



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

ZONING BOARD OF APPEALS AGENDA

Thursday, June 16, 2022, 6:30 PM
Daniel DeLaus, Chairman presiding
Marie Cinti, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – May 19, 2022
- III. Work Session
- IV. Tabled Applications:
 1. Application 22Z-0019
1838 Penfield Road
Nixon Peabody LLP
 2. Application 22Z-0034
2730 Atlantic Avenue
Marathon Engineering – Heritage Christian Services
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 22Z-0017
1402 Salt Road
Joseph Scofero
 2. Application 22Z-0029
1601 Penfield Road
Keystone Novelties Distributors, LLC
 3. Application 22Z-0036
1720 Creek Street
Roger DeLong
 4. Application 22Z-0038
211 Harwood Circle
Andrew Holtz
 5. Application 22Z-0039
1961 Harris Road
William and Pamela Ehring
 6. Application 22Z-0040
63 Beacon Hills Drive North
David Milliken
- VI. Executive Session
- VII. Next Meeting: Thursday, July 21, 2022
- 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 WITH TABLED MATTERS**

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, June 16, 2022, 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. Joseph Scofero, 1402 Salt Road, Webster, NY, 14580, requests approval for Area Variances under Section 250-14.3 of the Code to allow a second accessory storage building whereas a maximum of one accessory storage building is permitted under Section 250-5.1-D (4) of the Code that is larger than allowed under Section 250-5.1-F (12) (a) of the Code at 1402 Salt Road. The property is currently or formerly owned by Joseph & Kimberly Scofero and is zoned RA-2. SBL #096.03-1-69.21. Application #22Z-0017.
2. Keystone Novelties Distributors, LLC, 531 North 4th Street, Denver, PA, 17517 requests a recommendation of approval for the issuance of an Itinerant Vendor License under Section 162-6-E (1) (b) and Section 162-E (2) of the Code to allow the sales of sparkling devices at 1601 Penfield Road. The property is currently or formerly owned by Penfield TK Owner, LLC and is zoned GB. SBL #138.08-1-2./PLZA. Application #22Z-0029.
3. Roger DeLong, 1720 Creek Street, Rochester, NY, 14625, requests approval for Area Variances under Section 250-14.3 of the Code to allow a larger accessory storage building than permitted under Section 250-5.1-F (12) (a) of the Code with less setback than required under Section 250-5.1-F (12) (b) of the Code at 1720 Creek Street. The property is currently or formerly owned by Roger & Leonora DeLong and is zoned R-1-20. SBL #123.07-2-1.1. Application #22Z-0036.
4. Andrew Holtz, 211 Harwood Circle, Rochester, NY, 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a deck/pergola with less front setback than required under Section 250-5.1-F (1) of the Code at 211 Harwood Circle. The property is currently or formerly owned by Andrew & Alicia Holtz and is zoned R-1-20. SBL #123.08-2-87. Application #22Z-0038.
5. William & Pamela Ehring, 1961 Harris Road, Penfield, NY, 14526, request approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage building with less setback than required under Section 250-5.1-F (12) (b) of the Code at 1961 Harris Road. The property is currently or formerly owned by William & Pamela Ehring and is zoned RA-2. SBL #125.04-1-2.131. Application #22Z-0039.
6. David Milliken, 61 Twilight Drive, Rochester, NY, 14617, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a deck/porch with less front setback than required under Section 250-5.1-F (1) of the Code at 63 Beacon Hills Drive North. The property is currently or formerly owned by Christine M. Kuhn and David S. Milliken and is zoned PD. SBL #109.05-2-19. Application #22Z-0040.

Tabled Matters:

1. Nixon Peabody LLP, 1300 Clinton Square, Rochester, NY, 14604, on behalf of Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless requests approval for a Use Variance under Section 250-14.3 of the Code to allow the construction and operation of a tower-based wireless communications facility (TBWCF) whereas Section 250-13.11-B (4) (i) of the Code prohibits TBWCFs within the Four Corners zoning district and an Area Variance under Section 250-14.3 of the Code to allow a TBWCF with less setback than required under Section 250-13.11-B (7) (e) (1) of the Code at 1838 Penfield Road. The property is currently or formerly owned by Penfield Fire District and is zoned FC. SBL #139.06-2-49.1. Application #22Z-0019.
2. Marathon Engineering, 39 Cascade Drive, Rochester, NY, 14614, on behalf of Heritage Christian Services, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an existing detached garage with less setback than required under Section 250-5.1-F (1) of the Code at 2730 Atlantic Avenue. The property is currently or formerly owned by Heritage Christian Services and is zoned R-1-20. SBL #124.01-1-2. Application #22Z-0034.

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

Amy Steklof
Town Clerk, RMC/CMC