

Schedule A

Town of Penfield

DRAFT

Local Law #_____ of 2024

Amending the Town of Penfield Zoning Map

Be it enacted by the Town Board of the Town of Penfield as follows:

Section 1. TITLE.

This Local Law shall be known as “Amending the Town Zoning Map to Change Zoning District Designation for Specified Parcels”

Section 2. Legislative Intent and Purpose

The Town of Penfield recently adopted its 2023 Comprehensive Plan Update, which identified recommendations for future Zoning Map amendments to better reflect existing and/or future land use preferences and ensure consistent development patterns. Additionally, Town staff identified proposed district assignments for specific parcels that are in conformance with the goals and recommendations of the Comprehensive Plan Update.

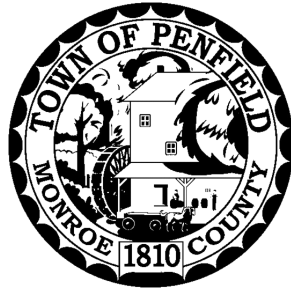
Section 3. Proposed Changes to the Town of Penfield Zoning Map

The identified zoning map amendments are outlined in the summary table below and on the maps attached hereto.

Property Address	Current Zoning Classification	Proposed Zoning Classification	Acres	
27	Terrel Dr	General Business (GB)	Multiple Residence (MR)	0.71
1468	Empire Blvd	R-1-12	Limited Business (LB)	0.5
1423	Empire Blvd	R-1-20	Town House (TH)	9.94
2328	Old Browncroft Blvd	R-1-20	Town House (TH)	7.82
	Sable Oaks Townhouses	Multiple Residence (MR)	Town House (TH)	8.62
	Allens Creek Valley Townhouses	Multiple Residence (MR)	Town House (TH)	76.47
919 923 925 927	State Rd	RR-1	R-1-20	2.01
1226 1228	Northrup Rd	RA-2	RR-1	8
1265 1271	Plank Rd	RA-2	RR-1	15.01
2004 2008 2012	Fairport Nine Mile Pt Rd	R-1-20	Town House (TH)	1.38
2013 2017 2021 2025 2029	Fairport Nine Mile Pt Rd	R-1-20	Business Non-retail (BN-R)	2.62
2033 2039	Fairport Nine Mile Pt Rd	R-1-20	Limited Business (LB)	2.08

Section 4. Effective Date

This local law shall take effect immediately upon filing in the office of the Secretary of State of New York as provided by law.



