



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, June 24, 2021 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Tony LaFountain, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – June 10, 2021
- III. Tabled Applications
 1. Application #21P-0015
1030 Plank Road, Stroyer Subdivision
Preliminary / Final Site Plan & Subdivision Approval
 2. Application #21P-0016
1357 Jackson Road, A.E. Hutteman Subdivision
Preliminary / Final Site Plan & Subdivision Approval
 3. Application #21P-0017
1232 Salt Road, Batz Subdivision
Preliminary / Final Subdivision Approval
 4. Application #21P-0018
1820 / 1810 Fairport Nine Mile Point Road, Penfield Heights (MUD)
Preliminary / Final Site Plan & Subdivision Approval
- IV. Action Items
- V. Held Items
 1. Application #19P-0008
280 Panorama Trail
Preliminary/Final Subdivision, Site Plan and EPOD Permit
 2. Application #20P-0008
85 Sovran Drive, US Ceiling Corp
Preliminary/Final Site Plan and Subdivision for an office/warehouse building
- VI. New Business
- VII. Executive Session
- VIII. Next Meeting: July 8, 2021 – Public Hearing / Work Session
- IX. Adjournment

This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org and the Town's Government Access Cable Channel 1303

Questions regarding video coverage contact Penfield TV at (585) 340-8661.

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NOTICE OF PUBLIC MEETING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE that a work session meeting will be held on **Thursday, June 24, 2021** at 6:30 PM local time by the Penfield Planning Board to discuss applications that were tabled at previous meetings.

Due to the Covid-19 Virus and the closing of town operations consistent with Governor's Executive Orders, including Executive Order 202.101, which suspended certain provisions of the Open Meetings Law, and Executive Order 202.110, which postponed public hearings unless they can be held remotely through the use of telephone conference, video conference, and/or other similar service, the **June 24, 2021** Planning Board meeting will be held remotely beginning at 6:30 PM. In-person public access to the Town Hall facility will not be permitted. This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org, on the Town's Government Access Cable Channel 1303, and on streaming media device: ROKU, Apple TV, and Amazon Fire. Search "Penfield TV" in your device's app store, it is free. The meeting will be later transcribed. For questions regarding video coverage please contact Penfield TV at (585) 340-8661.

The Planning Board will meet next at 6:30 PM local time on **July 8, 2021** to discuss tabled matters and other business that may be before it. Please contact the Planning Department with any questions or concerns.

Amy Steklof, RMC/CMC
Town Clerk

TABLED APPLICATIONS:

1. DH Lewis Engineering, PLLC, 3832 Cory Corners Road, Marion, NY 14505, on behalf of Eric & Susan Stroyer, requests under Chapter 250 Article XII-12.2 and Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision & Site Plan approval for a five (5) lot subdivision with associated site improvements on a ±15.416 acre lot, located at 1030 Plank Road. The property is now or formerly owned by Eric & Susan Stroyer, and zoned Rural Residential District (RR-1). Application #21P-0015, SBL #94.04-1-32.11.

APPROVED WITH CONDITIONS

2. McMahon LaRue Associates, P.C., 822 Holt Road, Webster, NY 14580, on behalf of Gerber Homes & Additions, LLC, requests under Chapter 250 Article XII-12.2 and Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision & Site Plan approval for a four (4) lot subdivision under Town Law §278, with associated site improvements on a ±7.189 acre lot, located at 1357 Jackson Road, Webster, NY. The property is now or formerly owned by Gerber Homes & Additions, LLC, and zoned Rural Residential District (RR-1). Application #21P-0016, SBL #94.04-1-21.11.

APPROVED WITH CONDITIONS

3. McMahon LaRue Associates, P.C., 822 Holt Road, Webster, NY 14580, on behalf of Leo Spezio, Jr. and Cynthia Spezio, requests under Chapter 250 Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision approval for the subdivision of land on ±6.325 acres located at 1232 & 1236 Salt Road. The properties are now or formerly owned by Leo Spezio, Jr. and Cynthia Spezio and zoned Rural Agricultural District (RA-2). Application #21P-0017, SBL # 096.10-2-3.2 and 096.01-2-3.3.

APPROVED WITH CONDITIONS

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4. SWBR, 387 East Main Street, Suite 500, Rochester, NY 14604, on behalf of Penfield Heights, LLC, requests under Chapter 250 Article XII-12.2 and Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision & Site Plan approval for a mixed use development project including townhouses, apartments, a common house, commercial, retail and office spaces with associated site improvements on ±6.6 acres located at 1820 & 1810 Fairport Nine Mile Point Road. The properties are now or formerly owned by Penfield Heights, LLC and Sebastian & Concetta Curatolo and zoned Mixed Use District (MUD). Application #21P-0018, SBL #s 125.01-1-25.1, 125.01-1-25.2.

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