



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

ZONING BOARD OF APPEALS AGENDA

Thursday, August 21, 2025 6:00 p.m.

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – July 17, 2025
- III. Work Session
- IV. Tabled Applications
None
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application # 25Z-0004
3408 Atlantic Avenue
Christopher Sobolewski
 2. Application # 25Z-0021
1900 Empire Blvd
DiMarco Baytowne Associates, LLC
 3. Application # 25Z-0022
1394 Jackson Road
Christian and Cara DiPaola
 4. Application # 25Z-0023
53 Sebastian Dr
Jeffrey A. Putney
 5. Application # 25Z-0024
23 Creek Hill Lane
Nelson Torrales
 6. Application # 25Z-0025
1506 Empire Boulevard
Ryan Cordeiro
 7. Application # 25Z-0026
1786 Empire Boulevard
James Brooks/ Custom Sign Center
- VI. Executive Session
- VII. Next Meeting: Thursday, September 18, 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 August 21, 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. Christopher Sobolewski, 3408 Atlantic Avenue, Penfield, NY, 14526 requests approval for Area Variances under Section 250-14.3 of the Code to allow taller fencing than permitted under Section 250-7.1-D (1) (a) and Section 250-7.1-D (1) (b) of the Code at 3408 Atlantic Avenue. The property is currently or formerly owned by Christopher Sobolewski and is zoned RA-2. SBL #110.03-1-10.1. Application #25Z-0004.
2. DiMarco Baytowne Associates, LLC, 1950 Brighton Henrietta Town Line Road, Rochester, NY, 14623 requests approval for a Special Use Permit for Signage under Section 250-10.3-A of the Code to allow the addition of LED electronic message boards to an existing freestanding sign which is not permitted under Section 250-10.11-A, Section 250-10.11-C, and Section 250-10.11-E of the Code at 1900 Empire Boulevard. The property is currently or formerly owned by DiMarco Baytowne Associates, LLC and is zoned GB. SBL #093.02-1-23.111. Application #25Z-0021.
3. Christian and Cara DiPaola, 1753 Baird Road, Penfield, NY, 14256 request approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage building that is taller than permitted under Section 250-5.1-F (12) (c) of the Code at 1394 Jackson Road. The property is currently or formerly owned by Christian and Cara DiPaola and is zoned RR-1. SBL #095.03-1-39.1. Application #25Z-0022.
4. Jeffrey A. Putney on behalf of Dorothy Jean Read, 53 Sebastian Drive, Rochester, NY, 14625 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a larger accessory storage building than permitted under Section 250-5.11-F (3) (b) of the Code at 53 Sebastian Drive. The property is currently or formerly owned by Penfield Trailer Court, Inc. and is zoned MHP. SBL #138.10-2-3. Application #25Z-0023.
5. Nelson Torrales, 23 Creek Hill Lane, Rochester, NY, 14625 requests approval for Area Variances under Section 250-14.3 of the Code to allow a garage that is larger than the residence (principal structure) as required by Section 250-2.2 of the Code with less setback than required under Section 250-5.1-F (1) of the Code at 23 Creek Hill Lane. The property is currently or formerly owned by Nelson and Pamela Torrales and is zoned R-1-20. SBL #108.15-2-32. Application #25Z-0024.
6. Ryan Cordeiro, 8 Red Rose Circle, Penfield, NY 14526 requests approval for the modification of a Conditional Use under Section 250-13.3 and Section 250-5.6-C (1) (e) of the Code to allow a combination residential, property management business, and tile/shower enclosure business at 1506 Empire Boulevard. The property is currently or formerly owned by McKay Real Estate Holdings, LLC and is zoned LB. SBL #108.07-1-2.1. Application #25Z-0025.

7. James Brooks/Custom Sign Center on behalf of Tim Horton's, 1786 Empire Boulevard, Webster, NY, 14580 requests approval for a Special Use Permit for Signage under Section 250-10.3-A of the Code to allow a second freestanding sign whereas a maximum of one freestanding sign is permitted under Section 250-10.12-C of the Code at 1786 Empire Boulevard. The property is currently or formerly owned by Tim Donut US Limited, Inc. and is zoned GB. SBL #093.15-1-56. Application #25Z-0026.

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

Amy Steklof
Town Clerk, RMC/CMC