



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, December 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 – November 16, 2021
- III. Public Hearing Application
  - 1. Application #21P-0033  
35 Apollonia Lane, Bramble Ridge  
Preliminary / Final 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
  - 3. Application #21P-0029  
Fairport Nine Mile Point Road, The Arbors at Penfield (MUD)  
Preliminary / Final Site Plan & Subdivision Approval
- V. Action Items
  - 1. 1650 & 1670 Kennedy Road, Relyea Resub – Administrative Resubdivision
  - 2. 2453 & 2451 Penfield Road, Crane Resub – Administrative Resubdivision
- VI. Held Items
  - 1. 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: January 13, 2022 – Public Hearing
- X. 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 Public Hearing was held at Penfield Town Hall on **Thursday, December 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 APPLICATION:**

1. McMahon LaRue Associates P.C., 822 Holt Rd, Webster, NY 14580, on behalf of Eric Geoca, Geoca Homes, LLC, requests under Chapter 250 Article XI-11.2 and Article XII-12.2 of the code of the Town of Penfield for Preliminary and Final Subdivision & Site Plan approval for a proposed two-lot subdivision with associated site improvements on  $\pm 36.833$  acres located at 35 Apollonia Lane, Fairport, NY 14450. The properties are now or formerly owned by Arnold DiPietro and zoned Rural Agricultural (RA-2). Application # 21P-0033, SBL #126.01-1-52.

### **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  $\pm 10.653$  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.

### **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  $\pm 48.08$  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

### **CONTINUED TABLED**

## **PLANNING BOARD AGENDA**

3. 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  $\pm 73$  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.

## **CONTINUED TABLED**

The Planning Board will next meet at 6:30 PM local time on **January 13, 2022**, 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