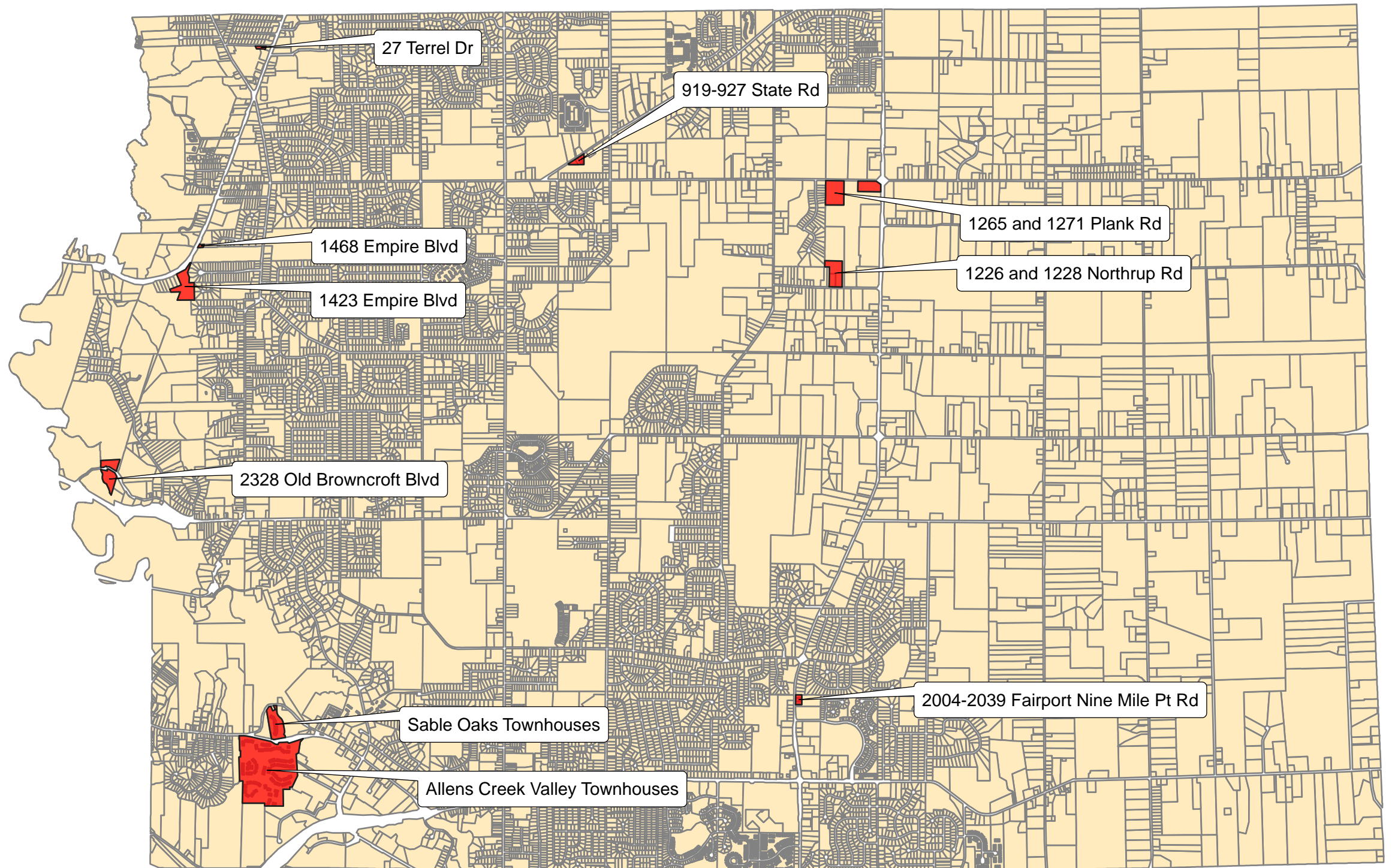
**Land Use Recommendations
Pertaining to Potential
Rezoning of Properties**

Legend

- Proposed Rezoning Areas
- Parcels

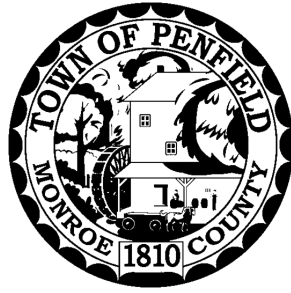


0 0.5 1 Miles



The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, expressed or implied, as to the accuracy of such record(s).

#	Property	Current	Proposed	#	Property	Current	Proposed	#	Property	Current	Proposed
27	Terrel Dr	General Business (GB)	Multiple Residence (MR)		Allens Creek Valley Townhouses	Multiple Residence (MR)	Town House (TH)	2004	Fairport Nine Mile Pt Rd	R-1-20	Town House (TH)
1468	Empire Blvd	R-1-12	Limited Business (LB)	919	State Rd	RR-1	R-1-20	2008	Fairport Nine Mile Pt Rd	R-1-20	Business Non-retail (BN-R)
1423	Empire Blvd	R-1-20	Town House (TH)	925							
2328	Old Browncroft Blvd	R-1-20	Town House (TH)	927							
	Sable Oaks Townhouses	Multiple Residence (MR)	Town House (TH)	1226	Northrup Rd	RA-2	RR-1	2013	Fairport Nine Mile Pt Rd	R-1-20	Business Non-retail (BN-R)
				1228							
				1265	Plank Rd	RA-2	RR-1	2021	Fairport Nine Mile Pt Rd	R-1-20	Limited Business (LB)
				1271							
								2025			
								2029			
								2033			
								2039			



