



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

ZONING BOARD OF APPEALS AGENDA

Thursday, January 15, 2026, at 6:00 PM
Daniel DeLaus, Chairman, presiding
Supervisor Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – November 20, 2025
- III. Work Session
- IV. Tabled Applications:
 1. Application 25Z-0037
59 Wellsbrook Lane
Insite Land Development
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 26Z-0001
2696 Atlantic Avenue
Cuong Nguyen
 2. Application 26Z-0002
1768 Creek Street
Silver Maple Dental
 3. Application 26Z-0003
75 Devonshire Drive
Emma Neatrou
 4. Application 26Z-0004
2150 Fairport Nine Mile Point Road
Blooming Bunch, Inc.
 5. Application 26Z-0005
29 White Hill Drive
Bruce Stenglein
 6. Application 26Z-0006
1864 Harris Road
Tucker Velep
- VI. Executive Session
- VII. Next Meeting: 6:00 pm, Thursday, February 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, January 15, 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. Cuong Nguyen, 2696 Atlantic Avenue, Rochester, NY 14526 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 2696 Atlantic Avenue. The property is currently or formerly owned by Giang Nguyen and is zoned R-1-20. SBL #124.05-1-11. Application #26Z-0001.
2. Silver Maple Dental, 1768 Creek Street, Rochester, NY 14625 requests approval for a Special Permit for signage under Section 250-10.3-A of the Code to allow a freestanding sign with less setback than permitted under Section 250-10.12-D of the Code at 1768 Creek Street. The property is currently or formerly owned by Silver Maple Dental, PLLC and is zoned BN-R. SBL #123.07-2-10.12. Application #26Z-0002.
3. Emma Neatrou, 75 Devonshire Drive, Penfield, NY 14526 requests approval for an Area Variance under Section 250-14.3 of the Code to allow an addition with less setback than permitted under Section 250-5.1-F (1) of the Code at 75 Devonshire Drive. The property is currently or formerly owned by Emma Neatrou and is zoned R-1-15. SBL #139.06-2-10. Application #26Z-0003.
4. Blooming Bunch Inc., 2150 Fairport Nine Mile Point Road, Fairport, NY 14450 requests approval for a Conditional Use under Section 250-13.3 of the Code to allow the operation of a smoothie café at 2150 Fairport Nine Mile Point Road. The property is currently or formerly owned by Penfield Parc, LLC and is zoned BN-R/TFOD. SBL #140.01-2-70.123. Application #26Z-0004.
5. Bruce Stenglein, 29 White Hill Drive, Rochester, NY 14625 requests approval for an Area Variance under Section 250-14.3 of the Code to allow a lean-to with less setback than permitted under Section 250-5.1-F (1) of the Code at 29 White Hill Drive. The property is currently or formerly owned by Bruce Stenglein and is zoned R-1-20. SBL #123.06-1-32. Application #26Z-0005.
6. Tucker Velepce, 1105 Ridgeway Avenue, Rochester, NY 14615 requests approval for Area Variances under Section 250-14.3 of the Code to allow an accessory storage building greater in size than the principal building on site under Section 250-2.2 of the code with a height taller than permitted under Section 250-5.1-F(12)(c) of the Code at 1864 Harris Road. The property is currently or formerly owned by Anthony J. Pilato and is zoned RA-2. SBL #125.02-1-11. Application #26Z-0006.

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

Amy Steklouf
Town Clerk, RMC/CMC