



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, February 10, 2022, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Marie Cinti, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – January 13 & 27, 2022
- III. Public Hearing Applications
 1. Application #22P-0002
1838 Penfield Road, Verizon Wireless Facility
Sketch Plan
 2. Application #22P-0003
1820 & 1810 Fairport Nine Mile Point Rd, Penfield Heights (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
 3. Application #21P-0029
Fairport Nine Mile Point Road, The Arbors at Penfield (MUD)
Preliminary / Final Site Plan & Subdivision Approval
 4. Application #21P-0033
35 Apollonia Lane, Bramble Ridge
Preliminary / Final Subdivision Approval
- V. Action Items
- 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: February 24, 2022 – Work Session
- 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, February 10, 2022**, 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. Costich Engineering, 217 Lake Avenue, Rochester, NY 14608, on behalf of Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless, requests an informal discussion before the Board with plans for construction and operation of 124' wireless telecommunications facility (plus 4' lightning rod) and associated site improvements on ± 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-0002, SBL #139.06-2-49.1.

CONCERNS NOTED

2. 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.

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

APPROVED WITH CONDITIONS

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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 ± 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

4. 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 ± 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.

APPROVED WITH CONDITIONS

The Planning Board will next meet at 6:30 PM local time on **February 24, 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 Steklrof, RMC/CMC
Town Clerk