



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, March 10, 2022**, immediately following a work session meeting commencing at 6:30 PM local time. The Planning 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. 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.
2. 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.
3. 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.
4. 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.
5. 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 meet at 6:30 PM local time March 10, 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