

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
JUNE 3, 2015

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 May 6 2015 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of May 28, 2015 will now be held.

5A-09-15 Application of S.E. Baker & Co., agent, and Brighton Corners, LLC, owner of property located at 1900 Monroe Avenue, for a Use Variance from Section 203-9 to allow a bank with drive-thru teller to be located in a RLB - Residential District where not permitted by code. All as described on application and plans on file. **TABLED AT THE MAY 6, 2015 MEETING - PUBLIC HEARING REMAINS OPEN**

6A-01-15 Application of Buckingham Properties, agent, and 2600 Elmwood, LLC, owner of property located at 2600 Elmwood Avenue, for relief of a condition of approved use variances (5A-07-97 & 12A-04-13) to allow for the outdoor placement of trash receptacles in lieu of placement inside the building as conditioned. All as described on application and plans on file.

6A-02-15 Application of Martin and Marjane Selleck, owners of property located at 95 Eastland Avenue, for an Area Variance from Section 205-2 to allow a garage addition to extend 5 ft. into the existing 37 ft. rear setback where a 40 ft. rear setback is required by code. All as described on application and plans on file.

6A-03-15 Application of Winton Place Business Centre, LLC, owner of property located at 20 Allens Creek Road, for 1) an Area Variance from Section 205-7 to allow impervious lot coverage to be 67%, after expansion of the parking lot, in lieu of the maximum 65% allowed by code; and 2) an Area Variance from Section 205-18B to allow two (2) new parking spaces to be 2.4 ft. from a lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file.

6A-04-15 Application of Jeffrey Levinson and Wendy Howitt, owners of property located at 130 Barclay Square Drive, for an Area Variance from Sections 203-2.1(6) and 203-9B to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.

6A-05-15 Application of Jack Siegrist, applicant, and James and Sharon Cerone, owners of property located on East Avenue (between 2940 and 2980 East Avenue) known as Tax ID #138.05-1-70, for Area Variances from Section 205-2 to 1) allow a new single family house to be constructed with a 10 ft. side setback (south side) in lieu of the minimum 16.5 ft. required by code, and 2) allow said house to have 4,480 sf of livable floor area in lieu of the maximum 3,963 sf allowed by code. All as described on

application and plans on file.

- 6A-06-15 Application of Robert Taylor, agent, and Diane Taylor, owner of property located at 224 Edgewood Avenue, for an Area Variance from Section 207-6 to allow a shed to be 2.5 ft. from the rear lot line and 4 ft. from a side lot line where a minimum 5 ft. setback from all lot lines is required by code. All as described on application and plans on file.
- 6A-07-10 Application of Fisher Associates, agent, and Peter Sun / Sukora Home, owner of property located at 2775 Monroe Avenue, for 1) an Area Variance from Section 205-12 to allow total on-site parking to be 89 spaces, after expansion of restaurant seating, in lieu of the minimum 105 spaces required by code; and 2) an Area Variance from Section 205-18 to allow four (4) new parking spaces to be located along the front lot line in lieu of being setback a minimum 20 ft. as required by code. All as described on application and plans on file.
- 6A-08-15 Application of Nancy LaRouche, owner of property located at 307 Allens Creek Road, for an Area Variance from Section 205-2 to allow an addition to extend 8.5 ft. into the 60 ft. rear setback required by code. All as described on application and plans on file.
- 6A-09-15 Application of Julie and Chris Gangai, owners of property located at 5 Winslow Avenue, for an Area Variance from Section 207-6A to allow a gazebo to extend 20.5 ft. in height above grade in lieu of the maximum 16 ft. in height above grade as allowed by code. All as described on application and plans on file.
- 6A-10-15 Application of Mike Steinmetz, DJC Architecture, agent, and Matt and Courtney Winslow, owners of property located at 6 Elmwood Hill Lane, requesting a rehearing of application 7A-04-14. Application 7A-04-14, denied on July 2, 2014, requested relief of condition #2 of approved variance 4A-03-14 (to allow additional utilities, other than electricity, be allowed in the approved detached garage). 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:

Monroe County Development Review Referral regarding 1900 Monroe Avenue - Five Star Bank,

PETITIONS:

NONE