

**PENFIELD ZONING BOARD OF APPEALS
NOTICE OF DECISIONS**

PLEASE TAKE NOTICE that a Public Hearing was held on Thursday, June 16, 2022, immediately following a work session meeting commencing at 6:30 PM local time by the Penfield Zoning Board of Appeals to consider each of the following applications. The Board's decisions are as follows:

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.

APPROVED WITH CONDITIONS

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.

APPROVED WITH CONDITIONS

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.

APPROVED WITH CONDITIONS

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.

APPROVED WITH CONDITIONS

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.

APPROVED WITH CONDITIONS

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.

APPROVED WITH CONDITIONS

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.

CONTINUED TABLED

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.

APPROVED WITH CONDITIONS

Amy Steklouf
Town Clerk, RMC/CMC