
original [2] - 16:16, 39:14
originally [3] - 9:17, 13:11, 17:2
otherwise [1] - 22:13
outside [2] - 20:23, 20:25
overall [2] - 16:24, 33:21
overbuilt [1] - 8:16
owned [2] - 5:19, 5:22
owner [11] - 3:7, 9:4, 15:24, 16:13, 21:16, 23:2, 29:3, 33:4, 36:3, 39:5, 40:5
owners [4] - 2:16, 4:7, 6:18, 31:4
P.M [2] - 1:3, 28:3
packet [2] - 9:14, 14:2
pad [1] - 20:23
page [1] - 14:2
pages [2] - 27:6, 42:6
pain [2] - 12:7, 12:8
pain-management [1] - 12:7
panels [1] - 13:12
park [1] - 34:5
parking [7] - 12:18, 15:5, 15:12, 34:3, 34:4, 34:12, 37:2
part [4] - 14:19, 16:16, 16:19, 31:24
parties [2] - 27:11, 42:11

Partners [2] - 10:20, 11:2
patient [1] - 12:8
patients [4] - 12:5, 12:7, 12:8, 14:23
paved [1] - 18:17
pavement [1] - 18:5
paving [1] - 18:12
PEACOCK [4] - 3:15, 3:20, 5:21, 6:11
Peacock [1] - 3:16
peak [2] - 16:20, 16:21
pediatric [1] - 12:12
Pediatric [1] - 11:2
people [5] - 9:16, 10:2, 12:16, 24:9, 24:22
percent [4] - 5:7, 5:9, 29:15, 40:16
percentages [1] - 30:2
permits [5] - 30:10, 32:6, 34:20, 37:21, 41:6
permitted [3] - 5:6, 5:7, 24:16
personal [2] - 27:7, 42:7
physical [3] - 5:13, 15:3, 34:7
Pinkowski [3] - 15:24, 16:12, 36:3
PINKOWSKI [15] - 16:9, 16:12, 17:13, 18:2, 18:6, 18:9, 18:13, 19:4, 19:7, 19:20, 19:23, 20:13, 20:17, 20:22, 21:8
Pittsford [1] - 2:7
place [2] - 15:2, 15:4
placed [1] - 15:3
plan [2] - 16:18, 22:13
planned [1] - 20:17
planning [3] - 19:24, 20:22, 22:10
plans [13] - 2:22, 3:13, 6:23, 9:8, 16:8, 21:20, 23:8, 29:9, 31:9, 33:8, 36:10, 39:9, 40:10
podium [1] - 7:24
point [2] - 10:15, 20:18
pool [7] - 17:3, 19:23, 20:2, 20:18, 20:20, 21:4, 37:20
pool-water [1] - 37:20

porch [2] - 4:6, 19:11
portion [6] - 10:3, 10:23, 11:22, 12:2, 14:14, 18:14
Post [1] - 2:7
POSTPONED [1] - 2:24
postponed [1] - 3:5
poststroke [1] - 12:7
potentially [1] - 17:8
practice [2] - 12:13, 13:13
PRESENT [2] - 1:8, 28:8
present [3] - 2:12, 5:5, 37:14
presented [2] - 28:17, 39:14
pretty [3] - 6:10, 22:17, 24:24
previous [3] - 4:7, 39:17, 39:23
primary [1] - 30:3
private [2] - 18:3, 36:22
problem [1] - 30:5
problems [1] - 6:4
proceeding [2] - 27:9, 42:9
PROCEEDINGS [2] - 1:2, 28:2
process [2] - 4:16, 4:18
produce [2] - 33:14, 37:2
project [2] - 22:4, 32:5
properly [1] - 2:5
properties [4] - 31:16, 33:15, 40:20, 40:22
property [24] - 2:17, 3:8, 3:23, 5:16, 5:18, 6:18, 7:9, 9:4, 15:25, 16:19, 16:20, 18:20, 21:16, 23:3, 25:22, 29:4, 31:4, 33:4, 33:17, 36:3, 39:5, 40:5, 40:17, 40:22
proportionate [1] - 36:21
proportionately [1] - 31:17
proposed [4] - 29:16, 31:13, 33:18, 34:6
provide [1] - 40:25
public [5] - 6:15, 8:25, 15:22, 21:12, 26:13

