Brighton Zoning Board of Appeals 12/06/17

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT
2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK ON DECEMBER 6TH,
2017 AT APPROXIMATELY 7:15 P.M.

December 6th, 2017
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:
DENNIS MIETZ, Chairperson
DOUGLAS CLAPP
CHRISTINE CORRADO
JUDY SCHWARTZ
ANDREA TOMPKINS WRIGHT
JENNIFER WATSON

Not Present:
JEANNE DALE

DAVID DOLLINGER, ESQ.
Town Attorney

RICK DiSTEFANO
Secretary

REPORTED BY: RHODA COLLINS, Court Reporter
EDITH E. FORBES COURT REPORTING SERVICE
21 Woodcrest Drive
Batavia, New York 14020
Brighton Zoning Board of Appeals 12/06/17

CHAIRPERSON MIETZ: Good evening. I'd like to call to order the December session of the Zoning Board of Appeals.

Rick, was the meeting properly advertised?

MR. DiSTEFANO: Yes, Mr. Chairman, it was advertised in the Brighton-Pittsford Post of November 30, 2017.

CHAIRPERSON MIETZ: Okay. Will you please call the roll?

MR. DiSTEFANO: Let the record show that Ms. Dale is not present.

CHAIRPERSON MIETZ: Okay. So we have two sets of minutes to talk about. We have the October and we have the November, so let's look at October, Judy.

MS. SCHWARTZ: On Page 10, Line 10, the first word is amendable and then further in, I'm going to take a look at them. Would you be amendable to having a restriction on screening the variance.

CHAIRPERSON MIETZ: Where are you Judy?


CHAIRPERSON MIETZ: Okay. This is Ms. Tomkins Wright speaking?

MS. SCHWARTZ: Yeah.
Chairperson Mietz: Would you be amendable to having, do you remember, Andrea?

Mr. Di Stefano: What was the variance regarding, generator?

Ms. Tompkins Wright: No, this is for the T. Shaw, it was having restrictions on seating. It's really like restrictions on seating in the approval.

Ms. Schwartz: Oh, yes.

Chairperson Mietz: Yeah, but it still doesn't make sense changing that.

Mr. Di Stefano: Just how should it read?

Ms. Tompkins Wright: Would you be amendable to having a restriction on seating in the approval and that there not be permitted any tables or chairs for customers.

Chairperson Mietz: That's good. If it was in the decision it would be a little more critical.

Ms. Schwartz: Page 49, Line 7, just insert the word house after the word open. And on Page 52, Line 24, change construction to interruption. And that's all I have on that.

Chairperson Mietz: Anything else?

Ms. Corrado: Yes. Page 53, Line 6, the third word should be sited with an "S", and Line 8, effected should
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be affected with an "A", and that's all.

CHAIRPERSON MIETZ: Okay, very good. So the motion for the October minutes as amended?

MS. TOMPKINS WRIGHT: So moved.

(Second by Mr. Clapp.)

(Ms. Schwartz, yes; Mr. Clapp, yes; Ms. Tompkins Wright, yes; Mr. Mietz, yes; Ms. Watson, yes; Ms. Corrado, yes.)

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

CHAIRPERSON MIETZ: Okay, so then we have the November, Judy?

MS. SCHWARTZ: Yes. On Page 26, second-to-last word should be t-h-e-i-r, Line 18, utilities should be utilized.

On Page 44, Line 23, it should be would normally.

On Page 46, Line 20, change the word lawn to pavement, at any other time there's lawn, it should be pavement coverage.

And on Page 47, Line 11, change lawn to pavement in Line 11 on Page 47.

And on Page 50, Line 7, the word is hinder, in
line 12, condition number 1, insert the word be after not, not be.

on page 51, line 17, insert the word is after location. and that’s all i have.

ms. corrado: page 56, lines 3 and 4, it should read as the existing structure is in compliance, strike the comma, if in use as a garage. so striking comma replacing it’s being and instead if in use as a garage.

line 8, word of replace with with; and line 10, strike the comma after applicant; line 11, replace the word design with defined use. that’s it.

chairperson mietz: okay, motion.

ms. schwartz: so moved.

(second by ms. tompkins wright.)

(mr. clapp, yes; ms. schwartz, yes; ms. tompkins wright, yes; mr. mietz, yes; ms. watson, yes; ms. corrado, yes.)

