



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, July 14, 2011 at 7:00 PM local time by the Penfield Planning Board to consider the following applications. All persons in favor of or opposed to said applications will be heard.

PUBLIC HEARING

1. Kimberly Seavert/Wegmans Food Markets, Inc. 1500 Brooks Avenue, Rochester, NY 14624 requests under Article IX-9-2 and X-10-2 of the Code Preliminary and Final Site Plan and expansion to an existing Conditional Use Permit approval to allow the construction of a 3,350 square foot partially covered patio on 20.2 +/- acres at 1955 Empire Boulevard, to be known as Eastway Wegmans Patio. The property is now or formerly owned by Wegmans Food Markets, Inc. and is zoned GB. Appl# 11P-0008. SBL# 093.11-1-33.1.

APPROVED WITH CONDITIONS

2. Walt Baker/DSB Engineers, 2394 Ridgeway Ave, Suite 201, Rochester, NY 14626/DiPrima Properties III LLC requests under Articles IX-9-2 and X-10-2 of the Code Preliminary and Final Site Plan and Conditional Use Permit approval to allow the construction of a 2,000 sq ft restaurant with associated improvements on 0.442 +/- acres located at 2110 Fairport Nine Mile Point Road to be known as Cam's Pizzeria. The property is now or formerly owned by DiPrima Properties III LLC and is zoned GB and TF. Appl# 11P-0009. SBL# 140.01-2-3.

TABLED

3. Mark Costich/Costich Engineering, 217 Lake Avenue, Rochester, NY 14608/Penfield Fitness and Racquet Club, Inc. requests under Articles III-3-10, VIII-8-2, and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan and EPOD Permit approval to allow the demolition of an office building and an the construction of an 87 parking space expansion with associated improvements on 3.09 +/- acres located at 667 and 673 Panorama Trail West to be known as Penfield Racquet Club Parking Lot Expansion. The properties are now or formerly owned by Penfield Racquet Club Inc. and are zoned BN-R. Appl#11P-0010. SBL# 123.20-2-39.1 and 123.20-2-41.

APPROVED WITH CONDITIONS

TABLED

1. Walter Baker/DSB Engineers, 2394 Ridgeway Avenue, Suite 201, Rochester, NY 14626/SDSJ Associates, Inc. requests under Articles XIII-8-2 and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan approval to allow the construction of a 31 lot residential subdivision on 24.9 +/- acres 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-0007. SBL# 108.15-1-31.

CONTINUED TABLED

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

MICELLANEOUS

1. Douglas Eldred, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/2064 Nine Mile Point Associates, LLC. requests under Articles XIII-8-2 of the Code authorization for the Chairperson to sign a plat map allowing the re-subdivision of lands to merge two parcels into one creating one 5.82 +/- acre parcel. The property is now or formerly owned by Apollo Development Co. LLC and S3 Enterprises LLC is zoned BN-R and TF. SBL# 140.01-1-2.12 and 140.01-1-2.11

AUTHORIZATION GRANTED

2. Robert L. Keiffer, PE, FRA Engineering, 255 East Avenue, Rochester, NY 14604/Dave Clements requests re-approval under Articles III-3-10, IX-9-2 and X-10-4 of the Code Preliminary and Final Site Plan, EPOD Permit, and Conditional Use Permit approval to allow demolition of an existing dry cleaning facility and the construction of a 6 bay carwash with associated site improvements on a total of 0.68 +/- acres located at 1600 Penfield Road to be known as Classy Chassy Carwash. The property is now or formerly owned by Springs Land Company LLC, and is zoned GB. Appl# 09P-0021. SBL# 123.20-2-47. The application was originally approved on May 13, 2011 but expired because construction did not commence within a year.

RE-APPROVED WITH CONDITIONS

3. Charles J. Costich, Costich Engineering, 217 Lake Avenue, Rochester, NY 14608/Crosstown Construction, LLC requests under Articles XIII-8-2 of the Code authorization for the Chairperson to sign a plat map allowing the re-subdivision of lands to convey 673 sq. ft from 2911 Atlantic Avenue to 2 Fernstone Lane. The property is now or formerly owned by Donald E. and Julie Wojick and Crosstown Custom Homes of Rochester, Inc. and is zoned R-1-20. SBL# 124.01-2-14 and 124.01-2-10.1

AUTHORIZATION GRANTED

The Planning Board will meet at 6:30 PM local time Thursday, July 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