



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

ZONING BOARD OF APPEALS AGENDA

Tuesday, June 17, 2025 6:30 p.m.

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – May 15, 2025
- III. Work Session
- IV. Tabled Applications:
 1. Application 24Z-0058
2051 Fairport Nine Mile Point Rd
Chick-Fil-A
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 25Z-0017
992 Whalen Road
Nicholas Crast
 2. Application 25Z-0018
80 Crowne Pointe Drive
Christopher Burke
 3. Application 25Z-0019
44 Devonshire Drive
Peter and Laurie Pincus
- VI. Executive Session
- VII. Next Meeting: Thursday, July 17, 2025
- 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 Tuesday, June 17, 2025, immediately following a work session meeting commencing at 6:30 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. Nicholas Crast, 992 Whalen Road, Penfield, NY, 14526 requests approval for Area Variances under Section 250-14.3 of the Code to allow an existing concrete slab and proposed accessory storage building with less setback than required under Section 250-5.1-F (1) of the Code at 992 Whalen Road. The property is currently or formerly owned by Nicholas Crast and is zoned R-1- 20. SBL #124.15-1-69.002. Application 25Z-0017.
2. Christopher Burke, 80 Crowne Pointe 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 required under Section 250-5.1-F (12) (b) of the Code at 80 Crowne Pointe Drive. The property is currently or formerly owned by Christopher and Julia Burke and is zoned R-1-20. SBL #094.18-3-45. Application 25Z-0018.
3. Peter and Laurie Pincus, 44 Devonshire Drive, Penfield, NY, 14526 request approval for Area Variances under Section 250-14.3 of the Code to allow a patio with less setbacks than required under Section 250-5.1-F (1) and Section 250-5.1-F (13) of the Code at 44 Devonshire Drive. The property is currently or formerly owned by Peter and Laurie Pincus and is zoned R-1-15. SBL #139.06-2-21. Application 25Z-0019

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.

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

Amy Steklrof
Town Clerk, RMC/CMC