Land Use Recommendations Pertaining to Potential Rezoning of Properties

Legend

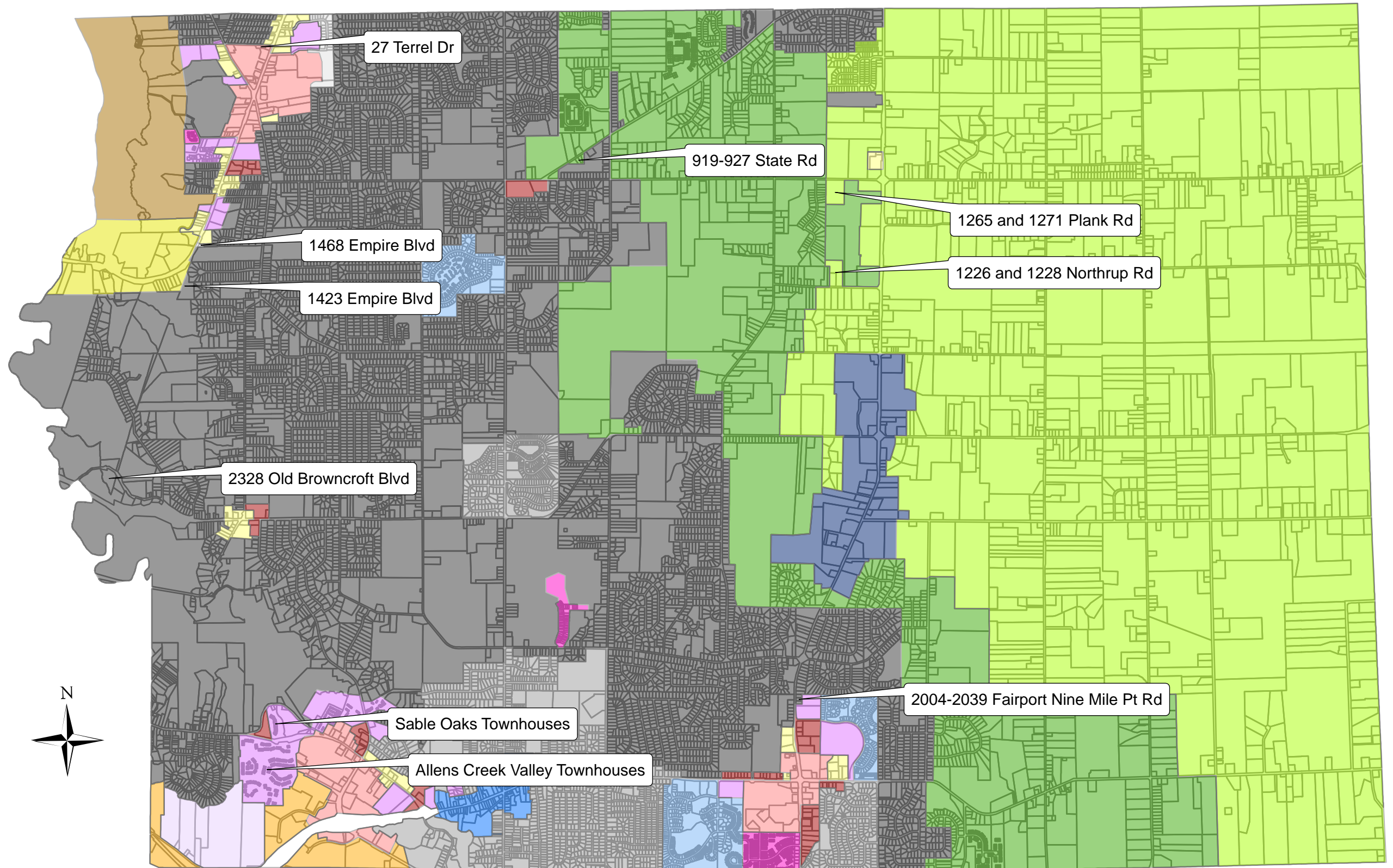
Current Zoning

- Business Non Retail
- Conservation Residential (2 Acres)
- Four Corners District
- General Business
- LaSalle's Landing District
- Limited Business
- Limited Industrial
- Mixed Use Development
- Mobile/Manufactured Home Park
- Multiple Residence
- Planned Development
- Residential 1-12000
- Residential 1-15000
- Residential 1-20000
- Right-of-Way
- Rural Agricultural (2 Acres)
- Rural Residential (1 Acre)
- Town House

Parcels

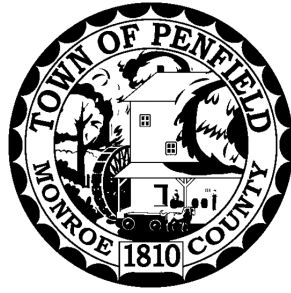
- Parcels

Current Zoning Map, 2024



The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, expressed or implied, as to the accuracy of such record(s).





