I. Call to Order
II. Approval of Minutes: March 21, 2019
III. Application Review
IV. Public Hearings, start at 7:00 PM, with Public Participation
   a. Application # 19Z-0014
      2575 Browncroft Boulevard Rochester, NY 14625
      Heidi Ames
   b. Application # 19Z-0015
      2157 Penfield Road, Penfield, NY 14526
      Michael and David McDonald
   c. Application # 19Z-0016
      1280 Fairport Nine Mile Point Rd, Webster, NY 14580
      Heritage Christian Services
   d. Application # 19Z-0017
      1848 Empire Boulevard Webster, NY 14580
      Sign & Lighting Services
   e. Application # 19Z-0018
      1243 Bay Road, Webster, NY 14580
      Steve Dahms/CASCO
   f. Application # 19Z-0019
      1740 Salt Road Fairport, NY 11450
      Paul Habeck
   g. Application # 19Z-0020
      1272 Salt Road, Webster, NY 14580
      Betsy Brugg/Woods, Oviatt, Gilman, LLP
   h. Application # 19Z-0021
      1842 Fairport Nine Mile Point Rd, Penfield, NY 14526
      Lance Pschierer
V. Hearing Deliberations
VI. Tabled Applications
VII. Executive Session
VIII. Next Meeting: May 20, 2019
IX. Adjournment

This meeting will be video recorded and broadcast LIVE via the town’s website www.penfield.org and the Town’s Government Access Cable Channel 1303. Questions regarding video coverage contact Penfield TV at (585) 340-8661.
PLEASE TAKE NOTICE that a Public Hearing was held at the Penfield Town Hall Thursday, April 18, 2019 at 7:00 PM local time by the Penfield Zoning Board of Appeals to consider the following applications. The Board’s decisions are as follows:

Public Hearing applications:

1. Heidi Ames, 1110 Brick Landing Place, Webster, NY, 14580 requests a Use Variance under Section 250-14.3 of the Code to allow a multiple family use within a single-family residential district at 2575 Browncroft Boulevard. The property is owned by Heidi Ames and is zoned R-1-20. SBL #123.08-1-29. Application #19Z-0014.

   DENIED

2. Michael J. McDonald and David M. McDonald/ Superfly DMC, LLC, 311 Tobey Road, Pittsford, NY, 14534 request a Conditional Use Permit under Section 250-13.3, Section 250-5.7-C (1) (a) and Section 250-6.3-E (2) (b) of the Code to allow the operation of a restaurant (Superfly DMC) at 2157 Penfield Road. The property is owned by Wegmans Food Markets, Inc. and is zoned GB. SBL #139.02-1-2.3. Application #19Z-0015.

   APPROVED WITH CONDITIONS

3. Heritage Christian Services, Inc., 275 Kenneth Drive, Suite 100, Rochester, NY, 14623 requests a Conditional Use Permit under Section 250-13.3 and Section 250-5.1-E (1) (e) of the Code to allow the operation of an adult day habilitation facility at 1280 Fairport Nine Mile Point Road. The property is owned by Heritage Christian Services, Inc. and is zoned RA-2. SBL #095.03-1-13.114. Application #19Z-0016.

   APPROVED WITH CONDITIONS

4. Sign & Lighting Services, 530 Rt. 104, Ontario, NY, 14519 on behalf of KeyBank requests a Special Permit under Section 250-10.3 and Section 250-10.13-C of the Code to allow more than one building mounted sign at 1848 Empire Boulevard. The property is owned by DiMarco Baytowne Associates, LLC and is zoned GB. SBL #093.02-1-23.3. Application #19Z-0017.

   APPROVED WITH CONDITIONS

5. Steve Dahms/CASCO + R5, 12 Sunnen Drive, Suite 100, St. Louis, MO, 63143 on behalf of Chrysa Charno/AcuteKids MSO, LLC requests a Special Permit for a Change of Use under Section 250-5.7-B (2) of the Code to allow the operation of a pediatric urgent care clinic at 1243 Bay Road. The property is owned by WOWE, LLC and is zoned GB. SBL #093.11-1-37.1. Application #19Z-0018.

   APPROVED WITH CONDITIONS
6. Paul Habeck, 9 Sweets View Drive, Fairport, NY, 14450 requests Area Variances to allow a larger storage building than permitted under Section 250-5.1-F (12) (a) of the Code and a taller storage building than permitted under Section 250-5.1-F (12) (c) of the Code at 1740 Salt Road. The property is owned by Paul and Diane Habeck and is zoned RA-2. SBL #111.03-1-33.1. Application #19Z-0019.

APPROVED WITH CONDITIONS

7. Betsy Brugg/Woods, Oviatt, Gilman, LLP, 700 Crossroads Building, 2 State Street, Rochester, NY, 14614 on behalf of Wilbert’s Automotive, LLC requests an Expansion to a Preexisting Nonconforming use under Section 250-7.13 of the Code to allow the construction of a new shipping, receiving and dismantling building, gas punch building, storage building, addition to the existing tire sales and service building, expansion of vehicle storage area, additional parking, extension/relocation of perimeter fencing and other associated site improvements to the existing automotive recycling business located at 1272 Salt Road. The property is owned by Wilbert’s Automotive, LLC and is zoned RA-2. SBL #095.04-2-2.1. Application #19Z-0020.

TABLED

8. Lance Pschierer, 1842 Fairport Nine Mile Point Road, Penfield, NY, 14526 requests a Conditional Use Permit under Section 250-13.3 and Section 250-5.12-F (1) (g) of the Code to allow the operation of an equipment and small engine repair business at 1842 Fairport Nine Mile Point Road. The property is owned by Hidden Hollow Lawn & Garden, LLC and is zoned MUD. SBL # 125.01-1-27.11. Application #19Z-0021.

APPROVED WITH CONDITIONS

Amy Steklof
Town Clerk, RMC/CMC