



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

ZONING BOARD OF APPEALS AGENDA

Thursday, February 19, 2026 6:00 p.m.

Daniel DeLaus, Chairman presiding

Bill Lang, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – January 15, 2026
- III. Work Session
- IV. Tabled Applications
 1. Application 25Z-0037
59 Wellsbrook Ln
Insite Land Development
 2. Application 26Z-0002
1768 Creek Street
Silver Maple Dental
 3. Application 26Z-0005
29 White Hill Drive
Bruce Stenglein
 4. Application 26Z-0006
1864 Harris Road
Tucker Velepec
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 26Z-0007
165 Watersong Trail
Denise and Jacob Berardi
 2. Application 26Z-0008
1320 Harris Road
Julie DeRoller
 3. Application 26Z-0009
480 Plank Road
John Hotto
 4. Application 26Z-0010
156 Farm Brook Drive
Peter VonDerLinn
- VI. Executive Session
- VII. Next Meeting: Thursday, March 19, 2026
- 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, February 19, 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. Denise and Jacob Berardi, 165 Watersong Trail, Webster, NY 14580 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a second garage whereas one garage is permitted under Section 250-5.1-D (2) of the Code at 165 Watersong Trail. The property is currently or formerly owned by Jacob Berardi and is zoned R-1-20. SBL #094.01-6-65. Application #26Z-0007.
2. Julie DeRoller, 1320 Harris Road, Webster, NY 14580 requests approval for Area Variances under Section 250-14.3 of the Code to allow two storage buildings on the property whereas one storage building is permitted under Section 250-5.1-F(12) of the Code with less setback than permitted under Section 250-5.1-F(12)(b) of the Code and larger than permitted under Section 250-5.1-F(12)(a) of the Code with a height taller than permitted under Section 250-5.1-F(12)(c) of the Code and to allow an existing single family residence with less setback than permitted under Section 250-5.1-F(1) of the Code at 1320 Harris Road. The property is currently or formerly owned by Matthew and Julie DeRoller and is zoned RA-2. SBL #095.04-2-59.2. Application #26Z-0008.
3. John W. Hotto, 1105 Ridgeway Avenue, Rochester, NY 14615 requests approval for an Area Variance under Section 250-14.3 of the Code to allow development with more total lot coverage than permitted under Section 250-5.6-D(2) of the Code at 480-484 Plank Road. The property is currently or formerly owned by Malcho's 480 Plank Road Holdings, LLC and is zoned LB. SBL #093.19-1-46. Application #26Z-0009.
4. Peter VonDerLinn, 156 Farm Brook Drive, Rochester, NY 14625 requests approval for Area Variances under Section 250-14.3 of the Code to allow a deck and a hot tub with less setback than permitted under Section 250-250-5.1-F(1) of the Code and to allow an existing single family residence with less setback than permitted under Section 250-5.1-F(1) of the Code at 156 Farm Brook Drive. The property is currently or formerly owned by Peter and Donna VonDerLinn and is zoned R-1-20. SBL #123.11-1-53. Application #26Z-0010.

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

Amy Steklof
Town Clerk, RMC/CMC