



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, August 12, 2021 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Tony LaFountain, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – July 8, 2021
- III. Public Hearing
 1. Application #21P-0023
1492 Sweets Corner Road
Preliminary / Final Subdivision Approval
 2. Application #21P-0025
1851 Clark Road
Preliminary / Final Site Plan
 3. Application #21P-0026
1784 Jackson Road
Preliminary / Final Subdivision Approval & Conditional Use Permit
- IV. Tabled Applications
 1. Application #21P-0018
1820 & 1810 Fairport Nine Mile Point Road, Penfield Heights (MUD)
Preliminary / Final Site Plan & Subdivision Approval
 2. Application #21P-0020
1801 & 1787 Fairport Nine Mile Point Road, PathStone (MUD)
Preliminary / Final Site Plan & Subdivision Approval
- V. Action Items
 1. Panorama Park Drainage Field Change
- VI. 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
- VII. New Business
- VIII. Executive Session
- IX. Next Meeting: September 9, 2021 – Public Hearing
- X. Adjournment

This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org and on the Town's Government Access Cable Channel 1303. Questions regarding video coverage contact Penfield TV at (585) 340-8661.

PLANNING BOARD AGENDA

NOTICE OF PUBLIC MEETING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE that a Public Hearing will be held at Penfield Town Hall on **Thursday, August 12, 2021**, immediately following a work session meeting commencing at 6:30 PM local time. The Board will discuss tabled matters and other business that may come before it during the work session, followed by a Public Hearing to consider each of the following applications.

PUBLIC HEARING APPLICATIONS:

1. McMahan-LaRue Associates, P.C. 822 Holt Road, Webster, NY 14580, on behalf of Richard and Mary Montgomery, 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 lands into two lots on ± 35.69 acres located at 1492 Sweets Corners Road. The property is now or formerly owned by Richard and Mary Montgomery and zoned Rural Agricultural District (RA-2). Application #21P-0023, SBL #125.02-1-2.1.
2. Torchia Structural Engineering & Design, P.C., 625 Panorama Trail, #2210, Rochester, NY 14625 on behalf of Mark A. Pandolf, requests under Chapter 250 Article XII-12.2 of the code of the Town of Penfield for Preliminary and Final Site Plan approval for the renovation of the existing house including the proposed construction of an addition and a free-standing garage on ± 1.0 acres located at 1851 Clark Road. The property is now or formerly owned by Mark A. Pandolf and zoned Residential 1-20 (R-1-20). Application #21P-0025, SBL #123.12-1-27.
3. McMahan-LaRue Associates, P.C. 822 Holt Road, Webster, NY 14580, on behalf of Penfield Country Club INC, requests under Chapter 250 Article XII-12.2 and Article XIII-13.2 of the code of the Town of Penfield for Preliminary and Final Site Plan approval and Conditional Use Permit for the proposed construction of a shop building near the existing maintenance structures on ± 188.6 acres located at 1784 Jackson Road. The property is now or formerly owned by Penfield Country Club INC and zoned Rural Residential (RR-1). Application # 21P-0026, SBL #124.020-1-40.1.

TABLED APPLICATIONS:

1. 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.
2. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Pathstone Development Corporation, 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 Facility including 136 residential apartments in two proposed buildings, $\pm 38,470$ sf of non-residential space including a daycare facility and a $\pm 4,800$ sf commercial building, all with associated site improvements on the existing ± 10.653 acre property located at 1801 and 1787 Fairport Nine Mile Point Road. The property is now or formerly owned by WRM Holdings III, LLC and William Wickham, and zoned Mixed Use District (MUD). Application #21P-0020, SBL #125.01-1-3.111, 125.01-1-33.11.

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The Planning Board will meet next at 6:30 PM local time on **September 9, 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