



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

LEGAL NOTICE

Public Hearing Notice

Wednesday, August 4, 2021 at 7:00 PM

PLEASE TAKE NOTICE, that at a Regular Meeting of the Penfield Town Board held at the Town Hall, 3100 Atlantic Avenue, Penfield, New York, on Wednesday, July 7, 2021 a resolution setting a Public Hearing was adopted:

WHEREAS, an application has been received by the Penfield Town Board pursuant to Chapter 250-15.1 of the Code to amend the Zoning Ordinance and Map to rezone 7.5 +/- acres from Limited Industrial to General Business of a portion of 125 Panorama Creek Drive;

NOW, THEREFORE, BE IT

RESOLVED, that the Penfield Town Board is best suited to act as “lead agency” within the meaning of the State Environmental Quality Review Act (SEQRA) and thus does hereby designate itself as “lead agency” pursuant to SEQRA; and be it further

RESOLVED, that the subject application is determined to be an Unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and be it further

RESOLVED, that the Town Board of the said Town of Penfield shall hold a public hearing at the Penfield Town Hall, 3100 Atlantic Avenue, in the Town of Penfield, New York on August 4, 2021 at 7:00 PM on said date, to consider the said application and to hear all persons interested on the question of amending the Zoning Ordinance and Map to rezone 7.5 +/- acres from Limited Industrial to General Business pursuant to Chapter 250-15.1 of the Code, a portion of 125 Panorama Creek Drive, as more particularly described in Schedule “A”, attached hereto and made a part hereof; and be it further

RESOLVED, that a copy of this Resolution, certified by the Town Clerk, shall be published at least once in the official newspaper of the town, the first publication thereof to be not less than ten (10) nor more than twenty (20) days before the date set for said hearing as aforesaid. A copy of this Resolution shall be posted on the official signboard of the Town as prescribed by Law.

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Dated: July 8, 2021

Amy M. Steklof, RMC/CMC
Town Clerk
Town of Penfield

This meeting will be video recorded and broadcast live via the town's website www.penfield.org and the Town's Government Access Cable Channel 1303.

Questions regarding video coverage contact Penfield TV at (585) 340-8661.

Town Clerk: (585) 340-8629 | clerk@penfield.org | www.penfield.org

Schedule "A"

Description of Lands to be Rezoned

ALL THAT TRACT OR PARCEL OF LAND containing 7.534 acres more or less, situate in the Phelps and Gorham Purchase, Township 13, Range 4, Town Lots 50 & 61, Town of Penfield, County of Monroe, and State of New York, as shown on the drawing entitled "Panorama Park, Map of Area to be Rezoned," prepared by BME Associates, having drawing number 2377CZ-01, dated June 15, 2021, being more particularly bounded and described as follows:

Beginning at the intersection of the easterly right-of-way line of Parker Hill Drive (60' Right-of-Way) with the southerly property line of lands now or formerly of Regional Retail Properties LLC (T.A. No. 138.08-1-60); thence

1. S 79°03'00" E, along said southerly property line, a distance of 237.88 feet to a point; thence

The following seven (7) courses are along the westerly right-of-way line of Panorama Trail (Width Varies) and Penfield Road – New York State Route 441 (Width Varies);

2. S 01°11'02" E, a distance of 187.68 feet to a point; thence
3. S 09°59'44" E, a distance of 177.74 feet to a point; thence
4. S 37°09'09" W, a distance of 111.34 feet to a point; thence
5. S 73°40'47" W, a distance of 404.19 feet to a point; thence
6. S 73°32'21" W, a distance of 89.99 feet to a point; thence
7. S 65°53'26" W, a distance of 208.81 feet to a point; thence
8. S 57°43'20" W, a distance of 144.95 feet to a point; thence
9. N 32°16'40" W, through Remaining lands 'R-B', a distance of 191.12 feet to the southeast corner of Lot 2; thence
10. N 26°02'14" E, along the easterly property line of said Lot 2, a distance of 220.51 feet to a point on the aforesaid easterly right-of-way line of Parker Hill Drive; thence

The following seven (7) courses are along the right-of-way line of said Parker Hill Drive;

11. Southeasterly, along a non-tangent curve to the right, having a radius of 470.00 feet, and a chord bearing of S 62°57'08" E, a distance of 16.58 feet to a point; thence
12. S 61°56'30" E, a distance of 184.77 feet to a point; thence
13. N 28°03'30" E, a distance of 219.55 feet to a point; thence

14. Northeasterly, along a tangent curve to the right, having a radius of 120.00 feet, and a chord bearing of N 51°36'27" E, a distance of 98.64 feet to a point; thence
15. N 75°09'23" E, a distance of 33.39 feet to a point; thence
16. Northeasterly, along a tangent curve to the left, having a radius of 180.00 feet, and a chord bearing of N 51°36'26" E, a distance of 147.96 feet to a point; thence
17. N 28°03'29" E, a distance of 121.05 feet to a point; thence
18. N 23°57'52" E, through the right-of-way of said Parker Hill Road, a distance of 82.21 feet to the Point of Beginning.