



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

ZONING BOARD OF APPEALS AGENDA

Thursday, May 21, 2026 5:00 p.m.

Daniel DeLaus, Chairman

Bill Lang, Zoning Board Liaison

- I. Call to Order
- II. Approval of Minutes – April 16, 2026
- III. Work Session
- IV. Tabled Applications
None
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 26Z-0018
1866 Plank Road
Dan Prosser
 2. Application 26Z-0017
134 Rodney Lane
Lawrence Jensen
 3. Application 26Z-0016
560 Embury Road
Eric Peterkin and Nadine Mills
 4. Application 26Z-0021
1991 Gloria Drive
Stephen Andrews
 5. Application 26Z-0023
1786 Sweets Corners Road
David and Kristen Germick
 6. Application 26Z-0019
1601 Penfield Rd
John Perry of American Promotional Events
 7. Application 26Z-0020
2755 Penfield Road
Laurie Broccolo
 8. Application 26Z-0025
1900 Empire Boulevard
Rami Ali

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.

9. Application 26Z-0024
2200 Penfield Road
Pardi Partnership Architects
 10. Application 26Z-0022
1620 Penfield Road
Mark Byassee
- VI. Executive Session
 - VII. Next Meeting: Thursday, June 18, 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, May 21, 2026, immediately following a work session meeting commencing at 5:00 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. Dan Prosser, 1866 Plank Road, Webster, NY 14580, requests approval for Area Variances under Section 250-14.3 of the Code to allow deck with less setback than required under Section 250-5.1-F(1) and the existing single-family residence with less setback than required under Section 250-5.1-F(1) at 1866 Plank Road. The property is currently or formerly owned by Daniel and Ellen Prosser and is zoned RA-2. SBL #096.03-1-31. Application #26Z-0018.
2. Lawrence T. Jensen, 134 Rodney Lane, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory storage structure with less setback than required under Section 250-5.1-F(12)(b) at 134 Rodney Lane. The property is currently or formerly owned by Lawrence Jensen and The Jensen Irrevocable Trust and is zoned R-1-20. SBL #109.09-1-36. Application #26Z-0017.
3. Eric Peterkin and Nadine Mills, 560 Embury Road, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow an accessory structure larger than permitted under Section 250-5.1-F(12)(a) of the Code at 560 Embury Road. The property is currently or formerly owned by Eric Peterkin and Nadine Mills and is zoned R-1-20. SBL #108.12-1-44.2. Application #26Z-0016.
4. Stephen M. Andrews, 1991 Gloria Drive, Fairport, NY 14450, requests approval for an Area Variance 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) at 1991 Gloria Drive. The property is currently or formerly owned by Stephen Andrews and is zoned RA-2. SBL#126.03-1-12.003. Application #26Z-0021.
5. David Germick, 1786 Sweets Corners Road, Fairport, NY 14450, 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) and a height taller than allowed under Section 250-5.1-F(12)(c) and larger than allowed under Section 250-5.1-F(12)(a) at 1786 Sweets Corners Road. This property is currently or formerly owned by David Germick Jr. and Kristen Germick and is zoned RA-2. SBL#126.01-1-17.3. Application #26Z-0023.
6. John Perry of American Promotional Events, 4003 Helton Drive, Florence, AL 35630, requests a recommendation of approval for the issuance of an Itinerant Vendor License under Section 162-6-E(1)(b) and Section 162-6-E(2) of the Code to allow the sale of sparkling devices at 1601 Penfield Road. The property is currently or formerly owned by Penfield TK Owner, LLC and is zoned GB. SBL#138.08-1-2./PLZA. Application #26Z-0019.
7. Laurie Broccolo, 2755 Penfield Road, Fairport, NY 14450, requests approval for Conditional Use under Section 250-13.3 of the Code to allow a seasonal tavern license at 2755 Penfield Road. The property is currently or formerly owned by Broccolo Property Management, LLC and is zoned RA-2. SBL#141.01-1-17.11. Application #26Z-0020.
8. Rami Ali, 2534 West Ridge Road, Greece, NY 14626, requests approval for Conditional Use under Section 250-13.3 of the Code to allow a Smashburger restaurant at 1900 Empire Boulevard. This property is currently or formerly owned by DiMarco Baytowne Associates, LLC and is zoned GB. SBL#093.02-1-23.111. Application #26Z-0025.
9. Pardi Partnership Architects, 25 Circle Street, Suite 101, Rochester, NY 14607, requests approval for 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 2200 Penfield Road. This property is currently or formerly owned by Penn Fair Plaza, LLC and is zoned GB/TFOD. SBL#140.01-1-3.1. Application #26Z-0024.

10. Mark Byassee, 5 Railroad Street, Victor, NY 14564, requests approval for 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 1620 Penfield Road. This property is currently or formerly owned by Stolt Realty, Inc and is zoned GB. SBL#123.20-2-43. Application #26Z-0022.

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

Amy Steklof
Town Clerk, MMC/CMC