Town of Penfield Supervisor’s Column

April 8, 2019

Guest columnist Jim Costello, Director of Business Development

It is my pleasure to give you my annual update of construction activity and new business development taking place within the town. The most talked about topic this season is the status of the Clark House and the former Shadow Pines golf course. The Shadow Pines Land Use Committee has been working feverishly since last September to prepare and finalize its land use recommendations to the Town Board. The Committee is expected to complete its report to the board on April 9th. The report will be available to the public on the town’s website shortly thereafter. The town has also prepared a Request for Proposals (RFP) for prospective entrepreneurs who may be interested in leasing the Clark House. The RFP was made available on the town’s website (www.penfield.org) on March 7th along with an extensive video tour of the facility. Anyone interested in leasing the Clark House is encouraged to contact Anna Knapton at 340-8630 for more information and to schedule a tour of the building.

Many other projects are in various stages of development or are in review and approval phases with the Town Board and Planning Board. In the Four Corners area, Dr. Merkley is in the process of completing his new 5,000 square foot dental office at 2099 Five Mile Line Road. He will be relocating from 2084 Five Mile Line Road and we are happy to see him remain in the Four Corners. Speaking of dental offices, Dr. You Jia is finalizing work on her new 2,000 square foot dental office at 2100 Penfield Road and we wish her the best as well.

The Town Board approved the development of the Laurelton Animal Hospital at 1467 Empire Blvd. Dr. Ken Boehm is relocating his business from Irondequoit to Penfield. Construction on his new 6,000 square foot animal hospital will start in the next month or two. We welcome Ken to Penfield.

Penfield Veterinary Hospital at 1672 Penfield Road is in the process of constructing a 1,400 square foot addition to its facility. The addition will provide additional work area for staff. Between our new dental offices and veterinary improvements, Penfield residents and their pets should have the healthiest teeth in Monroe County!

Both the Ellison Height 180 unit apartment project at 1200 Penfield Road and the Waters’ Edge 339 unit apartment project on Empire Blvd. adjacent to Murphy’s Law have been completed and are occupied.

The Oak and Apple Cidery, located at 1600 Dublin Road, was constructed last year and opened last August. Owners Christian and Christina Krapf, to their amazement, had a very successful first season, selling out all of their various hard and sweet ciders. We look forward to their continued success.

Wickham Farms has received all of its approvals and is relocating its agri-business operation from 1821 Fairport Nine Mile Point Road to 1315 Sweets Corners Road. Wickham’s agri-business continues to include his Community Supported Agriculture (CSA) program, corn mazes, apple picking, agricultural educational events and birthday parties on the south side of Sweets Corners Road, at the intersection of Dublin Road; and yes, the giant bouncy pillow will be relocated as well.

Wickham Farms has sold its property located immediately to the north of the Eastside Y, at 1821 Fairport Nine Mile Point Road, also located in the Mixed Use zoning district, to Home Leasing and Episcopal Senior Communities. The two have partnered and have received approval from the Planning Board to construct 183 apartment units consisting of 113 independent units, 40 assisted living units and 30 memory care units as well as 7,800 square feet of commercial area.

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Construction is anticipated to start by the end of this year. This project was the first residential application to be approved by the town in the recently created Mixed Use zoning district.

The Planning Board has received an application for the development of an office park for 350,000 square feet of gross building space on 55+/- acres, on the west side of Panorama Trail, south of Panorama Creek Drive. In 2018, the Town Board issued a grading permit to allow the construction of an access road to allow the developers, John Summers and Rich LeFrois, the ability to market the site to interested parties. They are currently before the Planning Board to address any environmental issues relating to the project. Portions of the property include the former Camp Haccamo site and residual lands formerly owned by Thermo Fisher Scientific and the DelMonte Corp.

Penfield saw several popular businesses close in recent months. Most notably Party City, Payless Shoes, and Famous Footwear at Panorama Plaza, Bruegger’s Bagels at PenFair Plaza, Arby’s on Creek Street, Grossman’s Nursery on Fairport Nine Mile Point Road, Lindburger’s Restaurant at Wegman’s Plaza on Penfield Road, Itacate Mexican Restaurant on Penfield Road, ABVI Goodwill Fashions on Bay Road, and Napa Valley Pizza at Baytowne Plaza.

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The good news is that there are several new businesses that have opened or are about to open such as Secret Ingredients Cupcakes at 1991 Empire Blvd., Verizon Wireless at 1930 Empire Blvd., Ferrari’s Pizza and Shoe Dept. at Baytowne Plaza, Spiedie Restaurant at 1998 Empire Blvd., Cam’s Pizzeria at 2487 Browncroft Blvd., Board and Brush at 900 Panorama Trail South, and Planet Fitness at Panorama Plaza. Also, Quicklee’s is in the process of purchasing the former Penfield Service Center at the intersection of Atlantic Avenue and Fairport Nine Mile Point Road, the former Schoenhardt Mobil at the intersection of Penfield Road and Fairport Nine Mile Point Road, and the former Hess station at Panorama Plaza. Upgrades are proposed for all three sites. The Four Corners has recently welcomed several new businesses as well. Among them are Joey Gatt’s Food and Cocktails, Aspenleiter Vacuum and Sewing Machine Sales & Service, Gurcan Tailors, the relocation of Panorama Oral Surgery, Radiant Sun Acupuncture, and Whitman Art Works.

There are several residential projects under construction. Most notably, Abbington Place, located on the west side of Fairport Nine Mile Point Road, is starting its sixth, and final phase of construction this summer. This 14 lot phase will complete the 102 single family patio home project constructed by Crosstown Construction. Redstone Builders has requested approval to construct the final phase of the Crown Pointe subdivision, consisting of 7 lots located on the south side of Plank Road, east of Shoecraft Road. This will complete the 88 lot subdivision. Construction is expected to start this summer. Redstone Builders is also currently before the Planning Board requesting approval of a 13 lot subdivision at 1725 Scribner Road. Mascot Homes has received approval to construct a 16 lot subdivision, known as Capstone, on the east side of Creek Street, north of Bunker Hill Drive. The developer has completed the roadway, drainage system, and construction of new homes is underway.

Ryan Homes has met with the Planning Board to discuss the conceptual development of a 75 lot subdivision on the southeast corner of Plank and Jackson Roads. The Planning Board is preparing a response to the developers as of the date of this article.

Finally, Heritage Christian Services has acquired the former Kingdom Hall of the Jehovah’s Witnesses at 1280 Fairport Nine Mile Point Road. The site has been vacant for some time and they intend to use the building for day habilitation programs for their clients and are currently before the Zoning Board of Appeals seeking approval for the use.

I hope this helps to inform you to what is happening in the areas of new construction (both proposed and underway) and business development in Penfield. Please do not hesitate to contact me at costello@penfield.org if you have any questions regarding any of the projects discussed in this article.