



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

ZONING BOARD OF APPEALS AGENDA

Thursday, October 21, 2021 6:30 PM

Daniel DeLaus, Chairman presiding

Tony LaFountain, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – September 16, 2021
- III. Work Session
- IV. Tabled Applications
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 21Z-0054
2 Highland Drive
Carolyn F. Schlageter
 2. Application 21Z-0055
1766 Empire Boulevard
Joe Stafferi
 3. Application 21Z-0056
1838 Empire Boulevard
Kirk Wright/Sign & Lighting Services
- VI. Executive Session
- VII. Next Meeting: Thursday, November 18, 2021
- VIII. 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.*

**A NOTICE OF PUBLIC HEARING, PENFIELD ZONING BOARD OF APPEALS
LEGAL NOTICE**

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, October 21, 2021, immediately following a work session meeting commencing at 6:30 PM local time. The board will discuss tabled matters and other business that may come before it during the work session, followed by a Public Hearing to consider each of the following applications.

Public Hearing Applications:

1. Carolyn F. Schlageter, 2 highland Drive, Penfield, NY, 14526 requests an Area Variance under Section 250-14.3 of the Code to allow an addition with less setback than required under Section 250-5.1-F (1) of the Code at 2 Highland Drive. The property is currently or formerly owned by Carolyn F. Schlageter and is zoned R-1-15. SBL #139.05-1-17. Application #21Z-0054.
2. Joe Stafferi, 1100 Jefferson Road, Rochester, NY, 14623 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.7-C (1) (a) of the Code to allow the operation of a restaurant (Joe's Brooklyn Pizza) at 1766 Empire Boulevard. The property is currently or formerly owned by Ranchick Corp and is zoned GB. SBL #093.15-1-54. Application #21Z-0055.
3. Kirk Wright/Sign & Lighting Services, PO Box 597, Ontario, NY, 14519 on behalf of Chipotle Mexican Grill requests a determination by the Zoning Board of Appeals under Section 250-15.5 of the Code that new evidence/conditions relating to a previously denied application have significantly changed to an extent that warrants further consideration, and, provided that the Board determines further considerations is warranted, the applicant requests approval for a Special Use Permit for signage under Section 250-10.3-A of the Code to allow a third building-mounted sign whereas a maximum of one building-mounted sign is allowed under Section 250-10.13-C of the Code at 1838 Empire Boulevard. The property is currently or formerly owned by Lord Stanley NY, LLC and is zoned GB. SBL #093.15-1-58. Application #21Z-0056.

Please contact the Building and Zoning Department with any questions or concerns.

Amy Steklof
Town Clerk, RMC/CMC