



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, October 14, 2021 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Tony LaFountain, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – September 9, 2021 and September 23, 2021
- III. Public Hearing Applications
 1. Application #21P-0028
1623 Plank Road & 1402 Salt Road, L.T. Farm Subdivision
Preliminary / Final Subdivision Approval
 2. Application #21P-0029
Fairport Nine Mile Point Road, The Arbors at Penfield (MUD)
Preliminary / Final Site Plan & Subdivision Approval
- 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-0024
2745 Penfield Road, Highland Estates
Preliminary / Final Subdivision Approval
- V. Action Items
 1. Wingate Subdivision – Administrative Re-subdivision
 2. 1385 Empire Blvd, Empire Self Storage – Relocation of Building 7
 3. 745 Panorama Trail, Goodwill Donation Center – Building Modifications
- 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: October 28, 2021 – Worksession
- 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.

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PLEASE TAKE NOTICE that a Public Hearing was held at Penfield Town Hall on **Thursday, October 14, 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.

PUBLIC HEARING APPLICATIONS:

1. Parrone Engineering, 349 West Commercial St., East Rochester, NY 14445, on behalf of Joseph J. Scofero, requests under Chapter 250 Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision approval for a proposed four (4) lot subdivision on ± 17.4 acres located at 1623 Plank Road and 1402 Salt Road, Webster, NY 14580. The properties are now or formerly owned by Joseph J. Scofero and zoned Rural Agricultural (RA-2). Application # 21P-0028, SBL #96.03-01-69.1, #96.03-01-69.2.

APPROVED WITH CONDITIONS

2. Costich Engineers, 217 Lake Ave., Rochester, NY 14608, on behalf of Atlantic 250 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 phase 1 of a mixed use development project including townhomes, apartments, a community center, commercial retail, and office spaces with associated site improvements on ± 73 acres located at 1600,1611,1615,1643,1657 Fairport Nine Mile Point Road, 1255 Penfield Center Road, and 3278 Atlantic Ave. The properties are now or formerly owned by Atlantic 250 LLC and zoned Mixed Use District (MUD). Application # 21P-0029, SBL #110.03-01-04.215, #110.03-1-4.212, #110.03-1-4.205, #110.03-1-25.2, #110.03-01-25.1, #110.03-1-4.206, #110.03-1-24.

TABLED

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 ± 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.

NO ACTION

2. 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

PLANNING BOARD AGENDA

The Planning Board will next meet at 6:30 PM local time on October 28, 2021, in the Town Hall Auditorium 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