



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, November 10, 2022, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Marie Cinti, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – October 27, 2022, DRAFT Minutes
- III. Public Hearing Application**
 1. 2305 Penfield Road, Nilefar Subdivision
Preliminary / Final Site Plan & Subdivision Approval
Application #22P-0027
- IV. Tabled Applications**
 1. 1801 & 1787 Fairport Nine Mile Point Road, PathStone (MUD)
Preliminary / Final Site Plan & Subdivision Approval
Application #21P-0020
 2. 2130 Fairport Nine Mile Point Road, Chick-fil-A
Preliminary / Final Subdivision, Site Plan Approval & Conditional Use Permit
Application #22P-0015
 3. 2070 Empire Blvd., RG&E Substation 55 Rebuild
Preliminary / Final Subdivision, Site Plan Approval & Conditional Use Permit
Application #22P-0019
 4. Fairport Nine Mile Point Road, The Arbors at Penfield (MUD)- Phase 2
Final Site Plan Approval
Application #22P-0023
 5. 1280 Creek Street, Webster, Blessed Hope Community Church
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #22P-0025
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: December 8, 2022 – Public Hearing**
- 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 was held at Penfield Town Hall on **Thursday, November 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 APPLICATION:

1. Lakeside Engineering PC, 11 Centre Park, Suite 305, Rochester, NY 14614, on behalf of Rabia and Nilefar Zouaghi, requests under Chapter 250, Article XII-11.2 and Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Subdivision and Site Plan approval for a proposed 3-lot subdivision and three homes with associated site improvements on ± 2.48 acres at 2305 Penfield Road. The property is now or formerly owned by Rabia and Nilefar Zouaghi and zoned Single Family Residential (R-1-20). Application #22P-0027, SBL #140.01-1-75.2.

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.

CONTINUED TABLED

2. Bohler Engineering MA, LLC, 70 Linden Oaks, Rochester, NY 14625, on behalf of Kerry Ventures Fairport Nine Mile Point Road LLC, requests under Chapter 250, Article XII-11.2, Article XII-12.2, and Article XII-13.2 of the Code of the Town of Penfield for Preliminary and Final Subdivision, Site Plan, and Conditional Use Permit Approval for the proposed construction of a $\pm 5,600$ sf Chick-fil-A restaurant building with drive through and associated site improvements on ± 5.1 acres located at 2130 Fairport Nine Mile Point Road and 2195 Penfield Road. The properties are now or formerly owned by Kerry Ventures Fairport Nine Mile Point Road LLC, and zoned General Business (GB). Application #22P-0015, SBL #140.01-2-4.1 and 140.01-2-6.998.

CONTINUED TABLED

3. LaBella Associates, 300 State Street, Suite 201, Rochester, NY 14614, on behalf of Rochester Gas and Electric Corporation, requests under Chapter 250, Article XII-11.2, Article XII-12.2, and Article XII-13.2 of the Code of the Town of Penfield for Preliminary and Final Subdivision, Site Plan, and Conditional Use Permit Approval for the proposed relocation and modernization of an electrical substation with associated site improvements on ± 2.43 acres located at 2070 Empire Blvd. The property is now or formerly owned by JJ&A Development, LLC, and zoned Limited Business (LB). Application #22P-0019, SBL #93.02-1-1.121.

CONTINUED TABLED

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4. Costich Engineers, 217 Lake Ave., Rochester, NY 14608, on behalf of Atlantic 250 LLC, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Final Site Plan approval for the remaining phases of a mixed-use development project including townhomes, apartments, a community center, commercial retail, and office spaces with associated site improvements on ±98.67 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 # 22P-0023, 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

5. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614, on behalf of Blessed Hope Community Church, 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 and Conditional Use Permit approval for the construction of a 4,050 sq. ft. building with associated site improvements on ±2.54 acres located at 1280 Creek Street, Webster, NY. The properties are now or formerly owned by Blessed Hope Community Church and zoned Limited Business (LB). Application #22P-0025, SBL #093.15-1-2.115.

APPROVED WITH CONDITIONS

The Planning Board will next meet at 6:30 PM local time on **December 8, 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