



TOWN OF PENFIELD
3100 Atlantic Avenue, Penfield, NY 14526-9798

ZONING BOARD OF APPEALS AGENDA

Thursday, April 17, 2025 6:00 PM
Daniel DeLaus, Chairman presiding
Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – March 20, 2025
- III. Work Session
- IV. Tabled Applications:
 1. Application 24Z-0058
2051 Fairport Nine Mile Point Rd
Chick-Fil-A
 2. Application 25Z-0005
9 Renwick Run
Christopher and Amanda Price
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 25Z-0007
926 Mt. Eagle Drive
Jared Hopkins
 2. Application 25Z-0008
130 Watson Road
Hasan Polat
 3. Application 25Z-0009
1990 Brandt Point
Kevin Shoemaker / American Promotional Events
 4. Application 25Z-0010
1601 Penfield Road
John Perry c/o American Promotional Events
- VI. Session
- VII. Next Meeting: Thursday, May 15, 2025
- VIII. Adjournment

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, April 17, 2025, 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. Jared Hopkins, 26 Mt. Eagle Drive, Penfield, NY, 14526 requests approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building with less setbacks than required under Section 250-5.1-F (1) and Section 250-5.1-F (12) (b) of the Code at 26 Mt. Eagle Drive. The property is currently or formerly owned by Jared Hopkins and Marissa Johnson and is zoned R-1-20. SBL #109.01-2-305. Application 25Z-0007.
2. Hasan Polat, 130 Watson Road, Fairport, NY, 14450 requests 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 with less setback than required under Section 250-5.1-F (12) (b) of the Code at 130 Watson Road. The property is currently or formerly owned by Hasan and Gizem Polat and is zoned R-1-20. SBL #140.01-7-13.1. Application 25Z-0008.
3. Kevin Shoemaker/American Promotional Events, 4003 Helton Drive, Florence, AL, 35630, 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 1990 Brandt Point Drive. The property is currently or formerly owned by DiMarco Brandt Point, LLC and is zoned GB. SBL #093.02-1-25.11. Application #25Z-0009.
4. John Perry c/o American Promotional Events, 4003 Helton Drive, Florence, AL, 35630 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 #25Z-0010.

Tabled Matters:

1. Chick-Fil-A, 520 Buffington Road, Atlanta, GA, 30349 requests approval for Area Variances under Section 250-14.3 of the Code to allow the construction of a new restaurant with drive-thru and associated site improvements with less setback than required under Section 250-5.6-D (3) of the Code, less buffer than required under Section 250-7.2-A of the Code, less parking than required under Section 250-7.7-D of the Code, and greater lot coverage/less green space than required under Section 250-6.3-F (2) of the Code at 2051 Fairport Nine Mile Point Road. The applicant is also requesting approval for a Special Permit for Signage under Section 250-10.3-A of the Code to allow more building signage than permitted under Section 250-10.13-C of the Code, signage with greater graphics, trademarks, or logos than permitted under Section 250-10.11-E of the Code, and a larger freestanding sign than permitted under Section 250-10.12-B (1) of the Code with less setback than permitted under Section 250-10.12-D of the Code. The property is currently or formerly owned by No Look Landing, LLC and is zoned Limited Business (LB). SBL # 125.17-1-9. Application #24Z-0058.

2. Christopher and Amanda Price, 9 Renwick Run, Penfield, NY, 14526 requests 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 9 Renwick Run. The property is currently or formerly owned by Christopher and Amanda Price and is zoned RA-2. SBL #110.01-1-56. Application #25Z-0005.

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

Amy Steklof
Town Clerk, RMC/CMC