Public [2] - 27:24, 42:24
PUBLIC [1] - 2:23
purchased [2] - 16:10, 16:14
pursuant [3] - 21:18, 28:18, 39:7
pushing [1] - 7:17
put [5] - 9:16, 10:9, 11:8, 15:11, 20:2
putting [1] - 20:23
questions [10] - 6:7, 6:9, 8:2, 8:19, 15:18, 21:6, 22:5, 22:18, 25:3, 26:7
quick [2] - 10:18, 13:21
quite [1] - 4:4
rain [1] - 18:24
raise [1] - 22:3
raised [1] - 22:11
Randall [1] - 3:16
range [2] - 4:24, 29:25
rarely [1] - 24:22
read [1] - 2:14
ready [1] - 2:13
Real [2] - 9:4, 33:3
real [1] - 10:18
realized [1] - 4:3
realizing [1] - 12:19
really [3] - 10:2, 15:10, 25:12
rear [6] - 4:5, 4:14, 4:21, 26:4, 26:5, 29:18
reason [1] - 12:4
reasonably [1] - 33:23
received [1] - 21:25
reclassifying [1] - 13:19
record [5] - 2:11, 8:3, 17:20, 27:8, 42:8
reduce [2] - 11:18, 33:20
reducing [1] - 11:7
reflect [1] - 19:18
regarding [8] - 6:14, 8:23, 9:19, 15:21, 21:10, 22:22, 26:11, 32:5
reganted [1] - 33:19
regrets [1] - 6:24
relative [2] - 27:11, 42:11
remain [1] - 5:25
REMAINS [1] - 2:24
renovation [2] - 7:12, 7:17

