



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, April 14, 2022, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Marie Cinti, Town Board Liaison

I. Call to Order

II. Approval of Minutes – March 10, 2022 DRAFT Minutes March 24, 2022 DRAFT Minutes

III. Public Hearing Applications

1. 1800 Empire Blvd., Taco Bell
Preliminary / Final Site Plan & Subdivision & Conditional Use Permit
Application #22P-0009
2. 1800 Empire Blvd., Home Outlet
Preliminary / Final Site Plan Approval
Application #22P-0010
3. 2730 Atlantic Avenue, Heritage Christian Services
Preliminary / Final Site Plan & Subdivision Approval
Application #22P-0011
4. 1838 Penfield Road, Verizon Wireless
Preliminary / Final Site Plan Approval & Conditional Use Permit
Application #22P-0012

IV. Tabled Applications

1. 1801 & 1787 Fairport Nine Mile Point Road, PathStone (MUD)
Preliminary / Final Site Plan & Subdivision Approval
Application #21P-0020
2. Fairport Nine Mile Point Road, The Arbors at Penfield (MUD)
Preliminary / Final Site Plan & Subdivision Approval
Application #21P-0029
3. 1820 & 1810 Fairport Nine Mile Point Rd, Penfield Heights (MUD)
Preliminary / Final Site Plan & Subdivision Approval
Application #22P-0003
4. 1527 Empire Blvd, Elezabi Property
Preliminary / Final Site Plan Approval
Application #22P-0004
5. 1698 Penfield Road, Eagle Cleaners
Preliminary / Final Site Plan Approval
Application #22P-0005
6. 2140 Fairport Nine Mile Point Road, Splash Car Wash
Preliminary / Final Site Plan Approval & Conditional Use Permit
Application #22P-0006

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7. 300 YMCA Way, Penfield Square - Lot 3
Preliminary / Final Site Plan Approval
Application #22P-0007
8. 100 YMCA Way, Penfield Square - Lot 4
Preliminary / Final Site Plan Approval
Application #22P-0008

V. Action Items (Administrative)

1. 600 Linden Avenue, Penfield Farms
Administrative Site Plan Modifications
2. 1177-1179 Bay Road
Town Board Rezoning Referral
Application #22T-0004
3. 1234, 1250, 1258 Northrup Road
Town Board Rezoning Referral
Application #22T-0007
4. 1271 Fairport Nine Mile Point Road
Town Board Rezoning Referral
Application #22T-0013

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. Next Meeting: April 28, 2022 – Work Session

IX. 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 will be held at Penfield Town Hall on **Thursday, April 14, 2022**, 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. APD Engineering & Architecture, 615 Fishers Run, Victor, NY 14564, on behalf of Fairlane Dr, LLC, requests under Chapter 250, Article XI-11.2, Article XII-12.2, and Article XIII-13.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan and Subdivision approval and a Conditional Use Permit for the proposed construction of a $\pm 2,700$ sf Taco Bell restaurant with drive-thru and associated site improvements on ± 1.9 acres located at 1800 Empire Blvd. The property is now or formerly owned by E.C. Barton & Company, and zoned General Business (GB). Application #22P-0009, SBL #93.15-1-57.
2. APD Engineering & Architecture, 615 Fishers Run, Victor, NY 14564, on behalf of Fairlane Dr, LLC, 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 proposed site improvements on ± 1.9 acres located at 1800 Empire Blvd. The property is now or formerly owned by E.C. Barton & Company, and zoned General Business (GB). Application #22P-0010, SBL #93.15-1-57.
3. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614, on behalf of Heritage Christian Services, 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 Site Plan and Subdivision approval on the proposed construction and operation of a $\pm 3,700$ sf one story, 6-bed home on a ± 1.3 acre parcel to be subdivided from the existing ± 2.7 acres located at 2730 Atlantic Avenue. The property is now or formerly owned by Heritage Christian Services and zoned Residential 1-20 (R-1-20). Application #22P-0011, SBL #124.01-1-2.
4. Nixon Peabody LLP, 1300 Clinton Square, Rochester, NY 14604, on behalf of Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless, 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 a Conditional Use Permit for the proposed construction and operation of a 124' wireless telecommunications facility (plus 4' lightning rod) and associated site improvements on the 880 sf leased parcel of the ± 2.88 acres at 1838 Penfield Road. The property is now or formerly owned by Penfield Fire District and zoned Four Corners (FC). Application #22P-0012, SBL #139.06-2-49.1.

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.

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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.
3. 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 #22P-0003, SBL #s 125.01-1-25.1, 125.01-1-25.2.
4. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614, on behalf of Sahar Elezabi, MD, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval for $\pm 4,018$ sf asphalt pavement expansions throughout the property in several locations with associated site improvements on ± 0.629 acres located at 1527 Empire Blvd. The property is now or formerly owned by Creek Ranch, LLC, and zoned Limited Business (LB). Application #22P-0004, SBL #93.19-01-001.
5. Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614, on behalf of Eagle Cleaners, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval on the construction of a 5,400 sf, single-story building for a dry cleaner with associated site improvements on ± 0.69 acres located at 1698 Penfield Road. The property is now or formerly owned by Ida Schreiner, and zoned Limited Business (LB). Application #22P-0005, SBL #139.05-1-52.
6. DDS Engineering and Survey, LLP, 45 Hendrix Road, West Henrietta, NY 14586, on behalf of Splash Car Wash Fairport, LLC, 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 a Conditional Use Permit on building renovations and site improvements of an existing car wash facility under new ownership on ± 0.96 acres located at 2140 Fairport Nine Mile Point Road. The property is now or formerly owned by Splash Car Wash Fairport, LLC, and zoned General Business (GB). Application #22P-0006, SBL #140.01-2-5.1.
7. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Luis Ribeiro, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval of a proposed mixed-use building on Lot 3 of the Penfield Square development. The proposed building will include a mix of eight (8) residential apartment units, and 5,680 sf of commercial/tenant space with associated site improvements on ± 0.40 acres located at 300 YMCA Way. The property is now or formerly owned by Penfield Square III LLC, and zoned Mixed-Use Development (MUD). Application #22P-0007, SBL #125.01-1-25.33.

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8. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Luis Ribeiro, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval of a proposed mixed-use building on Lot 4 of the Penfield Square development. The proposed building will include a mix of six (6) residential apartment units, and 4,740 sf of commercial/tenant space with associated site improvements on ± 0.34 acres located at 100 YMCA Way. The property is now or formerly owned by Penfield Square IV LLC, and zoned Mixed-Use Development (MUD). Application #22P-0008, SBL #125.01-1-25.34.

The Planning Board will next meet at 6:30 PM local time on **April 28, 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