

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

PLEASE TAKE NOTICE that a Public Hearing was held on Thursday, January 20, 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. Total Image Solutions, 196 Theater Road, South Hill, VA, 23970, on behalf of Joe's Kwik Marts, LLC, requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.7-C (2) of the Code to allow the continued operation of an existing gasoline service station/convenience store by a new owner/operator at 1910 Empire Boulevard. The property is currently or formerly owned by Joe's Kwik Marts, LLC and is zoned GB. SBL #093.02-1-21. Application #22Z-0001.

APPROVED WITH CONDITIONS

2. Theresa Fiorica, 68 Ashlyn Rise, Fairport, NY, 14450 requests an Area Variance under Section 250-14.3 of the Code to allow a patio with less side setback than required under Section 250-5.1-F (1) of the Code at 68 Ashlyn Rise. The property is currently or formerly owned by Jaden Fiorica and is zoned RR-1. SBL #140.01-8-13. Application #22Z-0002.

APPROVED WITH CONDITIONS

3. Brandon & Nicolina Belanger, 14 Corral Drive, Penfield, NY, 14526 request Area Variances under Section 250-14.3 of the Code to allow a swimming pool appurtenance with less side setbacks than required under Section 250-5.1-F (1) of the Code at 14 Corral Drive. The property is currently or formerly owned by Brandon & Nicolina Belanger and is zoned R-1-20. SBL #109.10-1-34. Application #22Z-0003.

APPROVED WITH CONDITIONS

4. Gretchen & Michael Baumer, 64 Maple Hill Farm Road, Penfield, NY, 14526 request Area Variances under Section 250-14.3 of the Code to allow a shed with less side setback than required under Section 250-5.1-F (1) of the Code and less rear setback than required under Section 250-5.1-F (12 (b) of the Code at 64 Maple Hill Farm Road. The property is currently or formerly owned by Gretchen Baumer and is zoned R-1-20. SBL #124.16-1-78. Application #22Z-0004.

APPROVED WITH CONDITIONS

5. David Garritano, 3825 Atlantic Avenue, Fairport, NY, 14450 requests an Area Variance under Section 250-14.3 of the Code to allow a larger detached garage than permitted under Section 250-2.2 of the Code at 3825 Atlantic Avenue. The property is currently or formerly owned by David Garritano and is zoned RA-2. SBL #111.03-1-16. Application #22Z-0005.

TABLED

6. Marco G. Viola, 2171 Carter Road, Fairport, NY, 14450 requests an Area Variance under Section 250-14.3 of the Code to allow a second garage whereas a maximum of one garage is allowed under Section 250-5.1-D (2) of the Code at 2171 Carter Road. The property is currently or formerly owned by Marco and Irene Viola and is zoned RR-1. SBL #140.02-1-25.15. Application #22Z-0006.

APPROVED WITH CONDITIONS

Tabled Matters:

1. Amy Catalano/Vital Signs, 764 Ridge Road, Webster, NY, 14580 on behalf of Genesee Valley Physical Therapy requests approval for a Special Use Permit for signage under Section 250-10.3-A of the Code to allow a second building-mounted sign whereas a maximum of one building-mounted sign is permitted under Section 250-10.13-C of the Code at 2200 Penfield Road. The property is currently or formerly owned by Penn Fair Plaza, LLC and is zoned GB. SBL #140.01-1-3.1. Application #21Z-0057.

CONTINUED TABLED

Amy Steklof
Town Clerk, RMC/CMC