**Land Use Recommendations
Pertaining to Potential
Rezoning of Properties**

Legend

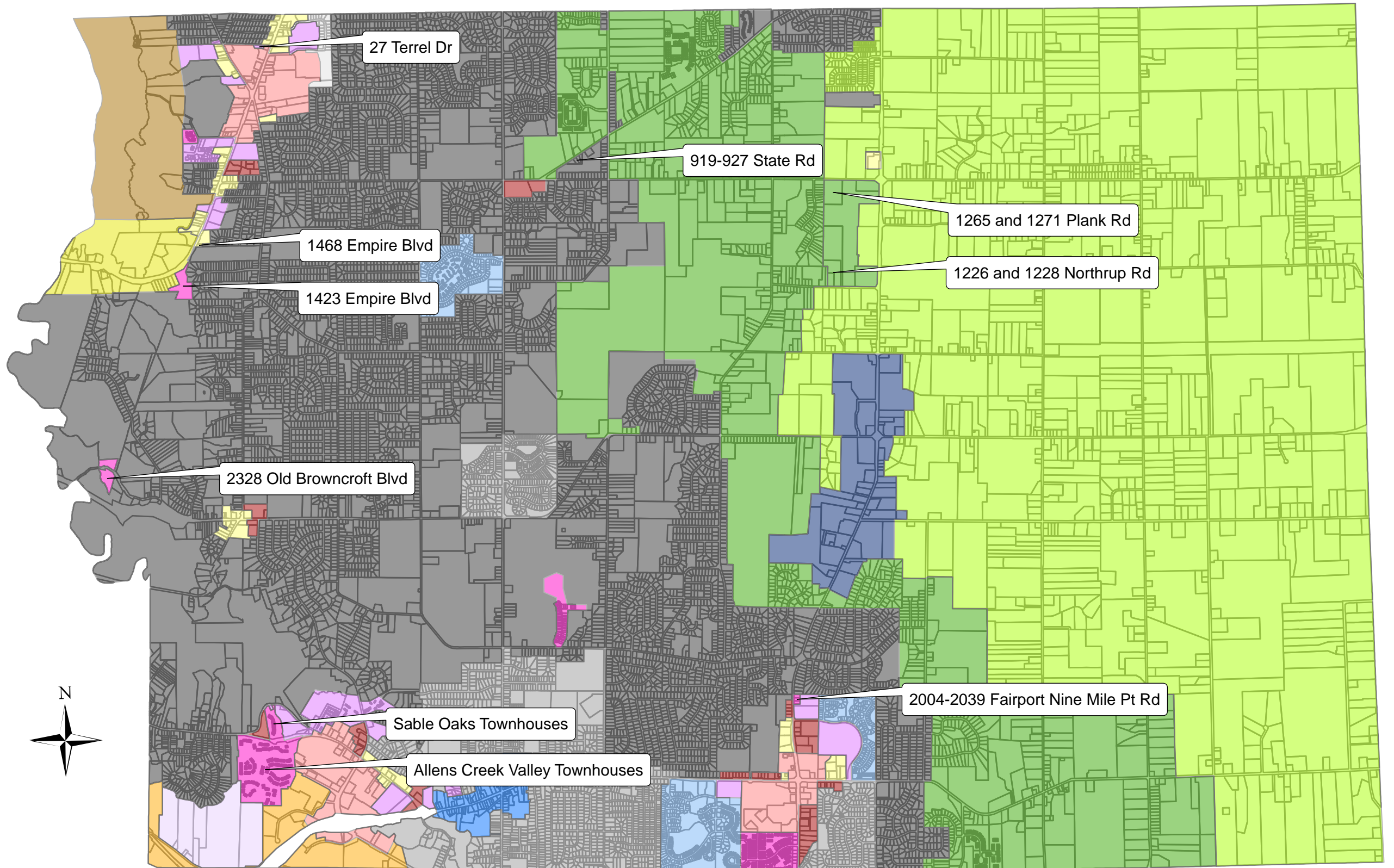
Proposed Zoning 2024

- Business Non Retail
- Conservation Residential (2 Acres)
- Four Corners District
- General Business
- LaSalle's Landing District
- Limited Business
- Limited Industrial
- Mixed Use Development
- Mobile/Manufactured Home Park
- Multiple Residence
- Planned Development
- Residential 1-12000
- Residential 1-15000
- Residential 1-20000
- Right-of-Way
- Rural Agricultural (2 Acres)
- Rural Residential (1 Acre)
- Town House

Parcels

- Parcels

Proposed Zoning Map, 2024



The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, expressed or implied, as to the accuracy of such record(s).

