

BRIGHTON LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE that public hearings will be held by the BOARD OF APPEALS of the TOWN OF BRIGHTON, County of Monroe, at a meeting to be held at the Town Hall at 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday September 1, 2010 at 7:15 P.M. (E.D.S.T.) for the purpose of considering, modifying, approving, or disapproving the following: (Meeting review at 6:45 P.M.)

- 9A-01-10 Application of Paul and Maureen Hickey, owners of property located at 400 Dorchester Road, for an Area Variance from Section 205-2 to allow a rear addition to extend 9 ft. into the 60 ft. rear setback required by code. All as described on application and plans on file.

- 9A-02-10 Application of David Norbut, contractor, and Atlantic Trade Ventures, LLC, owner of property located at 2326 Monroe Avenue, for an Area Variance from Section 205-12 to allow for no enclosed parking spaces associated with a new apartment unit in lieu of a minimum of one enclosed parking space as required by code. All as described on application and plans on file.

- 9A-03-10 Application of Russell and Alexandra Gaenzle, owners of property located at 101 Georgian Court Road, for an Area Variance from Section 205-2 to allow a new front porch/entryway to extend 5 ft. into the existing 46 ft. front setback where a 60 ft. front setback is required by code. All as described on application and plans on file.

- 9A-04-10 Application of NightBike Development, LLC, contract vendee, and Newcomb Brighton, Inc., owner of property located at 2087 Monroe Avenue, for a Use Variance from Section 203-64 to allow for a take-out restaurant with limited outdoor seating where not allowed by code. All as described on application and plans on file.

- 9A-05-10 Application of NightBike Development, LLC, contract vendee, and Newcomb Brighton, Inc., owner of property located at 2087 Monroe Avenue, for 1) an Area Variance from Section 203-64 to allow an outdoor dining area (associated with a take-out restaurant) to be located 12.5 ft. from a front lot line in lieu of the minimum 20 ft. required by code; and 2) an Area Variance from Section 205-7 to allow a building to be constructed with a 10 ft. rear setback in lieu of the minimum 50 ft. rear setback required by code. All as described on application and plans on file.

- 9A-06-10 Application of NightBike Development, LLC, contract vendee, and Newcomb Brighton, Inc., owner of property located at 2087 Monroe Avenue, for the following variances associated with the construction of a take-out restaurant: 1) an Area Variance from Section 205-12 to allow for 9 parking spaces in lieu of the minimum 15 spaces required by code; 2) an Area Variance from Section 205-18A to allow for front yard parking where not allowed by code; 3) an Area Variance from Section 205-18B to allow parking within 2.8 ft of a lot line in lieu of the minimum 10 ft. required by code; and 4) an Area Variance from Section 207-16A(4) to allow for two access points in lieu of the maximum one access point allowed by code. All as described on application and plans on file.

- 9A-07-10 Application of Chris Costanza, architect, and James Oberst, owner of property located at 87 Westland Avenue, for an Area Variance from Section 205-2 to allow a building addition to extend 2 ft. 10 inches into the 15 ft. side setback required by code. All as described on application and plans on file.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, (585)784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.

Rick DiStefano, Secretary
BOARD OF APPEALS
August 27, 2010