



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

NOTICE OF PUBLIC HEARING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE, that a public hearing will be held at the Penfield Town Hall in the Auditorium on Thursday, April 14, 2011 at 7:00 PM local time by the Penfield Planning Board to consider the following application. All persons in favor of or opposed to said applications will be heard.

1. Eric Schaaf/Marathon Engineering, 39 Cascade Drive, Rochester NY 14614/Steven Cerrone requests under Article IX of the Code Preliminary and Final Site Plan approval to allow the installation of a parking lot and associated site improvements on 0.41+/- acres, to be known as 2221 Penfield Road. The property is located at 2221 Penfield Road, is now or formerly owned by Steven Cerrone and is zoned BN-R. Appl# 11P-0005. SBL# 140.01-2-1.

TABLED

TABLED:

1. Edwin A. Summerhays, L.S., 2509 Browncroft Blvd., Suite 209, Rochester, NY 14625/Don Corsaro requests under Articles III-3-10, VIII-8-2, and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan approval and EPOD Permits to allow the subdivision of 1.93 +/- acres into two parcels with the construction of one residential home, located at 2149 Five Mile Line Road, to be known as Corsaro Subdivision. The property is now or formerly owned by Don Corsaro and is zoned R-1-15. Appl# 11P-0002. SBL# 139.10-1-6.

APPROVED WITH CONDITIONS

2. Jared Lusk, Nixon Peabody Attorneys at Law, 1100 Clinton Square, Rochester, NY 14604/DiMarco Brandt Point, LLC requests the Town Board to consider their pending application for the proposed action. The proposed action has been classified as a Type I Action pursuant to applicable SEQRA Regulations, including 6 N.Y.C.R.R. 617.5 et seq, and the Penfield Environmental Quality Review Local Law #3 of 1996. The Planning Board, acting as lead agency, has accepted a Draft Environmental Impact Statement for the proposed action. A public hearing was held October 14, 2010 at 7:00 PM, at which time the Planning Board heard all interested persons on the content of said document.

The Draft Environmental Impact Statement is available on the Planning Department's web page on the Town website located at www.penfield.org. Comments on the Draft Environmental Impact Statement were requested and accepted until October 25, 2010. Appl# 09P-0003.

NO ACTION TAKEN

MISCELLANEOUS:

1. Regarding the application of John F. Caruso, Passero Associates, 100 Liberty Pole Way, Rochester, NY 14604/Frontier Management of NY Inc. requests under Article IX-9-2 of the Code Preliminary and Final Site Plan approval to allow construction of 7 apartment buildings with a total of 40 units on 3.77 +/- acres located at 1699 Penfield Road to be known as 1699 Penfield Road. The property is now or formerly owned by Frontier Management of NY Inc. and is zoned MR. Appl#09P-0013. SBL#139.05-1-49.

RE-APPROVED WITH CONDITIONS

2. YMCA of Greater Rochester requests the Board's consideration under a previous approval to allow a playground on 52.7 +/- acres located at 1835, 1835-B, and 1851 Fairport Nine Mile Point Road. The playground was approved on March 25, 2005 but required the Board's review prior to installation to ensure it complies with the 2005 approval.

APPROVED

3. Walter Baker, DSB Engineers, 2394 Ridgeway Avenue, Suite 201, Rochester, NY 14626/SDSJ Associates, Inc. requests an informal discussion with the Board regarding the subdivision of 24.9 +/- acres into a maximum of 31 residential lots located at 1617 Creek Street to be known as Caroline Court. The property is now or formerly owned by SDSJ Associates, Inc. and is zoned R-1-20. Appl# 11P-0001. SBL# 108.15-1-31. The Board reviewed an alternate layout as required at the February 25, 2011 issued letter.

CONCERNS NOTED

4. Regarding the application of James Leoni, Bileschi Land Surveying, 435 Reynolds Arcade, Rochester, NY 14614/Michael Peck requests under Article VIII-8-2 of the Code Preliminary and Final Subdivision approval to allow the subdivision of 47.3 acres into two parcels with one parcel to include all existing structures on approximately 12.4 acres and the second parcel to include the remaining acres to be known as Peck Subdivision. The property is located at 2735 Penfield Road, is now or formerly owned by Michael and Donna Peck and is zoned RA-2. Appl# 10P-0001. SBL# 141.01-1-18.2.

RE-APPROVED WITH CONDITIONS

5. Edward J. Freeman, PLS, Passero Associates, 100 Liberty Pole Way, Rochester, NY 14604/Oakmonte Single Family Homes, LLC requests under Article VIII-8-2 of the Code Re-subdivision approval to allow the re-subdivision lots AR25 and AR25.

APPROVED

6. Edwin A. Summerhays, L.S., 2509 Browncroft Blvd., Suite 209, Rochester, NY 14625/Carmelo Toscano requests under Article VIII-8-2 of the Code Re-subdivision approval to allow the re-subdivision lands generating a 1.621 +/- acre lot at 2901 Atlantic Avenue and a 1.100 +/- acre lot at 2891 Atlantic Avenue.

APPROVED

The Planning Board will meet at 6:30 PM local time Thursday, April 14, 2011, in the Town Hall Auditorium to discuss, in a meeting open to the public, tabled matters and other business that may be before it.

Amy Steklof
Town Clerk