



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

**ZONING BOARD OF APPEALS AGENDA**

**Thursday, September 17, 2026 5:30**

Daniel DeLaus, Chairman

Bill Lang, Zoning Board Liaison

- I. Call to Order
- II. Approval of Minutes – August 20, 2026
- III. Work Session
- IV. Tabled Applications
  1. Application Z-AV-26-0015  
4 Alden Glen Dr  
Karen Phelps
  2. Application Z-AV-26-0011  
1275 Five Mile Line Rd  
Charlton Stevens
  3. Application Z-AV-26-0012  
1275 Five Mile Line Rd  
Charlton Stevens
  4. Application Z-CUR-26-0002  
1750 Empire Blvd  
Tin Tin Ren
  5. Application 26Z-0039  
100 YMCA Way  
Luis Riberio
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
  1. Application Z-AV-26-0017  
64 Havenshire Rd  
Lisa Spence
  2. Application Z-AV-26-0018  
22 Millford Crossing  
Jay Palermo – JC Concepts Inc
  3. Application Z-AV-26-0019  
185 Valley Green Dr  
Andrew & Kara Fell
  4. Application Z-CUR-26-0005  
1694 Penfield Rd  
Biak Thawng

Building & Zoning: (585) 340-8636 | [zoning@penfieldny.gov](mailto:zoning@penfieldny.gov) | [www.penfieldny.gov](http://www.penfieldny.gov)

*This meeting will be video recorded and broadcast LIVE via the town's website [www.penfieldny.gov](http://www.penfieldny.gov)  
and the Town's Government Access Cable Channel 1303*

*Questions regarding video coverage contact Penfield TV at (585) 340-8661.*

- 5. Application Z-SR-26-0002
  - 1998 Empire Blvd
  - Melissa Driskell – Sign & Lighting Services
- VI. Executive Session
- VII. Next Meeting: Thursday, October 15, 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, September 17, 2026, immediately following a work session meeting commencing at 5:30 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. Lisa Spence, 64 Havenshire Road, Rochester, NY 14625, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a second accessory storage building where one is permitted under Section 250-5.1 F (12) of the Code at 64 Havenshire Road. The property is currently or formerly owned by Timothy and Lisa Spence and is zoned R-1-20. SBL #108.11-2-9. Application #Z-AV-26-0017.
2. Jay Palermo/JC Concepts Inc., 65 South Main Street, Canandaigua, NY 14424, requests approval for Area Variances under Section 250-14.3 of the Code to allow a garage addition, a house addition, and a deck with less setback than required under Section 250-5.1 F (1) of the Code at 22 Millford Crossing. The property is currently or formerly owned by Brian and Nicole Diehl and is zoned R-1-20. SBL # 109.04-4-58. Application #Z-AV-26-0018.
3. Andrew Fell, 185 Valley Green 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(12)(b) of the Code at 185 Valley Green Drive. The property is currently or formerly owned by Andrew and Kara Fell and is zoned R-1-20. SBL #124.20-2-93. Application #Z-AV-26-0019.
4. Biak Thawng, 32 Rolling Meadows Way, Penfield, NY 14526, requests approval for a Conditional Use under Section 250-13.3 of the Code to allow for the operation of a restaurant at 1694 Penfield Road, Suite 6. The property is currently or formerly owned by D&L Realty, Inc. and is zoned LB. SBL # 139.05-1-53. Application #Z-CUR-26-0005.
5. Melissa Driskell/Sign & Lighting Services, 530 NY 104, Ontario, NY 14519, requests approval for a Special Permit under Section 250-10.3A of the Code to allow three building mounted signs where a maximum of one is permitted under Section 250-10.13C of the Code at 1998 Empire Boulevard. The property is currently or formerly owned by Empire Park Management, LLC and is zoned LB. SBL #093.02-1-12.002. Application #Z-SR-26-0002.

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

Amy Steklof  
Town Clerk, MMC/CMC