



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

ZONING BOARD OF APPEALS AGENDA

Thursday, March 20, 2025 6:00 PM
Daniel DeLaus, Chairman presiding
Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – February 20, 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-0005
9 Renwick Run
Christopher and Amanda Price
 2. Application 25Z-0006
1900 Empire Boulevard
Joseph Schafer/Lippes Mathias, LLP
- VI. Session
- VII. Next Meeting: Thursday, April 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 Thursday, March 20, 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 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.
2. Joseph Schafer/Lippes Mathias, LLP, 50 Fountain Plaza, Suite 1700, Buffalo, NY 14202 on behalf of MANK, LLC requests approval for a Conditional Use under Section 250-13.3 and Section 250-13.12 of the Code to allow the operation of a cannabis retail dispensary 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-0006.

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 Steklof
Town Clerk, RMC/CMC