(upon roll call, motion to approve with corrections carries.)

chairperson mietz: okay. when you are ready, rick, let’s read the first applicant.

application 12a-01-17

12a-01-17 application of eric holmquist,
architect, and McQuaid Jesuit High School, owner of property located at 1800 South Clinton Avenue, for Sign Variances from Section 207-31B to allow for two (2) additional building face signs totaling 107 square feet to be installed, bringing the total number of signs to seven (7) with a total area of 363 square feet, where only one (1) sign no greater than 16 square feet is allowed by code. All as described on application and plans on file.

ERIC HOLMQUIST: Hi, I’m Eric Holmquist with SWBR, architect firm, the addition to McQuaid. The addition is at the rear of the school and the two signs that we’re proposing, one is the name of the building, and the second one -- which is essentially only visible from the property, from the school property -- which is the seal, which is really just for the school.

CHAIRPERSON MIETZ: Can you just orient us, just for the conversation, as to what the direction that crest is.

ERIC HOLMQUIST: Sure. You would be able to see it from Lac De Ville, the very back --

CHAIRPERSON MIETZ: Oh, it faces the east.

ERIC HOLMQUIST: Faces the east, yes, and the naming sign is southern facing.
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CHAIRPERSON MIETZ: Right. So that would be visible from the --

ERIC HOLMQUIST: You can see it through trees and between the buildings you can see it. Neither of the signs are internally lit. Although originally when we came in with the building permit plan we were intending for them to be, we subsequently decided that was not the right decision.

CHAIRPERSON MIETZ: Okay.

ERIC HOLMQUIST: Any questions?

CHAIRPERSON MIETZ: Could you, just for the record, what is the need for these signs?

ERIC HOLMQUIST: Sure. Well, I would -- I wrote in my -- I would say that the seal is -- the need for it is not a need, it is a desire. It's a logo and it faces the new commons which is their new gathering place.

The other one is way finding. Finding the door to that entrance of the school, which is essentially the name of that wing.

CHAIRPERSON MIETZ: That's what it's going to be permanently named when referencing somebody to go to that particular part on the campus, you would direct them to the blah, blah, blah.
ERIC HOLMQUIST: Exactly.

MS. WATSON: And it's a new use, the people are entering it, the door is a new wing, or building?

ERIC HOLMQUIST: Yes. It's a whole new wing. It's a secondary entrance. The primary entrance is still at the front of the school, but after school there's drop off at the circle there, there's tennis courts there. And it's where the engineering and science labs are so there will be deliveries and pick ups in that area as well.

CHAIRPERSON MIETZ: Any other questions for this gentleman?

MS. TOMPKINS WRIGHT: You already have a seal on the north side of the property as well?

ERIC HOLMQUIST: On the north side of the -- well, no -- oh, yes, there's one right by the door, there's a small seal. The original 1950 entrance, yes, there is.

CHAIRPERSON MIETZ: Okay. Any other questions?

MR. DiSTEFANO: Just to question, I guess, if the Board weren't to approve this variance what, you know, what impact will it have on the property?

ERIC HOLMQUIST: I would say with the seal, it would have little impact. I think it's, again, I think it's
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an aesthetic that the school wanted. But as far as the
functioning of that space or the need, there's no need for
that sign.

The other sign is like I said, a way finding.

So it's knowing where you are, so I think it would create
confusion as far as directing somebody, especially since it's
at the rear of the building. It's not visible from the
street, it's not visible from the entrance. So when you're
kind of going around the building you kind of want to know
you've arrived.

CHAIRPERSON MIETZ: Okay, thank you.

Is there anyone in the audience who would like
to speak regarding this application? There being none, then
the Public Hearing is closed.

APPLICATION 12A-02-17

12A-02-17 Application of Lori Marra and Lisa
Morretto, owners of property located at 145 Shaftsbury Road,
for an Area Variance from Section 207-2A to allow a portion
of a 6-foot high fence to extend into a front yard where a
maximum 3.5-foot high fence is allowed by code. All as
described on application and plans on file.

LORI MARRA: Hi. Good evening, I'm Lori Marra
and as you just read we want to extend one panel by three
feet height to the existing three-foot fence that stands there and it would be like the northern part of the property.

