I. Call to Order
II. Approval of Minutes: September 19, 2019
III. Application Review
IV. Public Hearings, start at 7:00 PM, with Public Participation
   a. Application # 19Z-0045
      1310 Five Mile Line Road, Webster, NY 14580
      Jacqueline Griebel/Webster Montessori School
   b. Application # 19Z-0046
      1670 Empire Boulevard, Webster, NY 14580
      John Antetomaso/Tri Beauty Company
   c. Application #19Z-0047
      10 Smith Road, Webster, NY 14580
      William & Janine Wilkinson
   d. Application 19Z-0048
      100 Old Quarry Ln, 1538 Penfield Road, 1070-B Penfield Road, 479 Thomas Cove Road and 523 Thomas Cove Road, Rochester, NY 14625
      Old Quarry Lane, LLC
   e. Application 19Z-0049
      134 Horizon Drive, Rochester, NY 14625
      Robert Lasch - WITHDRAWN
   f. Application 19Z-0050
      1229 Bay Road, Webster, NY 14580
      T.Y. Lin International
   g. Application 19Z-0051
      22 Harvest Walk, Webster, NY 14580
      Michael Samperi
   h. Application 19Z-0042
      125 Panorama Creek Dr, Rochester, NY 14625
      BME Associates

V. Hearing Deliberations
VI. Tabled Applications
VII. Executive Session
VIII. Next Meeting: November 21, 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, October 17, 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. Jacqueline Griebel/Webster Montessori School, 1310 Five Mile Line Road, Webster, NY, 14580 requests a Special Permit under Section 250-10.3-A of the Code to allow a larger freestanding sign than permitted under Section 250-10.12-B (1) of the Code with less setback than required under Section 250-10.12-D of the Code at 1310 Five Mile Line Road. The property is currently or formerly owned by Webster Montessori School and is zoned R-1-20. SBL #094.03-1-35. Application #19Z-0045.

   APPROVED WITH CONDITIONS

2. John Antetomaso, 8 Watersong Trail, Webster, NY, 14580 on behalf of Tri Beauty Company requests a Conditional Use Permit under Section 250-13.3 and Section 250-5.5-C (1) (g) of the Code to allow a hair salon studio at 1670 Empire Boulevard. The property is currently or formerly owned by Fallone Family Associates, LP and is zoned BN-R. SBL #093.19-1-45.18. Application #19Z-0046.

   APPROVED WITH CONDITIONS

3. William & Janine Wilkinson, 10 Smith Road, Webster, NY, 14580 request an Area Variance under Section 250-14.3 of the Code to allow an addition with less side setback than required under Section 250-5.7-D (3) of the Code at 10 Smith Road. The property is currently or formerly owned by William & Janine Wilkinson and is zoned GB. SBL #093.15-1-69. Application #19Z-0047.

   APPROVED WITH CONDITIONS

4. Old Quarry Lane, LLC, 444 Socorro Court, Reno, Nevada, 89511 requests a Conditional Use Permit under Section 250-13.3 and Section 250-5.1-E (1) (k) of the Code to allow a private educational use at 100 Old Quarry Lane, 1538 Old Penfield Road, 1070-B Penfield Road, 479 Thomas Cove Road and 523 Thomas Cove Road. The properties are currently or formerly owned by Old Quarry Lane, LLC and are zoned R-1-20. SBL #123.15-1-1, 123.19-1-22, 123.15-1-4, 123.11-1-79 and 123.11-1-76. Application #19Z-0048.

   APPROVED WITH CONDITIONS
5. Robert Lasch, 4770 Bennetts Corners Road, Holley, NY 14470 requests an Area Variance under Section 250-14.3 of the Code to allow a front porch with less front setback than required under Section 250-5.1-F (1) of the Code at 134 Horizon Drive. The property is currently or formerly owned by Birch Park Property Solutions, LLC and is zoned R-1-20. SBL #108.20-3-14. Application #19Z-0049.

WITHDRAWN

6. T.Y. Lin International, 255 East Avenue, Rochester, NY, 14604 on behalf of Pierre Heroux/Simply Crepes requests Area Variances under Section 250-14.3 of the Code to allow a pergola/patio/outdoor seating area with less front and side setback than required under Section 250-5.6-D (3) of the Code and a platform/landing with less side and rear setback than required under Section 250-5.6-D (3) of the Code at 1229 Bay Road. The property is currently or formerly owned by Cianciana Property Management, LLC and is zoned LB. SBL #093.11-1-39. Application #19Z-0050.

APPROVED WITH CONDITIONS

7. Michael Samperi, 22 Harvest Walk, Webster, NY 14580 requests an Area Variance under Section 250-14.3 of the Code to allow an outdoor kitchen/patio/pergola with less side setback than required under Section 250-5.1-F (1) of the Code at 22 Harvest Walk. The property is currently or formerly owned by Michael Samperi and is zoned R-1-20. SBL #094.01-4-18. Application #19Z-0051.

PERGOLA (ROOF SHELTER) – DENIED
KITCHEN & PATIO - APPROVED WITH CONDITIONS

8. BME Associates, 10 Lift Bridge Lane East, Fairport, NY, 14450 on behalf of 777 Panorama Properties, LLC requests Area Variances under Section 250-14.3 of the Code to allow a building with less buffer than required under Section 250-7.2-C of the code and less parking than required under Section 250-7.7-D of the Code at 125 Panorama Creek Drive. The property is currently or formerly owned by 777 Panorama Properties, LLC and is zoned LI. SBL #138.12-1-1.1. Application #19Z-0042.

TABLED

Amy Steklof
Town Clerk, RMC/CMC