renovations [2] - 6:21, 31:7
repair [1] - 30:4
repairing [1] - 4:17
repeated [1] - 11:3
replace [1] - 33:19
Reported [2] - 1:22, 28:21
reported [2] - 27:5, 42:5
Reporter [2] - 27:24, 42:24
Reporting [2] - 1:23, 28:22
REQUEST [1] - 2:25
request [7] - 9:11, 11:17, 23:15, 24:12, 24:14, 30:3, 31:23
requested [4] - 29:14, 33:13, 36:15, 40:15
requesting [1] - 21:24
required [2] - 2:21, 28:18
requirements [1] - 16:25
resolve [1] - 6:4
resolving [1] - 4:17
rest [2] - 17:23, 25:20
result [6] - 18:19, 31:20, 31:24, 37:5, 40:20, 40:25
Review [1] - 41:6
review [1] - 28:18
Richard [1] - 23:9
Rick [5] - 2:5, 3:18, 5:22, 9:12, 13:6
RICK [2] - 1:13, 28:13
Road [8] - 3:8, 6:19, 7:3, 7:9, 21:16, 29:4, 31:5, 39:5
road [6] - 4:2, 16:17, 18:3, 19:2, 36:22, 37:7
ROCHESTER [2] - 1:2, 28:2
Rochester [6] - 1:6, 3:17, 9:11, 10:25, 25:24, 28:6
roll [7] - 2:10, 30:15, 32:11, 35:2, 38:3, 39:22, 41:12
roof [5] - 4:4, 4:8, 4:11, 30:5
roof-leak [1] - 30:5
roofing [1] - 4:9
room [3] - 4:7, 4:18, 4:25
row [1] - 15:12
run [1] - 18:21
running [1] - 19:24
sac [1] - 36:22
safety [1] - 37:13
sanitary [1] - 37:19
scape [2] - 18:23, 19:16
scattered [1] - 29:23
Schick [3] - 6:17, 6:25, 31:3
School [2] - 21:14, 39:3
Schwartz [1] - 2:12
secluded [1] - 36:22
second [6] - 3:11, 4:13, 5:3, 23:17, 25:16, 29:7
Seconded [6] - 30:11, 32:7, 34:22, 37:23, 39:18, 41:8
Secretary [2] - 1:14, 28:14
Section [15] - 2:19, 3:9, 6:19, 9:6, 16:2, 16:5, 21:18, 23:4, 29:5, 31:5, 33:5, 36:5, 36:7, 39:7, 40:6
sections [1] - 34:2
see [7] - 9:14, 10:18, 13:3, 13:23, 19:3, 19:12, 19:14
seeks [1] - 12:8
self [3] - 30:4, 34:11, 37:10
self-created [3] - 30:4, 34:11, 37:10
semantics [1] - 10:25
sense [1] - 12:3
separate [1] - 34:2
SEQRA [1] - 28:18
session [1] - 2:3
set [1] - 7:22
setback [1] - 2:20
setbacks [1] - 24:25
several [1] - 37:7
sewer [2] - 19:25, 37:19
sf [24] - 3:10, 3:12, 6:21, 6:22, 9:7, 16:3, 16:4, 23:5, 23:7, 29:6, 29:8, 31:7, 31:8, 33:7, 36:6, 40:7, 40:9
shall [7] - 30:10, 32:6, 34:17, 37:18, 37:19, 37:21, 41:7
shaped [1] - 29:24
Sharon [1] - 2:16
SHERWOOD [6] - 1:22, 27:4, 27:23, 28:21, 42:4, 42:23
shoes [1] - 7:22
short [1] - 6:6
shorthand [2] - 27:5, 42:5
shortly [1] - 4:3
show [1] - 2:11
side [11] - 2:20, 2:21, 4:21, 5:17, 24:18, 24:20, 24:25, 25:10, 25:13, 26:6, 40:22
sides [2] - 25:6, 41:2
Siegrist [1] - 2:15
Sign [2] - 9:5, 33:5
sign [32] - 9:6, 9:12, 9:16, 9:21, 10:3, 10:4, 10:5, 10:15, 10:21, 11:16, 11:21, 11:22, 11:25, 13:7, 13:8, 13:12, 13:22, 14:5, 14:12, 14:14, 15:2, 15:14, 23:10, 33:6, 33:16, 33:18, 33:19, 33:20, 33:24, 34:2, 34:15, 34:17
signage [3] - 9:24, 23:10, 33:20
significantly [2] - 6:2, 6:3
signs [1] - 9:19
similar [2] - 31:18, 33:20
single [2] - 2:19, 11:3
Sisters [3] - 21:15, 21:23, 39:4
site [4] - 5:14, 13:22, 14:25, 33:20
sits [2] - 3:25, 18:17
sitting [1] - 19:10
size [13] - 11:25, 12:4, 14:5, 14:8, 16:3, 16:24, 18:8, 29:19, 31:18, 36:6, 36:16, 40:16, 40:23
sleep [3] - 10:8, 10:9, 14:24
Sleep [3] - 10:10, 10:16, 11:2
slightest [1] - 14:7
slightly [1] - 24:19
slope [3] - 5:17, 18:20, 20:6
sloped [1] - 5:17
slopes [1] - 17:15
sloping [1] - 16:20
small [2] - 8:7, 12:17
smaller [3] - 12:2, 13:3, 37:12
so.. [1] - 21:3
sorry [7] - 3:19, 5:21, 7:7, 8:11, 11:15, 18:6, 18:7
sort [1] - 15:16
sought [1] - 33:22
South [2] - 9:5, 33:5
south [1] - 5:17
southeast [1] - 4:20
space [12] - 4:19, 7:23, 17:7, 18:10, 18:19, 19:2, 20:18, 24:20, 25:18, 29:16, 32:2
spine [1] - 12:10
spot [3] - 12:19, 15:7, 15:10
spring [1] - 22:3
square [11] - 4:23, 7:19, 8:15, 9:13, 24:15, 31:14, 31:17, 33:16, 33:19, 36:16, 36:17
square-foot [1] - 33:16
staircase [1] - 25:15
stand [1] - 5:15
standalone [1] - 19:15
standpoint [1] - 11:14
stands [1] - 5:7
start [1] - 22:9
starting [1] - 22:10
state [6] - 7:5, 7:6, 16:11, 17:19, 27:15, 42:15
STATE [2] - 27:2, 42:2
stay [2] - 17:22, 20:21
stems [1] - 34:11
still [1] - 22:3
storage [1] - 20:18
straight [2] - 6:10, 24:24
street [5] - 4:22, 24:4, 24:8, 24:10, 29:20
structure [5] - 30:7, 31:22, 31:25, 37:16, 41:4
stuff [1] - 20:18
styled [2] - 27:5, 42:5
subject [1] - 31:16
submitted [3] - 13:21, 32:4, 41:5
substantial [6] - 29:15, 31:14, 33:16, 36:20, 37:5, 40:15
supervision [2] - 27:8, 42:8
support [2] - 23:14, 24:5
supposed [1] - 13:22
surrounding [4] - 5:14, 21:19, 21:25, 39:8
SUV [1] - 17:8
sweet [1] - 6:6
system [1] - 19:25
table [1] - 4:25
TABLED [1] - 2:23
tall [1] - 12:22
Tax [1] - 2:18
tearing [1] - 4:10
technically [1] - 11:4
Templeton [1] - 7:10
tenant [1] - 11:4
tenants [3] - 9:22, 9:25, 10:22
tends [1] - 12:9
tennis [3] - 21:19, 22:2, 39:8
testimony [8] - 27:9, 30:9, 32:5, 34:16, 37:17, 39:14, 41:5, 42:9
thaws [1] - 4:11
THE [4] - 1:2, 2:23, 2:24, 28:2
the.. [1] - 5:19
three [4] - 17:7, 24:8, 36:20, 37:9
three-car [3] - 17:7, 36:20, 37:9
throw [1] - 7:22
tied [1] - 6:25
tight [1] - 25:18
TO [1] - 2:24
today's [2] - 16:25, 37:12
TOMPKINS [10] - 1:10, 13:6, 13:15, 13:20, 13:25, 14:4, 14:9, 19:21, 22:6, 28:10
Tompkins [9] - 30:11, 30:12, 32:8, 33:10, 34:23, 37:23, 37:24, 39:19, 41:9
tonight [1] - 3:17
top [3] - 4:19, 11:24, 13:21
torn [1] - 4:11
total [3] - 11:25, 31:22, 40:16
touched [1] - 16:22

