



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

**ZONING BOARD OF APPEALS AGENDA**

**Thursday, November 20, 2025 6:00 p.m.**

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – October 16, 2025
- III. Work Session
- IV. Tabled Applications  
None
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
  - 1. Application 25Z-0036  
2157 Penfield Rd Suite  
Joe and Michelle Barbaro
  - 2. Application 25Z-0037  
59 Wellsbrook Lane  
Insite Land Development
- VI. Executive Session
- VII. Next Meeting: Thursday, December 18, 2025
- 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 November 20, 2025, 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. Joe and Michelle Barbaro, 2157 Penfield Road Suite 9, Penfield, NY 14526 request approval for a Conditional Use Permit under Section 250-13.3 and Section 250-5.7-C (1) (a) of the Code to allow the operation of a smoothie bar at 2157 Penfield Road Suite 9. The property is currently or formerly owned by Wegmans Food Markets Inc and is zoned GB. SBL #139.02-1-2.3. Application #25Z-0036.
2. Insite Land Development, 28 Willow Pond Way, Penfield, NY 14526 requests approval for a Special Permit for signage under Section 250-10.3-A of the Code to allow subdivision monument sign with less setback than permitted under Section 250-10.16-B and Section 250-10.12-D of the Code at 59 Wellsbrook Lane. The property is currently or formerly owned by Insite Land Development and is zoned R-1-20. SBL #094.03-1-45.1. Application #25Z-0037.

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

Amy Steklof  
Town Clerk, RMC/CMC