



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

ZONING BOARD OF APPEALS AGENDA

Thursday, July 16, 2026 6:00

Daniel DeLaus, Chairman

Bill Lang, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – June 18, 2026
- III. Work Session
- IV. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 26Z-0034
40 Maple Hill Farm Rd
William Schrouder
 2. Application 26Z-0035
56 Hampstead Dr
Jonathan Messina
 3. Application 26Z-0036
40 Woodcrest Dr
Judith Principe and Jeff Ince
 4. Application 26Z-0037
2505 Browncroft Blvd
Anthony Devola
 5. Application 26Z-0038
22 Jewelberry Dr
Mike Salway
 6. Application 26Z-0039
100 YMCA Way
Luis Ribeiro
- V. Executive Session
- VI. Next Meeting: Thursday, August 20, 2026
- VII. Adjournment

Building & Zoning: (585) 340-8636 | zoning@penfieldny.gov | www.penfieldny.gov

*This meeting will be video recorded and broadcast LIVE via the town's website www.penfieldny.gov
and the Town's Government Access Cable Channel 1303*

Questions regarding video coverage contact Penfield TV at (585) 340-8661.

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

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, July 16, 2026, 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. William Schrouder, 40 Maple Hill Farm Road, Penfield, NY 14526, requests approval for Area Variances 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 40 Maple Hill Farm Road. The property is currently or formerly owned by Michelle and William Schrouder and is zoned R-1-20. SBL #124.16-1-79. Application #26Z-0034.
2. Jonathan Messina, 56 Hampstead Drive, Webster, NY 14580, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage building larger than permitted under Section 250-5.1 F (12)(a) at 56 Hampstead Drive. The property is currently or formerly owned by Rachel and Jonathan Messina and is zoned RR-1. SBL #094.04-1-75. Application 26Z-0035.
3. Judith Principe and Jeff Ince, 40 Woodcrest Drive, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow garage with less setback than required under Section 250-5.1 F (1) of the Code at 40 Woodcrest Drive. The property is currently or formerly owned by Judith Principe and is zoned R-1-20. SBL #138.06-3-39. Application #26Z-0036.
4. Anthony Devola, 116 Horizon Drive, Rochester, NY 14625, requests approval for a Conditional Use under Section 250-13.3 of the Code to allow a bakery and café at 2505 Browncroft Boulevard. This property is currently or formerly owned by Calvary Chapel of Rochester, Inc and is zoned LB. SBL #123.07-2-47.1. Application #26Z-0037.
5. Mike Salway, 22 Jewelberry Drive, Webster, NY 14580, requests approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building larger than permitted under Section 250-5.1 F(12)(a) and with less setback than required under Section 250-5.1 F(12)(b) of the Code at 22 Jewelberry Drive. The property is currently or formerly owned by Michael and Deborah Salway and is zoned R-1-20. SBL# 094.01-2-11. Application #26Z-0038.
6. Luis Ribeiro, 2 Bentbrook Circle, Webster, NY 14580, requests approval for an Area Variance under Section 250-14.3 and Section 250-5.12 H(5) of the Code to allow a building in the Mixed Use Development District to have less non-residential occupied space than required under Section 250-5.12 E (1)(b) of the Code at 100 YMCA Way. The property is currently or formerly owned by Penfield Realty, LLC and is zoned MUD. SBL # 125.01-1-25.34. Application #26Z-0039.

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

Amy Steklof
Town Clerk, MMC/CMC