



# TOWN OF PENFIELD

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

## ZONING BOARD OF APPEALS AGENDA

Thursday, July 18, 2024, 6:00 PM  
Daniel DeLaus, Chairman presiding  
Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – June 20, 2024
- III. Work Session
- IV. Tabled Applications:
  1. Application 24Z-0017  
3408 Atlantic Avenue  
Christopher Sobolewski
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
  1. Application 24Z-0027 (**WITHDRAWN**)  
1520-1550 Empire Boulevard  
Christopher DiPasquale/DCI Property Group, LLC
  2. Application 24Z-0030  
71 Arrowhead Lane  
Deana Conyard
  3. Application 24Z-0031  
26 Gregg Circle  
David Tota
  4. Application 24Z-0032  
2 Timberline Drive  
Michael Sheedy
  5. Application 24Z-0034  
1869 Dublin Road  
Debra Wyspianski
  6. Application 24Z-0035  
1421 Penfield Center Road  
Michael Beale
  7. Application 24Z-0038  
51 White Hill Drive  
David and Melanie Bowman
  8. Application 24Z-0037  
95 Henderson Dr  
Sarah Stymus
- VI. Executive Session
- VII. Next Meeting: Thursday, August 15, 2024
- 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, July 18, 2024, 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. Christopher DiPasquale/DCI Property Group, LLC, 120 Marina Drive, Suite 203, Rochester, NY, 14626, requests approval for Area Variances under Section 250-14.3 of the Code to allow less covered parking than required under Section 250-7.7-D (1) of the Code at 1530 and 1550 Empire Boulevard. The properties are currently or formerly owned by 1520-1550 Empire, LLC and are zoned MR. SBL #093.19-2-33 and #093.19-2-34. Application #24Z-0027.  
**WITHDRAWN**
2. Deana Conyard and Shawn Roberts, 71 Arrowhead Lane, Penfield, NY, 14526 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 with less setback than permitted under Section 250-5.1-F (12) (b) of the Code at 71 Arrowhead Lane. The property is currently or formerly owned by Deana L. Conyard and is zoned R-1-15. SBL #124.17-1-15. Application # 24Z-0030.
3. David Tota, 26 Gregg 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 permitted under Section 250-5.1-F (12) (b) of the Code at 26 Gregg Circle. The property is currently or formerly owned by David and Melissa Tota and is zoned PD. SBL #109.05-1-70. Application #24Z-0031.
4. Michael Sheedy, 2 Timberline Drive, 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 permitted under Section 250-5.1-F (1) of the Code at 2 Timberline Drive. The property is currently or formerly owned by Michael and Lisa Sheedy and is zoned R-1-20. SBL #109.05-1-19. Application #24Z-0032.
5. Debra Wyspianski, 1869 Dublin Road, Penfield, NY 14526 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 and an existing accessory storage building with less setback than permitted under Section 250-5.1-F (1) of the Code at 1869 Dublin Road. The property is currently or formerly owned by Debra Wyspianski and is zoned RR-1. SBL #125.01-1-20. Application #24Z-0034.

6. Michael Beale, 1421 Penfield Center Road, 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 the principal structure as required by Section 250-2.2 of the Code with less setback than permitted under Section 250-5.1-F (12) (b) of the Code at 1421 Penfield Center Road. The property is currently or formerly owned by Michael and Julie Beale and is zoned RA-2. SBL #110.04-1-2.2. Application #24Z-0035.
7. Michael and Sarah Ciaburri, 1099 State Road, Webster, NY, 14580 request approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building with less setbacks than permitted under Section 250-5.1-F (12) (b) of the Code at 1099 State Road. The property is currently or formerly owned by Michael Ciaburri and is zoned RR-1. SBL #094.02-1-84. Application #24Z-0036. **WITHDRAWN**
8. David and Melanie Bowman, 51 White Hill Drive, Rochester, NY, 14625 request approval for an Area Variance 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 at 51 White Hill Drive. The property is currently or formerly owned by David and Melanie Bowman and is zoned R-1-20. Application #24Z-0038.
9. Sarah Stymus, 95 Henderson Drive, Penfield, NY, 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a chicken coop and runway with less setback than permitted under Section 250-5.1-G (7) of the Code at 95 Henderson Drive. The property is currently or formerly owned by Sarah Stymus and is zoned R-1-20. SBL #139.07-2-22. Application #24Z-0037.

Tabled Matters:

1. Christopher Sobolewski, 3408 Atlantic Avenue, Penfield, NY, 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a taller fence than permitted under Section 250-7.1-D (1)-ii of the Code at 3408 Atlantic Avenue. The property is currently or formerly owned by Christopher Sobolewski and is zoned RA-2. SBL #110.03-1-10.1. Application #24Z-0017.

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

Amy Steklof  
Town Clerk, RMC/CMC