



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

ZONING BOARD OF APPEALS AGENDA
Thursday, March 19, 2026 6:00 p.m.
Daniel DeLaus, Chairman
Bill Lang, Zoning Board Liaison

- I. Call to Order
- II. Approval of Minutes – February 19, 2026
- III. Work Session
- IV. Tabled Applications
 1. Application 25Z-0037
59 Wellsbrook Lane
Insite Land Development
 2. Application 26Z-0005
29 White Hill Drive
Bruce Stenglein
 3. Application 26Z-0007
165 Watersong Trail
Denise and Jacob Berardi
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 26Z-0011
1990 Brandt Point Drive
Kevin Shoemaker/American Promotional Events
 2. Application 26Z-0012
75 Devonshire Drive
Emma Lippa
- VI. Executive Session
- VII. Next Meeting: Thursday, April 16, 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, March 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. Kevin Shoemaker/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-E (2) of the Code to allow the sales of sparkling devices at 1990 Brandt Point Drive. The property is currently or formerly owned by DiMarco Brandt Point, LLC and is zoned GB. SBL #093.02-1-25.11. Application #26Z-0011.
2. Emma Lippa, 75 Devonshire Drive, Penfield, NY, 14526 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 (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-0012.

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

Amy Steklof
Town Clerk, RMC/CMC