

T E N T A T I V E   A G E N D A  
BOARD OF APPEALS - TOWN OF BRIGHTON  
DECEMBER 2, 2009

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 August 5, 2009 meeting.  
                  Approve the minutes of the September 2, 2009 meeting.  
                  Approve the minutes of the October 7, 2009 meeting.  
                  Approve the minutes of the November 4, 2009 meeting.

CHAIRPERSON:     Announce that the public hearings as advertised for the BOARD OF APPEALS in the Brighton Pittsford Post of November 25, 2009 will now be held.

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10A-04-09     Application of Ken Bracker, agent, and Marc and Denise Johnson, owners of property located at 150 Lynnwood Drive, for an Area Variance from Section 205-2 to allow a two-story addition to extend 6.2 ft. into the 10.95 ft. side setback required by code. All as described on application and plans on file. **POSTPONED FROM THE NOVEMBER 4, 2009 MEETING**

11A-03-09     Application of Greater Rochester Association of Realtors, contract vendee, and Southview Commons Associates, owner of property located at 869 East Henrietta Road, for 1) a Sign Variance from Section 207-32B to allow for a 20 sf freestanding sign along East Henrietta Road where not permitted by code; 2) a Sign Variance from Section 207-32B to allow for a 12 sf freestanding sign along White Spruce Blvd. where not permitted by code; and 3) a Sign Variance from Section 207-26D to allow the sign logo on the proposed freestanding signs to be larger than 25% of the sign face area as allowed by code. All as described on application and plans on file. **TABLED AT THE NOVEMBER 4, 2009 MEETING - PUBLIC HEARING REMAINS OPEN**

12A-01-09     Application of Ann Spinosa, owner of property located at 234 Pelham Road, for an Area Variance from Section 205-2 to allow an open front entryway to extend 4 ft. into the existing 50 ft. front setback where a 60 ft. front setback is required by code. All as described on application and plans on file.

12A-02-09     Application of Andrew Sunberg, owner of property located at 494 North Landing Road, for renewal of a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for the sale of pizza, deli items and fried foods in conjunction with a pre-existing nonconforming grocery business in a RLB Residential District. All as described on application and plans on file.

12A-03-09     Application of Bryce Hauschildt, contract vendee, and Monroe Service Corp., owner of property located on Brighton Henrietta Townline Road, known as Tax Id #149.017-02-019, for a Use Variance from Section 203-93 to allow a veterinarian medical

facility to be located in an IG Light Industrial District where not permitted by code. All as described on application and plans on file.

- 12A-04-09 Application of Bryce Hauschildt, contract vendee, and Monroe Service Corp., owner of property located on Brighton Henrietta Townline Road, known as Tax Id #149.017-02-019, for Area Variances from Section 205-8 to allow an IG Light Industrial District zoned lot to 1) have a lot area of 43,124.4 sf in lieu of the minimum 80,000 sf required by code, and 2) a lot depth of 189.25 ft. in lieu of minimum 200 ft. required by code, all for the purpose of a one lot subdivision. All as described on application and plans on file.
- 12A-05-09 Application of Bryce Hauschildt, contract vendee, and Monroe Service Corp., owner of property located on Brighton Henrietta Townline Road, known as Tax Id #149.017-02-019, for an Area Variance from Section 205-8 to allow for the construction of a new building with an 80.3 ft. front setback in lieu of the minimum 100 ft. front setback required by code. All as described on application and plans on file.
- 12A-06-09 Application of Sarah D Realty, LLC, owner of property located at 885 South Winton Road, for 1) an Area Variance from Section 205-6 for an increase in building density allowing for 5,159 sf of building area (5,013 exists), after construction of a new entryway, in lieu of the maximum 4,504 sf allowed by code; and 2) an Area Variance from Section 205-12 to allow for 30 parking spaces in association with a medical use in lieu of the minimum 35 parking spaces required by code. All as described on application and plans on file.
- 12A-07-09 Application of Mamasan's Monroe LLC, owner of property located at 2787 Monroe Avenue for Area Variances from Section 205-7 to 1) allow lot coverage, after redevelopment, to be 70% in lieu of the maximum 65% allowed by code, and 2) allow for the construction of a new building with a 3 ft. side setback in lieu of the minimum 10 ft. side setback required by code. All as described on application and plans on file.
- 12A-08-09 Application of Mamasan's Monroe LLC, owner of property located at 2787 Monroe Avenue for Area Variances from Section 205-18 to allow parking lot setbacks to be 0 ft. along the southeast lot line and 3.9 ft. along the northwest lot line where a minimum 10 ft setback from all lot lines is required by code. All as described on application and plans on file.
- 12A-09-09 Application of Sawgrass Associates, LLC, applicant, and Sawgrass Associates, LLC, RGC Holdings, LLC and Sawgrass Suite 220 Associates, LLC, owners of property located at 160 Sawgrass Drive, for a Sign Variance from Section 207-32B(1) to allow for a 39 sf address sign in lieu of the maximum 2 sf address sign allowed by code. All as described on application and plans on file.
- 12A-10-09 Application of Darrell Perryman, lessee, and Cui Hua Huang, owner of property located at 2411 West Henrietta Road, for a Sign Variance from Section 207-32B to allow for a business identification sign on a second building face where not allowed by code. All as described on application and plans on file.
- 12A-11-09 Application of Paul Sylvestri, ESQ, applicant, and Charles and Margaret Symington, owners of property located at 6 Whitney Lane, requesting an interpretation of Section 203-2.1A(1) concerning whether two homes on one residential lot constitutes an area variance (as requested) or a use variance (as interpreted by town staff) in the

Residential - Low Density (RLA) District. All as described on application and plans on file.

12A-12-09 Application of ESB Architecture, agent, and Charles and Margaret Symington, owners of property located at 6 Whitney Lane, for an Area Variance from Section 203-2.1(A) to allow for two single family homes on a residential RLA lot in lieu of the maximum one home allowed by code.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

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OLD BUSINESS:

NONE

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PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE