



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

ZONING BOARD OF APPEALS AGENDA

Thursday, November 21, 2024, 6:00 PM
Daniel DeLaus, Chairman presiding
Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – September 19, 2024 and October 17, 2024
- III. Work Session
- IV. Tabled Applications:
 1. Application 24Z-0050
2209 Penfield Road
Huong Nguyen
 2. Application 24Z-0053
2152 Five Mile Line Rd
Matthew and Debra Sharp

Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.

1. Application 24Z-0055
1585 Jackson Road
Jared Lusk/Nixon Peabody, LLP
 2. Application 24Z-0056
583 Embury Road
Thomas Birdsall
 3. Application 24Z-0057
18 Ellison Hills Drive
Scott and Laurie Klatt
- V. Executive Session
 - VI. Next Meeting: Thursday, December 19, 2024
 - VII. 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, November 21, 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. Jared Lusk/Nixon Peabody, LLP, 1300 Clinton Square, Rochester, NY, 14604 on behalf of Bell Atlantic Mobile Systems, LLC d/b/a Verizon requests approval for Area Variances under Section 250-14.3 of the Code to allow a Commercial Tower-Based Wireless Communications Facility on a parcel less than five (5) acres in area as required under Section 250-13.11-B (2) and (3) of the Code with less setbacks than required under Section 250-13.11-B (7) (e) of the Code at 1585 Jackson Road. The property is currently or formerly owned by Penfield Volunteer Ambulance and is zoned RR-1. SBL #109.04-1-10. Application #24Z-0055.
2. Thomas Birdsall, 583 Embury Road, Rochester, NY, 14625 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 583 Embury Road. The property is currently or formerly owned by Thomas and Cynthia Birdsall and is zoned R-1-20. SBL #108.16-1-10. Application #24Z-0056.
3. Scott and Laurie Klatt, 18 Ellison Hills Drive, Rochester, NY, 14625 request 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 (1) of the Code at 18 Ellison Hills Drive. The property is currently or formerly owned by Scott and Laurie Klatt and is zoned R-1-20. SBL #123.11-1-17. Application #24Z-0057.

Tabled Matters:

1. Huong Nguyen, 2209 Penfield Road, Penfield, NY, 14526 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.5-C (1) (f) of the Code to allow a combination business/single-family residential use and an Area Variance under Section 250-14.3 of the Code to allow a parking lot with less buffer than permitted under Section 250-7.2-A of the Code at 2209 Penfield Road. The property is currently or formerly owned by Huong Nguyen and Quang Tran and is zoned BN-R. SBL #140.01-2-7. Application #24Z-0050.
2. Matthew and Debra Sharp, 169 Stony Point Trail, Webster, NY, 1450 request an Appeal of a Decision by the Penfield Historic Preservation Board under Section 250-6.2-J (3) of the Code denying a request for a Certificate of Appropriateness for the property located at 2152 Five Mile Line Road. The property is currently or formerly owned by Stony Point Real Estate Group, LLC and is zoned R-1-15. SBL #139.10-2-80. Application #24Z-0053.

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

Amy Steklof
Town Clerk, RMC/CMC