NOTICE OF DECISIONS
PENFIELD ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that a Public Hearing was held at the Penfield Town Hall Monday, January 8, 2007 at 7:00 PM local time by the Penfield Zoning Board of Appeals to consider the following applications. All persons in favor of or opposed to said applications were heard.

Public Hearing Applications:

1. Raymond Bassett, 136 Pen Creek Drive, Webster, NY 14580 requests an Area Variance from Article III-3-37-A of the Code to allow a porch with less front setback than required by Code at 136 Pen Creek Drive. The property is owned by Raymond and Patricia Bassett and is zoned R-1-20. SBL # 093.20-1-9. Application # 07Z-0001.
   
   APPROVED

2. Michael Ulrich-Ulrich Signs Company Inc, 250 State Road, Lockport, NY 14094 on behalf of First Niagara Bank requests a Special Permit under Article VII-7-3 from Article VII-7-13-C of the Code to allow greater building mounted signage at 2071 Frpt Nine Mile Point Road. The property is owned by Conifer Penfield Associates and zoned GB/TF. SBL # 140.05-1-1.2/2171. Application # 07Z-0002.
   
   DENIED

3. Ann Ver Hague-Torchia Structural Engineering & Design, P.C., 625 Panorama Trail, Rochester, NY 14625 on behalf of Dr. Tahmntan Hormozdyaran requests an Area Variance from Article III-3-73-C of the Code to allow an office building with less setback at 2226 Penfield Road. The property is owned by Paula Vullo and is zoned LB/TF. SBL # 140.01-1-7. Application # 07Z-0003.
   
   APPROVED

4. Andrew Spencer-BME Associates, 10 Lift Bridge Lane, Fairport, NY 14450 on behalf of Michael Sullivan requests an Area Variance from Article III-3-73-C and Article X-10-7-B of the Code to allow a commercial building and fuel pump canopy with less setback and less road frontage than required by Code at 480 Plank Road. The property is owned by John Marcello and zoned LB. SBL # 093.19-1-46. Application # 07Z-0004.
   
   TABLED

5. T. Mary McDonald-Fix Spindelman Brovitz & Goldman, P.C., 295 Woodcliff Drive, Fairport, NY 14450 on behalf of Sandra and Robert Wasson requests a Conditional Use Permit under Article X-10-4 and Article III-3-72-E of the Code to allow a Medical Office and an apartment at 1651 Empire Blvd. The property is owned by Donna Smith and is zoned LB. SBL # 093.19-1-22. Application # 07Z-0005.
   
   TABLED

6. J.M. Fleming, 1726 Harris Road, Penfield, NY 14526 requests an Interpretation of the Authorized Officials determination of Article III-3-34-A of the Code to not permit a 2 family residence or boarders at 1726 Harris Road. The property is owned by J.M. Fleming and is zoned RA-2. SBL # 110.04-1-40.2. Application # 07Z-0006.
   
   DECISION OF AUTHORIZED OFFICIAL WAS AFFIRMED

The Zoning Board of Appeals met at 6:30 PM in the Auditorium to discuss in a meeting open to the public, tabled matters and other business that was before it.

Cathleen Williams
Town Clerk