



# 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, June 14, 2012 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.

### SKETCH PLAN:

1. Charles Smith, Design Works Architecture, 3300 Monroe Avenue, Suite 117, Rochester, NY 14618/Lalit R. Shah and Surekha L. Shah requests under Articles VIII-8-2 and IX-9-2 an informal discussion with the Board regarding a Final Subdivision and Site Plan approval to build a 6,000 +/- Sq. Ft., two story office building on 2.79 +/- acres located at 30 Sanders Farm Drive and 2041 Penfield Road. The property is now or formerly owned by Lalit R. Shah and Surekha L. Shah and is zoned PD. Appl# 12P-0015. SBL#'s 139.08-2-1 and 139.08-2-1.11.

### CONCERNS NOTED

### PUBLIC HEARING:

2. Kevin Overton of Harris Beach PLLC, 99 Garnsey Road, Pittsford, NY 14534/YMCA of Greater Rochester requests under Articles VIII-8-2, IX-9-2 and X-10-2 of the Code Preliminary and Final Site Plan and Subdivision and Expansion of Conditional Use approval to allow the resubdivision of two parcels and use of existing residence for administrative offices and other site improvements on 42.73 +/- acres located at 1851 Fairport Nine Mile Point Road and 1835B Fairport Nine Mile Point Road. The property is now or formerly owned by YMCA of Greater Rochester and is zoned RR-1. Appl# 12P-0010. SBL#'s 125.01-1-34.2 and 125.01-1-34.12.

### TABLED

3. Doug Eldred of BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/FRJ Associates of Rochester requests under Articles VIII-8-2 and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan approval to allow addition of approximately 8,200 +/- sq. ft. to an existing building at 2000 Empire Boulevard, an addition of approximately 1,000 +/- sq. ft. to an existing building at 2010 Empire Boulevard, façade alterations and other site improvements for both buildings and resubdivision of 2002A into 2000 Empire Boulevard on 3.99 +/- acres located at 2000, 2002A, and 2010 Empire Boulevard. The property is now or formerly owned by Calus and Young Partnership, and Laureland, Inc. and is zoned LB. Appl# 12P-0011. SBL#'s 093.01-1-12.1, 093.02-1-11, and 093.02-1-10.

### TABLED

4. Ed Summerhays, 2509 Browncroft Blvd, Suite 209, Rochester, NY 14625/Jennifer Handler requests under Articles IX-9-2 of the Code Preliminary and Final Subdivision approval to allow the division of a 3.86 acre lot into two lots located at 1901 Fairport Nine Mile Point Road. The property is now or formerly owned by William F. Alvut and is zoned R-1-20. Appl# 12P-0013. SBL# 125.13-01-04.2.

### APPROVED WITH CONDITIONS

TABLED:

5. Robert Winans/LaDieu Associates P.C., 40 Cedarfield Commons, Rochester, NY 14615/Masi Enterprises, Inc. 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 construction of a 23 lot single family subdivision on 13.6 +/- acres, located at 1813 and 1817 Baird Road. The property is now or formerly owned by Masi Enterprises Inc., James Pschirrer, and Daria Reitknecht and is zoned R-1-20. Appl# 12P-0003. SBL# 124.01-2-28.1 and 124.01-2-29.1.

APPROVED WITH CONDITIONS

6. Doug Eldred of BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/Ellison Heights, LLC requests under Articles III-3-10, VIII-8-2, and IX-9-2 of the Code and Town Law 278 a modification/amendment to a previously approved preliminary and final Cluster Subdivision and Site Plan approval as well as Environmental Protection Overlay District permit granted on October 14, 1999 to allow the construction of Phase 2 of the project which now is proposed to consist of 180 unit apartment complex in five, four story buildings, including a 3,000+/- sq. ft. clubhouse with a pool on 18.6 +/- acres, located at 1200-A Penfield Road. The property is now or formerly owned by Ellison Heights, LLC and is zoned MR. Appl# 12P-0005. SBL# 123.19-1-26.11.

CONTINUED TABLED

The Planning Board will meet at 6:30 PM local time Thursday, June 14, 2012, 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