

**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, May 18, 2023, immediately following a work session meeting commencing at 5:30 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. Michael Berger, 12 Rossman Drive, Webster, NY, 14580 requests approval for Area Variances under Section 250-14.3 of the Code to allow an existing patio and a proposed patio roof with less setback than required under Section 250-5.1-F (1) of the Code at 12 Rossman Drive. The property is currently or formerly owned by Michael Berger and is zoned R-1-20. SBL #093.19-1-40. Application #23Z-0021.
2. Kathleen McCormack, 13 St. James Drive, Webster, NY, 14580 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a porch with less setback than required under Section 250-5.1-F (1) of the Code at 13 St. James Drive. The property is currently or formerly owned by Kathleen McCormack & Luke Mazzochetti and is zoned R-1-20. SBL #093.15-1-32. Application 23Z-0022.
3. Kurt Finkbeiner & Peter Johnson/Faith Lutheran Church, 2576 Browncroft Boulevard, Rochester, NY, 14625 request approval for the modification of a Conditional Use under Section 250-13.3 and Section 250-5.1-E (1) (a) of the Code and approval for Area Variances under Section 250-14.3 of the Code to allow a pavilion with less setback than required under Section 250-5.1-F (10) of the Code with less buffer than required under Section 250-7.2-F of the Code at 2576 Browncroft Boulevard. The property is currently or formerly owned by Faith Lutheran Church and is zoned R-1-20. SBL #123.08-1-2. Application #23Z-0023.
4. Joe & Michele Lock, 1729 Qualtrough Road, Rochester, NY, 14625 request approval for an Area Variance under Section 250-14.3 of the Code to allow a shed with less setback than required under Section 250-5.1-F (1) of the Code at 1729 Qualtrough Road. The property is currently or formerly owned by Joseph & Michele Lock and is zoned R-1-20. SBL #108.20-2-34. Application #23Z-0024.
5. Alex Mutzabaugh/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 #23Z-0025.

6. Michael & Molly Stagnitta, 2 Alden Glen Drive, Webster, NY, 14580 request approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building that is larger than permitted under Section 250-5.1-F (12) (a) of the Code, larger than the principal structure as required by Section 250-2.2 of the Code, and taller than permitted under Section 250-5.1-F (12) (c) of the Code at 2 Alden Glen Drive. The property is currently or formerly owned by Michael & Molly Stagnitta and is zoned RR-1. SBL #094.02-1-43.102. Application #23Z-0026.
7. Jeremy & Elizabeth Kelpin, 43 Kings Mill Court, Penfield, NY, 14526 request approval for an Area Variance under Section 250-14.3 of the Code to allow a shed with less setback than required under Section 250-5.1-F (12) (b) of the Code at 43 Kings Mill Court. The property is currently or formerly owned by Jeremy & Elizabeth Kelpin and is zoned R-1-20. SBL #094.18-1-45. Application #23Z-0027.
8. Valeriy & Inna Poprozhuk, 60 Hampstead Drive, Webster, NY, 14580 request approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building that is larger than allowed 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, and taller than allowed under Section 250-5.1-F (12) (c) of the Code at 60 Hampstead Drive. The property is currently or formerly owned by Valeriy Poprozhuk and is zoned RR-1. SBL #094.04-1-76. Application #23Z-0029.
9. Christopher Wait, 112 Pen Creek Drive, Webster, NY, 14580 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a shed that is larger than permitted under Section 250-5.1-F (12) (a) of the Code at 112 Pen Creek Drive. The property is currently or formerly owned by Christopher Wait and is zoned R-1-20. SBL #093.20-1-12. Application #23Z-0030.
10. Curtis Angel, 242 Doewood Lane, Rochester, NY, 14606 on behalf of Joyce Goodberlet requests approval for an Area Variance under Section 250-14.3 of the Code to allow a deck with less setback than required under Section 250-5.1-F (1) of the Code at 21 Autumn Trail. The property is currently or formerly owned by Joyce Goodberlet and is zoned MR. SBL #093.15-2-6. Application #23Z-0031.

Tabled Matters:

1. Greg Grillo/Flower City Arcade, 1676 Penfield Road, Rochester, NY, 14625 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.6-C (1) (c) of the Code to allow an expansion of an existing arcade and Area Variances under Section 250-14.3 of the Code to allow an existing building and proposed addition with less setbacks than required under Section 250-5.6-D (3) of the Code with less parking then required under Section 250-7.7-D of the Code at 1676 Penfield Road. The property is currently or formerly owned by Nicholas Agnello and is zoned LB. SBL #139.05-1-56. Application # 23Z-0019

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

Amy Steklrof
Town Clerk, RMC/CMC