



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

**ZONING BOARD OF APPEALS AGENDA**

**Thursday, July 17, 2025 6:00 p.m.**

Daniel DeLaus, Chairman presiding

Kevin Berry, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – June 17, 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-0004  
3408 Atlantic Avenue  
Christopher Sobolewski
  - 2. Application 25Z-0020  
1280 Creek Street  
John Wurzbacher
  - 3. Application 25Z-0016  
2051 Fairport Nine Mile Point Road  
Jacob Zoghlin
  - 4. Application 24Z-0058  
2051 Fairport Nine Mile Point Rd  
Chick-Fil-A
- VI. Executive Session
- VII. Next Meeting: Thursday, August 21, 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 July 17, 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. Christopher Sobolewski, 3408 Atlantic Avenue, Penfield, NY, 14526 requests approval for Area Variances under Section 250-14.3 of the Code to allow taller fencing than permitted under Section 250-7.1-D (1) (a) and Section 250-7.1-D (1) (b) of the Code at 3408 Atlantic Avenue. The property is currently or formerly owned by Christopher Sobolewski and is zoned RA-2. SBL #110.03-1-10.1. Application #25Z-0004.
2. John Wurzbacher/Blessed Hope Community Church, 1280 Creek Street, Webster, NY, 14580 requests approval for a Special Use Permit for Signage under Section 250-10.3-A of the Code to allow a second freestanding sign whereas a maximum of one freestanding sign is permitted under Section 250-10.12-C of the Code at 1280 Creek Street. The property is currently or formerly owned by Blessed Hope Community Church, Inc. and is zoned LB. SBL #093.15-1-2.115. Application #25Z-0020.
3. Jacob H Zoghlin, Esq./Underberg & Kessler, LLP, 300 Bausch & Lomb Place, Rochester, NY 14604 on behalf of Preserve Penfield, Inc. requests an appeal of the determination by the Town of Penfield Authorized Official under Section 250-14.5-A of the Code that a Chick-Fil-A restaurant proposed for development at 2051 Fairport Nine Mile Point Road is a conditionally permitted use. The property is currently or formerly owned by No Look Landing, LLC and is zoned LB/TFOD. SBL # 125.17-1-9. Application #25Z-0016.
4. Chick-Fil-A, 520 Buffington Road, Atlanta, GA, 30349 requests approval for Area Variances under Section 250-14.3 of the Code to allow the construction of a new restaurant with drive-thru and associated site improvements with less setback than required under Section 250-5.6-D (3) of the Code, less buffer than required under Section 250-7.2-A of the Code, and less parking than required under Section 250-7.7-D of the Code of the Code at 2051 Fairport Nine Mile Point Road. The applicant is also requesting approval for a Special Permit for Signage under Section 250-10.3-A of the Code to allow more building signage than permitted under Section 250-10.13-C of the Code, signage with greater graphics, trademarks, or logos than permitted under Section 250-10.11-E of the Code, and a larger freestanding sign than permitted under Section 250-10.12-B (1) of the Code with less setback than permitted under Section 250-10.12-D of the Code. The property is currently or formerly owned by No Look Landing, LLC and is zoned LB/TFOD. SBL # 125.17-1-9. Application #24Z-0058.

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

Amy Steklof  
Town Clerk, RMC/CMC