

**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 October 4, 2017 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-03-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 205-7 to allow impervious lot coverage to be 71.7%, after construction of a new restaurant in lieu of the maximum 65% allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-04-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for 1) an Area Variance from Section 205-12 to allow for 42 parking spaces in conjunction with a new restaurant, in lieu of the minimum 43 spaces required by code; 2) Area Variances from Section 205-18B to allow pavement and parking to be 4.33 ft. from a side (north) lot line and 1 ft. from the rear (west) lot line where a minimum 10 ft. is required by code; and 3) an Area Variance from Section 207-14.3D(3) to allow a drive-thru lane to be 4 ft. from a side (south) lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-05-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 207-2A to allow a front yard fence to be 49 inches in height with 86 inch posts where the maximum height of any portion of the fence can not exceed 42 inches as allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

9A-06-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for a Sign Variance from Section 207-32B to allow a free standing menu board where not allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**

10A-01-17 Application of Norman Geil, owner of property located at 25 Far View Hills Road, for an Area Variance from Section 203-2.1B(6) 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.

10A-02-17 Application of Lisa Tung, lessee, and Cox Building Property LLC, owner of property located at 2829 West Henrietta Road for an Area Variance from Section 205-12 to allow for 17 on-site parking spaces in lieu of the minimum 25 parking spaces required by code for the property with a new restaurant occupant. All as described on application and plans on file.

10A-03-17 Application of Feor Construction, contractor, and Jerry Nadiak, owner of property located at 105 Penhurst Road, for Area Variances from Section 205-2 to allow a garage addition to extend 3.8 ft. into the 36.6 ft. front setback where a 40 ft. front setback is required by code, and extend 7.5 ft. into the 10 ft. side setback required by code. All as described on application and plans on file.

10A-04-17 Application of Howard Cohen and Daphne Holland Cohen, owners of property located at 157 Monteroy Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) 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.

10A-05-17 Application of Anthony J. Costello and Son (Joseph) Development LLC, owner of property known as "The Reserve" housing community, 1 Reserve View Blvd., for renewal of a Temporary and Revocable Use Permit (10A-03-15) to allow for five (5) temporary site development/advertising signs for a two year period, where only one such sign is allowed by code. All as described on application and plans on file.

10A-06-17 Application of Home Power Systems, contractor, and Thomas Sullivan, owner of property located at 57 Dale Road, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a stand-by emergency generator to be located in a side yard 3 +/- ft. from a side lot line in lieu of in the rear yard behind the house, no closer than 10 ft. from a lot line as required by code. All as described on application and plans on file.

10A-07-17 Application of Home Power Systems, contractor, and Stewart Lustik, owner of property located at 450 Clover Hills Drive, for an Area Variance from Section 203-2.1B(6) 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.

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
Brighton Pittsford Post
September 28, 2017