Town of Penfield Supervisor’s Column

Week of March 12, 2018

Guest columnist Jim Costello, Director of Business Development

As you have traveled around the town of Penfield in recent months you will have noticed a lot of construction and business activity throughout the community—that’s because Penfield continues to be a popular place to build a new business or residence.

Empire Boulevard, in particular, continues to experience a renaissance that began three years ago. Waters’ Edge (formerly South Point Cove Apartments), located on the north side of Empire Boulevard in the LaSalle’s Landing zoning district, is near completion with 331 living units among nine buildings. All of the buildings have received Certificates of Occupancy and are nearly fully occupied. The owner, Spoleta Construction, is in the process of finalizing outside work including the creation of a public pedestrian trail that leads to Abraham Lincoln Park.

The K2 Brewing Company, located at 1221 Empire Boulevard, opened in December 2017. The business is the site of the former All That Jazz Antique Shop. The brewery serves a variety of beers, vodkas, soft drinks and food by Midnight BBQ. Please visit this new exciting business and introduce yourself to owners Brad and Kyle Kennedy.

The Planning Board recently approved a 6,000 square foot retail building at 1930 Empire Boulevard. The building will replace the former Beale Street restaurant and will be leased to two tenants (Verizon and a second tenant to be determined). This building will now be considered a part of Baytowne Plaza and will provide access to the plaza through its parking lot.

Mary Cariola has recently constructed a new residence at 1146 State Road. It proposes to relocate its residents from 2575 Browncroft Blvd. to its new site in March. The new nine-unit residence is situated on seven acres at the intersection of State and Jackson Roads and will provide a more tranquil setting for its residents. The former residence is subject to a purchase contract, however no new use for the site has been discussed with the Town to date.

Ellison Heights apartments, located between Penfield Road and Old Penfield Road, is near completion. The site consists of 180 units and a clubhouse and swimming pool for tenant use. The first of five buildings has been completed and the remaining four are quick to follow: 28 units are expected to be available for lease by the end of April, 28 more in the second building in May, another 28 in the third building in June, 36 more in the fourth building in July, and the final 60 units will open in the fifth building in November.

In the Penfield Road area, Dr. Matthew Smith is relocating his Panorama Oral Surgery office from 625 Panorama Trail to 1739 Penfield Road and is constructing a new 2,050 square foot office adjacent to the entrance to Channing H. Philbrick Park. The new office should be completed by early summer.

Dr. Greg Merkley is also relocating his dental practice from 2086 Five Mile Line Road. He has received approval to construct a new 5,000 square foot office across the street at the intersection of Five Mile Line Road and Liberty Street. Work is expected to start soon and the relocation completed by the fall of this year.

Penfield Storage, located at 1677 Penfield Road (next to Charlie Brown’s restaurant) is proposing to add 15,000 square feet of additional storage to the site. The existing building adjacent to Charlie Brown’s will be demolished to make way for an additional 4,000 square foot climate controlled storage facility.
Heritage Christian Services is purchasing the property at 2730 Atlantic Avenue (the north east corner of the intersection of Scribner Road) for the purpose of constructing a 12,000 square foot day care center. The property is adjacent to the Bay Trail/Scribner Road School campus; the Planning Board discussed a Sketch Plan Review at its February 8, 2018 meeting.

On the east side of Penfield, the Oak and Apple Cidery has been recently constructed at 1600 Dublin Road and is anticipated to open in August. The cidery will press hard and sweet cider with on-site sales and distribution to area stores.

In 2015, the Amish family donated a 19-acre parcel of land, located at 1451 Fairport Nine Mile Point Road, to the Town of Penfield. The Town will use the land to create a new pocket park that will include a stream and trails. DPW crews are now constructing a small gravel parking lot at the trail head and a new paved access drive located in the NYSDOT right-of-way. Work on the project is weather dependent and is expected to carry on into the spring.

Wickham Farms is in the process of relocating its agri-business from its current location at 1821 Fairport Nine Mile Point Road to 1315 Sweets Corner Road. They are selling their property at 1821 Fairport Nine Mile Point Road to Home Leasing and Episcopal Senior Communities, Inc. who propose to develop a mixed use community with independent living, memory care, and small scaled businesses. This is the first mixed use proposal in the recently created Mixed Use District along Fairport Nine Mile Point Road. The Planning Board discussed the mixed use proposal on March 8, 2018 and anticipates hearing Wickham Farms relocation as early as April 12, 2018.

Mascot Homes, builders of the recently constructed Sparrow Point on Baird Road, is proposing the development of a 17-lot, single-family home subdivision at 1698 Creek Street, approximately 300 feet north of Bunker Hill Drive. The price point is anticipated to be in the $400,000 and above range. The Planning Board also heard this application on March 8, 2018.

Finally, in August of this year, the Town of Penfield is honored to again host the Rochester Homebuilders Associations’ Homearama at the Water Song subdivision on Five Mile Line Road. More details to follow in the coming months.

It should be a busy construction season in Penfield this summer. Please contact the Planning Department at 340-8640 or planning@penfield.org if you have any questions regarding the projects mentioned above or any other project that is of interest to you.

P.S. For all who enjoy a hearty breakfast that benefits the community...The next Flapjack Saturday Community Fundraiser sponsored by the First Baptist Church of Penfield (FBP) will be held on Saturday, March 17, from 8:00 to 10:00 AM at 1862 Penfield Road. FBP invites you for delicious pancakes, pure maple syrup, scrambled eggs, sausage and more...all for just $5.00 per person. March proceeds will go directly to Penfield Area Churches for Habitat for Humanity: a coalition of churches from Penfield, Webster, and East Rochester working with Flower City Habitat for Humanity to eliminate housing poverty in our area by financing and constructing homes for low income homeowners in Rochester. So bring the whole family, meet up with friends, or make new ones. Fellowship Hall is handicapped accessible and the breakfast is outstanding! For more information and details, please go to www.fbpenfield.org.