



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, September 23, 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 – September 9, 2021
- III. 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-0024  
2745 Penfield Road, Highland Estates  
Preliminary / Final Subdivision Approval
- IV. Action Items
  - 1. 1357 Jackson Road – A.E. Hutteman Subdivision – Modification to TL278
- 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: October 14, 2021 – Public Hearing
- IX. Adjournment

*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.*

## PLANNING BOARD AGENDA

PLEASE TAKE NOTICE that a work session meeting was held at Penfield Town Hall on **Thursday, September 23, 2021**, at 6:30 PM local time by the Penfield Planning Board to discuss applications that were tabled at previous meetings.

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### **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, ±38,470 sf of non-residential space including a daycare facility and a ±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.

### **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 ±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.

### **APPROVED WITH CONDITIONS**

3. 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 ±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

### **NO ACTION**

The Planning Board will meet next at 6:30 PM local time on **October 14, 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