



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

ZONING BOARD OF APPEALS AGENDA

Thursday, October 16, 2025 6:00 p.m.

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – September 18, 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-0032
905 Whalen Road
Todd and Joan Klafehn
 - 2. Application 25Z-0033
1960 Empire Blvd
1968 Empire Associates, LLC
 - 3. Application 25Z-0034
1954 Dublin Road
Matthew Capuano
- VI. Executive Session
- VII. Next Meeting: Thursday, November 20, 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 October 16, 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. Todd and Joan Klafehn, 905 Whalen Road, Penfield, NY 14526 request approval for an Area Variance under Section 250-14.3 of the Code to allow a shed with less setback than permitted under Section 250-5.1-F (1) of the Code at 905 Whalen Road. The property is currently or formerly owned by Todd and Joan Klafehn and is zoned R-1-20. SBL #124.14-1-22. Application #25Z-0032.
2. Brian Evans/Brew Team NY, LLC, 3108 Vestal Parkway East, Vestal, NY 13850 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a drive-thru coffee shop with less front setback than permitted under Section 250-5.7-D (3) of the Code at 1960 Empire Boulevard. The applicant is also requesting 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, greater overall building sign area than permitted under Section 250-10.13-B of the Code, larger traffic control signage than permitted under Section 250-10.17 of the Code, and a freestanding sign that is larger than permitted under Section 250-10.12-B of the Code and taller than permitted under Section 250-10.12-E of the Code at 1960 Empire Boulevard. The property is currently or formerly owned by 1968 Empire Associates, LLC and is zoned GB. SBL #093.02-1-15.1. Application #25Z-0033.
3. Matthew Capuano, 1960 Dublin Road, Penfield, NY 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow an agricultural building with less setback than permitted under Section 250-5.1-F (8) of the Code at 1954 Dublin Road. The property is currently or formerly owned by Matthew Capuano and is zoned RR-1. SBL #125.03-1-41.1. Application #25Z-0034.

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

Amy Steklof
Town Clerk, RMC/CMC