MS. SCHWARTZ: How long has the fence been up?

LORI MARRA: The fence has been up, the fence it extends from has been there since we have been in the house, and the new three-foot fence has been there since we put it up in October.

MS. SCHWARTZ: Okay. And you've been in the house how long?

LORI MARRA: For 12 years.

CHAIRPERSON MIETZ: For the record can you describe what you're trying to accomplish by putting this extension in?

LORI MARRA: Yes, we're trying to block the lights that are coming in from cars that are parking that way now. So this will create just enough on the panel. The one panel is coming halfway. If we extend it by the three feet it blocks the rest of the light.

MS. TOMPKINS WRIGHT: You submitted a letter from your landscape architects stating you could not install landscaping to block the view because it's just not a viable location.

LORI MARRA: Yes, we would prefer landscaping
actually. And if you look at another berm that we have, the way our house is located on the corner, as you come down Clover, the lights come in and we put a huge berm up there to block the light. So we would prefer to do that, but the 70-year-old beautiful beech has made it completely impossible to do that. We really tried to figure that out.

MS. CORRADO: Do you intend to replace the three-foot panel, this is not -- you're not planning to add on to the existing three-foot panel, correct?

LORI MARRA: Yes. The landscaper when he recommended we do that instead of the berm, he left the long length up. And he said if we do get a variance, he would come remove the three-foot and put the one that matches the one coming down.

MS. CORRADO: Okay.

CHAIRPERSON MIETZ: Okay, good.

MS. WATSON: Have you had any communication with the neighbor or property owner about the desire to do the fence?

LORI MARRA: No, we haven't. We haven't.

CHAIRPERSON MIETZ: And we can discuss that further in our deliberations.

Any other questions for Lori? Thank you.
LORI MARRA: Thanks.

CHAIRPERSON MIETZ: Is there anyone in the audience who would like to speak regarding this application?

PEGGY GOGGIN: Good evening, Peggy Goggin, G-o-g-g-i-n, 160 Clover Street. I am here because my property aligns, it runs along the back of their property and the house next door, 145, I think it is you're talking about. They're 127 Shaftsbury, right?

LORI MARRA: We're 145.

PEGGY GOGGIN: Then the house next to it is 127, they run along the back of mine.

CHAIRPERSON MIETZ: We have a tax map here, so we can see 160. So you're 160?

PEGGY GOGGIN: Yes.

CHAIRPERSON MIETZ: Okay. So you butt up to 145 and directly behind 145. Okay.

PEGGY GOGGIN: I just wanted to affirm the statement about the lights. When one pulls in a driveway, from my observations of traveling often Clover Street and Shaftsbury buy going north or south, I have observed that most often the two vehicles to 127 are not parked in the garage, but they are always parked facing lights into their property. Because I have sometimes been in the yard coming
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and going for some reason and I see the lights as they pull in.

And I sat here that evening and I heard the woman who owns the property at 127 affirm her statement was, oh, we would never pull in frontwards because we would not want to bother the people. So I totally approve and think they should be supported in this wish to maintain the integrity and privacy of their home.

CHAIRPERSON MIETZ: Very good. Thank you very much.

Is there anyone in the audience who would like to speak regarding this application? There being none, then the Public Hearing is closed.

APPLICATION 12A-03-17

12A-03-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane, for an Area Variance from Section 205-2 to allow for 1,179 square feet of attached garage area in lieu of the maximum 900 square feet allowed by code. All as described on application and plans on file.

APPLICATION 12A-04-17

12A-04-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane, for
an Area Variance from Section 207-10E(2) to allow front yard pavement to be 33 percent of the front yard in lieu of the maximum 30 percent allowed by code. All as described on application and plans on file.

PETER MORRIS: I'm the applicant, Peter Morris, the architect, and with me is Tom Bernunzio.

CHAIRPERSON MIETZ: What's your address, Tom?

TOM BERNUNZIO: Yes, address 180 Park Lane.

CHAIRPERSON MIETZ: Proceed.

PETER MORRIS: Okay. We've prepared plans and I'll let Tom do that. We prepared plans obviously for the side garage he wants to have attached to the house on the Corbett's Glen side. It's really not visible from anywhere and he is the last house, he is the last one on the street. But he needs additional storage, so we went through numerous design solutions and this is what we came up with, he and his wife feel comfortable with.