tough [2] - 14:25, 15:6
Town [4] - 1:5, 1:12, 28:5, 28:12
tractors [1] - 17:4
trading [1] - 18:10
traffic [1] - 8:10
transcription [2] - 27:7, 42:7
trouble [1] - 12:10
true [3] - 27:8, 39:17, 42:8
truly [1] - 10:3
trying [5] - 7:12, 12:18, 13:5, 17:22, 22:3
tucked [1] - 37:6
two [5] - 18:2, 20:6, 33:25, 34:2, 36:23
type [4] - 12:8, 24:23, 25:2, 25:21
typed [2] - 27:6, 42:6
ugly [1] - 19:15
umbrella [2] - 9:23, 11:5
unacceptable [2] - 37:4, 40:18
under [5] - 9:22, 11:4, 12:2, 27:7, 42:7
undesirable [1] - 33:14
undeveloped [1] - 5:25
University [1] - 9:11
up [11] - 3:25, 6:25, 8:14, 9:16, 14:11, 18:14, 18:18, 18:23, 19:25, 20:6, 24:4
UR [12] - 9:20, 9:22, 9:24, 10:10, 10:15, 10:17, 10:19, 10:25, 11:2, 11:3, 11:4, 11:23
URMC [4] - 9:3, 9:20, 14:18, 33:3
uses [1] - 33:25
utilities [2] - 19:21, 37:18
Variance [13] - 2:19, 3:9, 6:19, 9:5, 16:2, 16:5, 23:4, 29:5, 31:5, 33:5, 36:4, 36:7, 40:6
variance [20] - 9:11, 9:17, 17:6, 21:17, 21:25, 23:14, 24:11, 29:14, 30:3, 30:7, 31:20, 33:13, 34:6, 34:14, 36:15, 37:16, 39:6, 40:15, 40:21, 41:4

vehicle [1] - 16:25
vehicles [2] - 17:3, 37:3
vestibule [2] - 8:8, 8:12
view [1] - 19:16
View [4] - 3:8, 3:23, 5:4, 29:4
viewed [1] - 13:2
viewing [2] - 11:13, 12:24
visible [4] - 4:21, 16:16, 31:21, 37:7
visiting [1] - 12:6
walk [2] - 8:7, 12:14
walking [1] - 12:10
walkway [1] - 20:11
wall [4] - 4:15, 7:17, 7:20, 14:14
water [6] - 18:21, 18:22, 19:24, 20:3, 37:19, 37:20
welfare [1] - 37:13
Whitewood [5] - 23:3, 23:19, 23:25, 40:5
whole [1] - 10:14
wide [3] - 7:24, 25:14, 29:25
width [1] - 11:18
wife's [1] - 17:8
windows [1] - 14:15
wintertime [1] - 20:24
WITNESS [2] - 27:14, 42:14
Women [2] - 21:15, 39:4
Woodcrest [2] - 1:23, 28:22
wooded [2] - 5:18, 5:24
Wright [9] - 30:11, 30:12, 32:8, 33:10, 34:23, 37:23, 37:24, 39:19, 41:9
WRIGHT [10] - 1:10, 13:6, 13:15, 13:20, 13:25, 14:4, 14:9, 19:21, 22:6, 28:10
yard [2] - 20:4, 20:6
year [5] - 8:4, 21:4, 22:10, 22:14
years [2] - 3:24
YORK [4] - 1:2, 27:2, 28:2, 42:2
York [9] - 1:6, 1:24, 3:17, 27:15, 27:25, 28:6, 28:23, 42:15, 42:25

Young [2] - 21:15, 39:4
zone [1] - 9:20
Zoning [1] - 2:3
ZONING [2] - 1:2, 28:2