



# TOWN OF PENFIELD

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

### ZONING BOARD OF APPEALS AGENDA

Thursday, July 20, 2023, 6:00 PM  
Daniel DeLaus, Chairman presiding  
Debbie Drawe, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – June 15, 2023
- III. Work Session
- IV. Tabled Applications:
  1. Application #23Z-0019  
1676 Penfield Road  
Greg Grillo/Flower City Arcade
- V. Public Hearing Applications. Public Participation and Board Deliberations follow each Applicant Presentation.
  1. Application #23Z-0040  
1463 Shoecraft Road  
Ralph and Patricia Wroblewski
  2. Application #23Z-0041  
1632 Penfield Road  
Justin and Aimee Wightman
  3. Application #23Z-0042  
11 Rolling Meadows Way  
Gary and Tammy Salvione
  4. Application #23Z-0043  
45 Wheelock Road  
Earl and Tara Rogalski
  5. Application #23Z-0044  
2157 Penfield Road  
Wegmans Food Markets
  6. Application #23Z-0045  
951 Panorama Trail South  
Lynn Agor
  7. Application #23Z-0046  
1745 Sweets Corners Road  
Christopher and Tracy Smith
- VI. Executive Session
- VII. Next Meeting: Thursday, August 17, 2023
- 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 20, 2023, 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. Ralph Wroblewski, 1463 Shoecraft Road, Penfield, NY, 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow taller screen plantings within twenty (20) feet of a right-of-way line than allowed under Section 250-7.1-I of the Code at 1463 Shoecraft Road. The property currently or formerly owned by Ralph & Patricia Wroblewski and is zoned R-1-20. SBL #109.07-1-20. Application #23Z-0040.
2. Justin & Aimee Wightman, 777 John Glenn Boulevard, Webster, NY, 14580 request approval for a Conditional Use under Section 250-13.3 and Section 250-5.7-C (1) (a) of the Code to allow the continued operation of an existing restaurant (All Star Pizza) by a new operator/owner at 1632 Penfield Road. The property is currently or formerly owned by 1628 Penfield Road, LLC and is zoned GB. Application #23Z-0041.
3. Gary Salvione, 11 Rolling Meadows Way, Penfield, NY, 14526 requests approval for Area Variances under Section 250-14.3 of the Code to allow a shed with less side setback than required under Section 250-5.1-F (1) of the Code and less rear setback than required under Section 250-5.1-F (12) (b) of the Code at 11 Rolling Meadows Way. The property is currently or formerly owned by Gary & Tammy Salvione and is zoned R-1-20. SBL #124.16-2-32. Application #23Z-0042.
4. Earl Rogalski, 45 Wheelock Road, Penfield, NY, 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow the construction of a front porch with less setback than required under Section 250-5.1- F (1) of the Code at 45 Wheelock Road. The property is currently or formerly owned by Earl & Tara Rogalski and is zoned R-1-15. SBL #139.06-3-46. Application #23Z-0043.
5. Melissa Sharrow, 165 Wycliff Drive, Webster, NY, 14580 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.7-C (1) (a) of the Code to allow the operation of a restaurant (Busy Bean Café) at 2157 Penfield Road. The property is currently or formerly owned by Wegmans Food Markets, Inc. and is zoned GB. SBL #139.02-1-2.3. Application #23Z-0044.
6. Mark Agor/Agor Enterprises, 951 Panorama Trail South, Rochester, NY, 14625 requests approval for a Special Use Permit under Section 250-14.3 and Section 250-7.20-C of the Code to allow exterior storage containers at 951 Panorama Trail South. The property is currently or formerly owned by Lynn Agor and is zoned LI. SBL #139.09-1-58. Application #23Z-0045.

7. Christopher & Tracy Smith, 28 Hickory Pond Drive, Penfield, NY, 14526 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 (12) (b) of the Code at 1745 Sweets Corners Road. The property is currently or formerly owned by Chris & Tracy Smith and is zoned RA-2. SBL #126.01-1-32.2. Application #23Z-0046.

Tabled Matters:

1. Greg Grillo/Flower City Arcade, 1676 Penfield Road, Rochester, NY, 14625 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.6-C (1) (c) of the Code to allow an expansion of an existing arcade and Area Variances under Section 250-14.3 of the Code to allow an existing building and proposed addition with less setbacks than required under Section 250-5.6-D (3) of the Code with less parking then required under Section 250-7.7-D of the Code at 1676 Penfield Road. The property is currently or formerly owned by Nicholas Agnello and is zoned LB. SBL #139.05-1-56. Application # 23Z-0019.

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

Amy Steklof  
Town Clerk, RMC/CMC