CHAIRPERSON MIETZ: Could you for the record talk about whether there were potential alternatives you looked at that didn't work.

PETER MORRIS: We looked at a freestanding garage, we looked at pulling one forward, that didn't seem to work. We wanted -- we worked around the size and the shape
and the roof lines were very important to try to get this to 
work as well.

So Tom felt this was his charge, he wanted to 
have that pushed back so it wasn't really visible from the 
street setback. And also the second floor plan, the future 
plan is to add a bathroom and bedroom above that space. So 
we had to work it in with the floor plan as well.

MS. TOMPKINS WRIGHT: When you say it's 
storage, is it for vehicles or . . .

PETER MORRIS: Yes, it's a garage.

MS. TOMPKINS WRIGHT: How many cars can you 
store in the front existing garage? It looks pretty --

PETER MORRIS: It's a two-car garage.

MS. TOMPKINS WRIGHT: It actually fits two 
full cars?

PETER MORRIS: Yes.

MS. TOMPKINS WRIGHT: Okay.

PETER MORRIS: He has a boat that he wants to 
put in there and another car.

TOM BERNUNZIO: Yes. We currently have a 
total of four cars, and we would kind of like to get them all 
inside if we can and other things we have around, you know, 
blowers and things like that for leaf disposal, some of our
tools and what not.

CHAIRPERSON MIETZ: No shortage of leaves there.

TOM BERNUNZIO: No shortage of leaves.

MS. TOMPKINS WRIGHT: The total capacity will be four vehicles then?

TOM BERNUNZIO: Yes, four total.

MS. TOMPKINS WRIGHT: Any utilities in the additional garage that you're building other than --

TOM BERNUNZIO: No.

MS. TOMPKINS WRIGHT: No water hookups or heat?

PETER MORRIS: That was another thing, we're trying to have in the proximity, there's a bathroom upstairs so we tried to work out the floor plan of the second floor bathroom and bedroom so that they can be connected to that without any additional utilities. So it's pushed back so it's not prevalent, it's not a big long, in terms of affecting the front of the architecture.

CHAIRPERSON MIETZ: But to answer the question, there was no water, there is no sanitary in the --

PETER MORRIS: Well, there will be, but it will be connected to the house.
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CHAIRPERSON MIETZ: It will go up in a sense.

PETER MORRIS: It will be connected to the existing plumbing in the house next to the bathroom, that's it.

CHAIRPERSON MIETZ: Okay.

MS. TOMPKINS WRIGHT: Can you speak a little bit about what you call the wing wall in your application? And I think that the garage was sort of built maybe a little bit elongated in order to protect the wing wall. Just why you wanted to save that wing wall rather than just being able to move the garage a little bit closer to your home?

PETER MORRIS: The wing wall is actually a part of the architecture in the front and the brickwork and we didn't want to change that look. We wanted to keep that nice fifties look.

CHAIRPERSON MIETZ: Any other questions?

MS. WATSON: I have a question pertaining to the driveway. Did you consider making any other modifications to the driveway to stay within the 30 percent coverage maximum, it is such a narrowing, you know, the driveway pulling through to the street.

PETER MORRIS: That wasn't considered because he wanted additional garage space.
MR. DiSTEFANO: One of the interesting things about this is if you look at the main portion of the driveway it's actually in a town right of way. As the park circle goes, it kind of dead ends and the driveway comes off the back end of that. There's a little area of land I believe is still in the town right of way. I don't think you own that parcel of land, correct?

TOM BERNUNZIO: The one in front you're talking about?

MR. DOLLINGER: You mean the stub at the end of the --

TOM BERNUNZIO: No, we don't.

MR. DiSTEFANO: So they can't really do much there. So you really see how much of the front yard gets narrowed down to almost a very little bit of front yard area. So it's almost like there's, I don't want to make your case for you, there's almost basically like if you're going to grant the driveway -- or excuse me, you're going to grant the garage, there would have to be access.

MS. WATSON: Yes.

MR. DiSTEFANO: And one thing I'd like for the record, that turnaround area you have there now, you are showing on the plans to be removed. You are planning to
remove that stubbed area, correct?

PETER MORRIS: I think that has to be removed, yes.

