



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

ZONING BOARD OF APPEALS AGENDA

Thursday, May 15, 2025 6:00 PM
Daniel DeLaus, Chairman presiding
Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – April 17, 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
 3. Application 25Z-0008
130 Watson Road
Hasan Polat
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 25Z-0011
19 Pineview Drive
Luke and Amanda Freeland
 2. Application 25Z-0012
1727 Gloria Drive
Andrew Ryck
 3. Application 25Z-0013
1650 Penfield Road
Alex Mutzabaugh / Keystone Novelties Distributors, LLC
 4. Application 25Z-0014
2209 Penfield Road
Natalie Nguyen
 5. 25Z-0015
2169 Five Mile Line Road
Glenn Limburg and Kristina Colombo
- VI. Session
- VII. Next Meeting: 6:30 pm, Tuesday, June 17, 2025 – *Note different day of the week and start time
- VIII. Adjournment

Building & Zoning: (585) 340-8636 | building@penfield.org | www.penfield.org
*This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org
and the Town's Government Access Cable Channel 1303
Questions regarding video coverage contact Penfield TV at (585) 340-8661.*

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 15, 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. Luke and Amanda Freeland, 19 Pineview Drive, Penfield, NY, 14526 request 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) of the Code at 19 Pineview Drive. The property is currently or formerly owned by Luke Freeland and is zoned R-1-15. SBL #139.10-3-64. Application 25Z-0011.
2. Andrew Ryck, 1727 Gloria Drive, Fairport, NY, 14450 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) of the Code at 1727 Gloria Drive. The property is currently or formerly owned by Andrew and Kelly Ryck and is zoned RA-2. SBL #111.03-1-27. Application 25Z-0012.
3. 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 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 #25Z-0013.
4. Natalie Nguyen, 2209 Penfield Road, Penfield, NY, 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow less parking than required under Section 250-7.7-D of the Code at 2209 Penfield Road. The property is currently or formerly owned by Houg Nguyen and Quang Tran and is zoned BN-R/TFOD. SBL #140.01-2-7. Application #25Z-0014.
5. Glenn Limburg and Kristina Colombo, 2169 Five Mile Line Road, Penfield, NY, 14526 request 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) (c) of the Code at 2169 Five Mile Line Road. The property is currently or formerly owned by Glenn Limburg and is zoned R-1-15. SBL #139.10-1-12. Application #25Z-0015.

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.
3. 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.

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

Amy Steklof
Town Clerk, RMC/CMC