



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, September 9, 2021 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Tony LaFountain, Town Board Liaison

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- I. Call to Order
- II. Approval of Minutes – August 12, 2021
- III. Public Hearing Applications
  1. Application #21P-0024  
2745 Penfield Road, Highland Estates  
Preliminary / Final Subdivision Approval
  2. Application #21P-0027  
1850 Five Mile Line Road, Shadow Lake Paddle  
Preliminary / Final Site Plan
- IV. Tabled Applications
  1. Application #21P-0020  
1801 & 1787 Fairport Nine Mile Point Road, PathStone (MUD)  
Preliminary / Final Site Plan & Subdivision Approval
  2. Application #21P-0023  
1492 Sweets Corner Road  
Preliminary / Final Subdivision Approval
  3. Application #21P-0025  
1851 Clark Road  
Preliminary / Final Site Plan
- V. Action Items
  1. Application #21P-0018 – Penfield Heights  
Discussion on modifications for resubmission
- 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 23, 2021 – Work Session
- X. Adjournment

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

### **NOTICE OF PUBLIC MEETING, PENFIELD PLANNING BOARD**

PLEASE TAKE NOTICE that a Public Hearing was held at Penfield Town Hall on **Thursday, September 9, 2021**, immediately following a work session meeting commencing at 6:30 PM local time. The Board discussed tabled matters and other business that came before it during the work session, followed by a Public Hearing to consider each of the following applications.

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### **PUBLIC HEARING APPLICATIONS:**

1. BME Associates, 10 Lift Bridge Lane East, Fairport NY 14450, on behalf of Highland Builders, 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 Site Plan and Subdivision approval for the proposed 17 lot subdivision with associated site improvements on  $\pm 48.08$  acres located at 2735 and 2745 Penfield Road, Fairport NY. The properties are now or formerly owned by Joseph DiPrima and Highland Builders and zoned Rural Agricultural (RA-2). Application # 21P-0024, SBL #141.01-1-18.21, #141.01-1-18.22

#### **TABLED**

2. BME Associates, 10 Lift Bridge Lane East, Fairport NY 14450, on behalf of Shadow Lake Paddle (Fritz Odenbach), 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 modification of a Conditional Use Permit for the construction of an additional paddle tennis court between the existing courts on  $\pm 198.63$  acres located at 1850 Five Mile Line Road. The properties are now or formerly owned by Shadow Lake Paddle (Fritz Odenbach) and zoned Residential 1-20 (R-1-20). Application # 21P-0027, SBL #124.01-2-45.11.

#### **APPROVED WITH CONDITIONS**

### **TABLED APPLICATIONS:**

1. 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  $\pm 10.653$  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.

#### **CONTINUED TABLED**

2. McMahon-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  $\pm 35.69$  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.

#### **CONTINUED TABLED**

**PLANNING BOARD AGENDA**

3. 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  $\pm 1.0$  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.

**APPROVED WITH CONDITIONS**

The Planning Board will meet next at 6:30 PM local time on **September 23, 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