MR. DiSTEFANO: I think your calculations were based on that being removed.

PETER MORRIS: Yes.

CHAIRPERSON MIETZ: So just understand that that most likely will be a condition that it must be.

TOM BERNUNZIO: Well, actually, the new driveway I think would go over part of that.

MR. DiSTEFANO: Well, you can see what was submitted, the highlighted area was to be removed.

TOM BERNUNZIO: Yes.

MR. DiSTEFANO: That actually a portion of the driveway extends onto town land.

TOM BERNUNZIO: Yes, that little corner, yes.

MR. DiSTEFANO: That's what the plans show, that's why I'm asking you, is that your intention is to remove --

TOM BERNUNZIO: Is to take that little piece out.

MR. DiSTEFANO: Yeah, because I don't think -- if you aren't then your numbers aren't reflective of your
request.

TOM BERNUNZIO: Yes. Our plan was to minimize that space, yes.

MR. DiSTEFANO: Okay.
Do you guys understand?

MS. WATSON: Yes, I believe your application says that you're preserving a mature tree that's right there.

TOM BERNUNZIO: We're going to do our best to do that, yes.

PETER MORRIS: That was another design consideration.

TOM BERNUNZIO: We definitely want to keep that tree, if possible.

MS. WATSON: Thank you.

CHAIRPERSON MIETZ: So are there any other questions?

Thank you.

TOM BERNUNZIO: Thank you.

CHAIRPERSON MIETZ: Is there anyone in the audience who would like to speak regarding this application? There being none, then the Public Hearing is closed.

* * *

EDITH FORBES  (585) 343-8612
REPORTER CERTIFICATE

I, Rhoda Collins, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 28th day of December, 2017.
At Rochester, New York

Rhoda Collins
PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS AT
2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK ON DECEMBER 6TH,
2017 AT APPROXIMATELY 7:44 P.M.

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Brighton Town Hall
2300 Elmwood Avenue
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PRESENT:
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NOT PRESENT:
JEANNE DALE

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: RHODA COLLINS, Court Reporter
EDITH E. FORBES COURT REPORTING SERVICE
21 Woodcrest Drive
Batavia, New York 14020
APPLICATION 12A-02-17

12A-02-17 Application of Lori Marra and Lisa Morretto, owners of property located at 145 Shaftsbury Road, for an Area Variance from Section 207-2A to allow a portion of a 6 foot high fence to extend into a front yard where a maximum 3.5 foot high fence is allowed by code. All as described on application and plans on file.

Motion made by Ms. Schwartz to approve Application 12A-02-17 based on the following findings and facts.

FINDINGS OF FACT:

1. The house is situated on a corner lot and therefore requires a variance for the changes/additions to it as the yards are figured differently than the house situated between the two houses earlier in the block.

2. The request for an eight-foot wide by six-foot high fence which encroaches in the front yard is nearly a portion of the entire fence. Over 30 feet of the fence are code compliant in the front yard and comply entirely on the side yard.

3. Because the fence panels are stepped down in the yard due to the sloping topography, the requested variance is minimized and creates a more pleasing aesthetic.

4. There will be no adverse effect on the character of the
neighborhood or health and safety of the neighbors.

5. This minimal variance will help to shield the headlights from the neighbor's cars that shine directly on the porch of the applicants.

6. The 70-year old beech tree prohibits a vegetative berm due to the advice of an arborist.

**CONDITIONS:**

1. This variance only applies to the addition of the six-foot high fence panel as described in testimony and shown in the application.

2. All necessary permits or modifications to existing permits shall be obtained.

   (Second by Ms. Corrado.)

   (Mr. Clapp, yes; Ms. Tomkins Wright, yes; Mr. Mietz, yes; Ms. Watson, yes; Ms. Corrado, yes; Ms. Schwartz, yes.)

   (Upon roll call, motion to approve with conditions carries.)
Application 12A-03-17

12A-03-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane, for an Area Variance from Section 205-2 to allow for 1,179 square feet of attached garage area in lieu of the maximum 900 square feet allowed by code. All as described on application and plans on file.

Motion made by Ms. Tompkins Wright to approve Application 12A-03-17 based on the following findings and facts.

