



## TOWN OF PENFIELD

*3100 Atlantic Avenue, Penfield, NY 14526-9798*

### ZONING BOARD OF APPEALS AGENDA

**Thursday, June 18, 2026 6:00**

Daniel DeLaus, Chairman

Bill Lang, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – May 21, 2026
- III. Work Session
- IV. Tabled Applications
  1. Application 26Z-0023  
1786 Sweets Corners Road  
David Germick
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
  1. Application 26Z-0026  
1650 Penfield Road  
Keystone Novelties Distributors
  2. Application 26Z-0027  
100 Stockton Lane  
Jason Patti
  3. Application 26Z-0028  
407 Embury Road  
Cory and Jennifer Winters
  4. Application 26Z-0029  
1464 Creek Street  
Rocco Barbieri
  5. Application 26Z-0030  
23 Penshire Circle  
Shawn Stanton
  6. Application 26Z-0031  
1900 Empire Boulevard  
CEC Entertainment
  7. Application 26Z-0032  
47 Leedale Drive  
Mark Frederico
  8. Application 26Z-0033  
2130 Fairport Nine Mile Point Rd  
Brew Team NY – Doug Beachel

Building & Zoning: (585) 340-8636 | [zoning@penfieldny.gov](mailto:zoning@penfieldny.gov) | [www.penfieldny.gov](http://www.penfieldny.gov)

*This meeting will be video recorded and broadcast LIVE via the town's website [www.penfieldny.gov](http://www.penfieldny.gov)  
and the Town's Government Access Cable Channel 1303*

*Questions regarding video coverage contact Penfield TV at (585) 340-8661.*

- VI. Executive Session
- VII. Next Meeting: Thursday, July 16, 2026
- VIII. Adjournment

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

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, June 18, 2026, immediately following a work session meeting commencing at 6:00 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. Keystone Novelties Distributors, LLC, 531 N 4<sup>th</sup> 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 162-6-E(2) of the Code to allow the sale of sparkling devices at 1650 Penfield Road. The property is currently or formerly owned by Bill Gray's Inc and is zoned LB. SBL#138.08-1-24. Application #26Z-0026.
2. Jason Patti, 100 Stockton Lane, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage structure larger than permitted under Section 250-5.1-F(12)(a) of the Code at 100 Stockton Lane. The property is currently or formerly owned by Jason Patti and is zoned R-1-20. SBL #108.12-2-45. Application #26Z-0027.
3. Cory and Jennifer Winters, 407 Embury Road, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a fence taller than permitted under Section 250-7.1-D(1)(a) of the Code at 407 Embury Road. The property is currently or formerly owned by Cory and Jennifer Winters and is zoned R-1-20. SBL #108.11-2-33. Application #26Z-0028.
4. Rocco Barbieri Jr., 1464 Creek Street, Rochester, NY 14625, requests 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) and larger than permitted under Section 250-5.1-F(12)(a) at 1464 Creek Street. The property is currently or formerly owned by Rocco Barbieri and is zoned R-1-20. SBL#108.07-2-1. Application #26Z-0029.
5. Shawn Stanton, 23 Penshire Circle, Penfield, NY 14526, requests 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) at 23 Penshire Circle. This property is currently or formerly owned by Shawn and Chelsey Stanton and is zoned PD. SBL#139.12-4-100. Application #26Z-0030.
6. CEC Entertainment, 1707 Marketplace Boulevard, Suite 200, Irving, TX 75056, requests approval for a Conditional Use under Section 250-13.3 of the Code to allow a Chuck E. Cheese Adventure World Entertainment Center at 1900 Empire Boulevard. The property is currently or formerly owned by DiMarco Baytowne Associates, LLC and is zoned GB. SBL#093.02-1-23.111. Application #26Z-0031.
7. Mark Frederico, 40 Avalon Trail, Webster, NY 14580, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage building larger than the principal structure under Section 250-2.2 at 47 Leedale Drive. This property is currently or formerly owned by 47 Leedale Drive, LLC and is zoned R-1-20. SBL#093.06-2-27. Application #26Z-0032.
8. Doug Beachel/Brew Team NY, LLC, 3108 Vestal Parkway East, Vestal, NY 13850, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a drive-thru coffee shop with less setback than permitted under Section 250-5.7-D(3) of the Code at 2130 Fairport Nine Mile Point Road. The applicant is also requesting approval for a Special Use Permit for Signage under Section 250-10.3-A of the code to allow more than one building sign whereas a maximum of one building sign is permitted under Section 250-10.13-C of the Code, greater overall building sign area than permitted under Section 250-10.13-B of the Code, and larger traffic control signage than permitted under Section 250-10.17 of the Code at 2130 Fairport Nine Mile Point Road. This property is currently or formerly owned by Kerry Ventures Fairport Nine Mile Point Road, LLC and is zoned GB/TFOD. SBL#140.01-2-4.1/PERK. Application #26Z-0033.

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

Amy Steklof  
Town Clerk, MMC/CMC