



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

ZONING BOARD OF APPEALS AGENDA

Thursday, September 18, 2025 6:00 p.m.

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – August 21, 2025
- III. Work Session
- IV. Tabled Applications
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application # 25Z-0027
871 Panorama Trail
Kirk Wright/Sign & Lighting Services, LLC
 2. Application # 25Z-0028
99 Penfield Crescent
Rochester, NY 14625
 3. Application # 25Z-0029
77 Country Lane
Penfield, NY 14526
 4. Application # 25Z-0030
9 Pewter Rock
Webster, NY 14580
 5. Application # 25Z-0031
2150 Fairport Nine Mile Point Road
Penfield, NY 14526
- VI. Executive Session
- VII. Next Meeting: Thursday, October 16, 2025
- VIII. Adjournment

A NOTICE OF PUBLIC HEARING, PENFIELD ZONING BOARD OF APPEALS LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday September 18, 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. Kirk Wright/Sign & Lighting Services, LLC on behalf of Ide Honda, 871 Panorama Trail South, Rochester, NY, 14526 requests approval for a Special Use Permit for Signage under Section 250-10.3-A of the Code to allow more than one building sign whereas a maximum of one building sign is permitted under Section 250-10.13-C of the Code at 871 Panorama Trail South. The property is currently or formerly owned by 871 Panorama Trail South, LLC and is zoned GB. SBL #138.12-1.7.2. Application #25Z-0027.
2. Alvaro Pareja-Lecaros, 99 Penfield Crescent, Rochester, 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 with less front and side setback than permitted under Section 250-5.1-F (1) of the Code at 99 Penfield Crescent. The property is currently or formerly owned by Alvaro and Mario Pareja-Lecaros and is zoned R-1-20. SBL #138.06-3-10. Application #25Z-0028.
3. James Zeger, 77 Country Lane, Penfield, NY, 14526, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a proposed front porch and existing residence with less front setback than permitted under Section 250-5.1-F (1) of the Code at 77 Country Lane. The property is currently or formerly owned by James Gary Zeger and Alexis Viola Deyo and is zoned R-1-15. SBL #124.18-1-34. Application #25Z-0029.
4. Catrina Pomerleau, 9 Pewter Rock, Webster, NY, 14580 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a front porch with less front setback than permitted under Section 250-5.1-F (1) of the Code at 9 Pewter Rock. The property is currently or formerly owned by Catrina Pomerleau and is zoned R-1-20. SBL #094.01-3-80. Application #25Z-0030.
5. Jin Chen, 687 French Road, Rochester, NY, 14618 requests approval for a Change of Use under Section 250-5.5-B (2) of the Code to allow the operation of a nail and spa salon at 2150 Fairport Nine Mile Point Road. The property is currently or formerly owned by Penfield Parc, LLC and is zoned BN-R/TFOD. SBL #140.01-2-70.123. Application #25Z-0031.

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

Amy Steklof
Town Clerk, RMC/CMC