**FINDINGS AND FACTS:**

1. The granting of the requested variance will not produce an undesirable change in the character of the neighborhood or be a detriment to the nearby properties. The garage extension is placed to the rear of the property from the cul-de-sac and will not be readily visible.

2. The variance is not substantial in light of the fact that the additional garage is set so far behind the home and not readily visible.

3. The benefit sought by the applicant cannot reasonably or readily be achieved by any other method. The property owners require a four-car garage with additional storage due to site constraints including a desire to keep the home's original
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architectural features is best accomplished through the
construction of the additional two-car garage in the location
shown in the plans.

4. There is no evidence that the proposed variance will have
an adverse effect or impact on the physical or environmental
conditions in the neighborhood or district.

**CONDITIONS:**

1. The variance granted herein applies only to the garage
addition described in the location that's depicted on the
application and in testimony given.

2. The garage addition will not be heated and no plumbing
may be installed except as necessary to provide for plumbing
on a future planned second floor accessible only from inside
the home and not from the garage itself.

3. All the necessary approvals and permits must be obtained.
   
   (Second by Ms. Schwartz.)

   (Ms. Corrado, yes; Ms. Watson, yes; Mr. Mietz,
   yes; Mr. Clapp, yes; Ms. Schwartz, yes; Ms. Tomkins Wright,
   yes.)

   (Upon roll call, motion to approve with
   conditions carries.)
APPLICATION 12A-04-17

12A-04-17 Application of Tom and Ginny Bernunzio, owners of property located at 180 Park Lane, for an Area Variance from Section 207-10E(2) to allow front yard pavement to be 33 percent of the front yard in lieu of the maximum 30 percent allowed by code. All as described on application and plans on file.

Motion made by Ms. Watson to approve Application 12A-04-17 based on the following findings and facts.

FINDINGS AND FACTS:

1. The requested variance is not substantial as it is for just three percent more than the maximum pavement coverage. The driveway extension will curve around the existing driveway largely out of site from the cul-de-sac and the existing bump out will be removed improving the overall appearance from the street.

2. No other alternative can grant access to the new garage.

3. No unacceptable change in the character of the neighborhood and no substantial detriment to nearby properties is expected to result in the approval of this variance. The new driveway will be made of gravel and therefore will be permeable and will also curve around and
preserve the existing mature trees.

4. There is no evidence that the health, safety and welfare of the community will be adversely affected by the approval of this variance request.

**CONDITIONS:**

1. This variance will apply only to the driveway that was described in the application. In particular, it will not apply to additional paving or structures considered in the future that are not included in the present application.

2. All necessary approvals and permits shall be obtained.

   (Second by Ms. Schwartz.)

   (Mr. Clapp, yes; Ms. Tomkins Wright, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms. Schwartz, yes; Ms. Watson, yes.)

   (Upon roll call, motion to approve with conditions carries.)
APPLICATION 12A-01-17

12A-01-17 Application of Eric Holmquist, architect, and McQuaid Jesuit High School, owner of property located at 1800 South Clinton Avenue, for Sign Variances from Section 207-31B to allow for two (2) additional building face signs totaling 107 square feet to be installed, bringing the total number of signs to seven (7) with a total area of 363 square feet, where only one (1) sign no greater than 16 square feet is allowed by code. All as described on application and plans on file.

Motion made by Mr. Mietz to approve Application 12A-01-17 based on the following findings and facts.

FINDINGS AND FACTS:

1. The campus is a large site, comprising multiple buildings along two major roadways.
2. While the request appears substantial the need for wayfinding and identification are important within the campus.
3. The proposed locations for the two signs over 107 square feet will be placed in locations which are fairly visible from any roadway.
4. The character of the neighborhood will not be negatively impacted due to the commercial nature of the area which
office and multi-family residential business surrounding the site.

**CONDITIONS:**

1. The approval is based on drawings submitted and testimony given as to the specific size and locations of the two additional signs.
2. All ARB and Planning Board approvals shall be obtained.
3. The two signs as proposed shall not be illuminated.

(Second by Ms. Tompkins Wright.)

(Ms. Schwartz, yes; Ms. Watson, yes; Ms. Corrado, yes; Mr. Clapp, yes; Ms. Tomkins Wright, yes; Mr. Mietz, yes.)

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

I, Rhoda Collins, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 28th day of December, 2017.

At Rochester, New York

Rhoda Collins