

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
JUNE 1, 2016

7:15 P.M.

CHAIRPERSON: Call the meeting to order.
 Announce location of exits and that the building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes of the April 6, 2016 meeting.
 Approve the minutes of the May 4, 2016 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF
 APPEALS in the Brighton Pittsford Post of May 26, 2016 will now be held.

5A-05-16 Application of Mamasan’s Monroe, LLC, owner of property located at 2735 Monroe Avenue, for 1) an Area Variance from Section 205-7 to allow impervious coverage to be 71.7%, after construction of a new restaurant, in lieu of the maximum 65% impervious coverage allowed by code; 2) an Area Variance from Section 207-2A to allow front yard fence posts to be 6 ft. in height in lieu of the maximum 3.5 ft allowed by code; and 3) an Area variance from Section 205-18B to allow pavement and parking to be 4.3 ft from the north side property line, 4 ft. from the south side property line and 1 ft. from the rear (west) property line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file. **POSTPONED TO THE JULY 6, 2016 MEETING AT APPLICANTS REQUEST**

5A-10-16 Application of Brighton Twelve Corners Associates, LLC, owner of property located at 1881 Monroe Avenue, for 1) a Sign Variance from Section 207-32B(1) to allow a business identification sign on a second building face (Elmwood Avenue facade) where not allowed by code; 2) a Sign Variance from Section 207-26D to allow a pictorial design to be separated from a business identification sign (Winton Road South facade) and be larger than 25% of the total permitted sign face area where not allowed by code; and 3) a Sign Variance from Section 207-32B(1) to allow total sign area (business identification sign and graphic design) to be 69 sf in lieu of the maximum 63 sf allowed by code. All as described on application and plans on file. **PART I - APPROVED WITH CONDITIONS AT THE MAY 4, 2016 MEETING, PARTS II AND III - TABLED AT THE MAY 4, 2016 MEETING - PUBLIC HEARING REMAINS OPEN**

6A-01-16 Application of Chuck Chada, owner of property located at 2525 East Avenue, for an Area Variance from Section 207-6 to allow a detached garage to be constructed at a height of 20.5 ft. in lieu of the maximum 16 ft. allowed by code. All as described on application and plans on file.

6A-02-16 Application of Gary Schreib, owner of property located at 2600 West Henrietta Road, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a one day outdoor anniversary event (June 25, 2016) in a BF-2 General Commercial District. All as described on application and plans on file.

- 6A-03-16 Application of Thomas Galvin, Jr., owner of property located at 2240 Monroe Avenue, for Area Variances from Section 205-18A to 1) allow for expansion of pavement/parking in the front yard along Monroe Avenue where not allowed by code, and 2) allow for pavement/parking to extend into the Sunset Drive front yard where not allowed by code, and be 4 +/- ft from a side lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file.
- 6A-04-16 Application of Anthony Associates, owner of property located at 2305 Monroe Avenue, for Area Variances from Section 205-7 to 1) allow maximum building square footage, after construction of a 690 sf addition, to be 10,119 sf in lieu of the maximum 7,000 sf allowed by code, and 2) allow first floor building square footage to be 8,275 sf in lieu of the maximum 3,500 sf allowed by code. All as described on application and plans on file.
- 6A-05-16 Application of Anthony Associates, owner of property located at 2305 Monroe Avenue, for 1) an Area Variance from Section 205-7 to allow impervious lot coverage, after construction of a 690 sf building addition, to be 67.9% in lieu of the maximum 65% allowed by code, and 2) allow a covered porch to extend 5 ft. into the 30 ft. front setback (Roosevelt Road) required by code All as described on application and plans on file.
- 6A-06-16 Application of Gordon Penniston, agent, and Kathleen O'Brien, owner of property located at 30 Seminole Way, for an Area Variance from Section 205-2 to allow a covered porch to extend 7.5 ft. into the existing 30.8 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.
- 6A-07-16 Application of Sustainable Energy Development, Inc., agent, and Guiliana Basha, owner of property located at 235 Shaftsbury Road, for an Area Variance from Sections 207-46 and 207-49 to allow for a ground mounted solar panel array where only roof mounted solar panels are allowed by code. All as described on application and plans on file.
- 6A-08-16 Application of McQuaid Jesuit High School, owner of property located at 1800 South Clinton Avenue, for an Area Variance from Sections 203-2.1C(1)(a) and 203-9B to allow a two story class room addition to be constructed 77 ft. from a side lot line in lieu of the minimum 100 ft. 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: NONE

PETITIONS: NONE