



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## NOTICE OF PUBLIC HEARING MEETING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE that a Public Hearing will be held on **Thursday, April 8, 2021**, 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.

Unless permitted to take place remotely, the hearing will be held at the Town Hall, 3100 Atlantic Avenue, Penfield, New York 14526.

However, if permitted to do so in accordance with the Governor's Executive Orders, including Executive Order 202.96, which suspended certain provisions of the Open Meetings Law to address the state of emergency related to COVID-19, the **April 8, 2021** Planning Board meeting will be held remotely, and in-person public access to the Town Hall facility will not be permitted. As of the date of this public notice, remote meetings are permitted only through March 28, 2021 however, it is anticipated that this date will be extended by further Executive Order. A determination whether the Public Hearing will take place with in-person participation or only remotely will be posted on the town's website [www.penfield.org](http://www.penfield.org), and will be available by contacting the Planning Department at (585) 340-8640.

Regardless of whether the Public Hearing takes place with in-person participation or remotely, this meeting will be video recorded and broadcast LIVE via the town's website [www.penfield.org](http://www.penfield.org), on the Town's Government Access Cable Channel 1303, and on streaming media devices: ROKU, Apple TV, and Amazon Fire. Search "Penfield TV" in your device's app store, it is free. If required, the meeting will be later transcribed. For questions regarding video coverage please contact Penfield TV at (585) 340-8661.

For a remote meeting, there will be "public participation" opportunities for each public hearing application listed below. The Chairman of the Board will announce the appropriate time for public participation for each application. To address the Board during the public participation portion of the meeting please call (585) 340-8771 to be connected with Penfield TV, or complete an electronic submission form that will be available on the Town's website [www.penfield.org](http://www.penfield.org) the day of the meeting.

Prior to the meeting and one week following, the Planning Department will also accept public comments via email at [planning@penfield.org](mailto:planning@penfield.org). All public comments sent via email must include: (1) Name(s); (2) Local address; and (3) Project application number.

## PUBLIC HEARING APPLICATIONS

1. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Pathstone Development Corporation, requests an informal discussion before the Board with plans for a Mixed Use Facility including 157 residential apartments in two proposed buildings, ±30,800 sf of non-residential space including a daycare facility and a ±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-0007, SBL #125.01-1-3.111, 125.01-1-33.11.

2. DH Lewis Engineering, PLLC, 3832 Cory Corners Road, Marion, NY 14505, on behalf of Eric & Susan Stroyer, requests an informal discussion before the Board with plans for a five (5) lot residential subdivision (four new lots and one existing) with associated site improvements on a ±15.416 acre lot, located at 1030 Plank Road. The property is now or formerly owned by Eric & Susan Stroyer, and zoned Rural Residential District (RR-1). Application #21P-0009, SBL #94.04-1-32.11.
3. Costich Engineering, DPC, 217 Lake Avenue, Rochester, NY 14608, on behalf of JJ&A Development 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 construction of a ±6,200 sf building with associated site improvements on ±2.43 acres located at 2070 Empire Boulevard. The properties are now or formerly owned by JJ&A Development LLC and zoned Limited Business District (LB). Application #21P-0008, SBL # 093.02-1-1.121.
4. Appel Osborne, 102 West Division Street, Suite 100, Syracuse, NY 13204, on behalf of Penfield CSD requests under Chapter 250 Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision approval for the subdivision of land for the purpose of future construction of a combined transportation / buildings and ground facility on ±47.1 acres located at 1364 Jackson Road, Webster, NY. The properties are now or formerly owned by Bernard F. Berry and zoned Rural Residential District (RR-1). Application #21P-0011, SBL # 095.03-1-35.
5. LaBella Associates, 300 State Street #201, Rochester, NY 14614, on behalf of The Rochester Institute of Technology 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 with plans for site improvements including modification of existing parking areas, installation of sidewalks and additional parking space, minor site lighting, a storm drainage system, erosion control features, garden, greenhouse and storage shed on a ±150 acre lot, located at 100 Old Quarry Lane. The property is now or formerly owned by The Rochester Institute of Technology, and zoned Single Family Residential (R-1-20). Application #21P-00012, SBL #123.15-1-1, #123.15-1-4, #123.19-1-22, #123.11-1-79, #123.11-1-76.

The Planning Board will meet at 6:30 PM local time **April 22, 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.

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Amy Steklaf, RMC/CMC  
Town Clerk