



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

- ☐ Sketch Plan
☒ Preliminary/Final Site Plan
☐ Preliminary/Final Subdivision
- ☐ Administrative Site Plan
☐ Conditional Use Permit

Reviewed by:

- ☒ Planning Board
☐ Town Board
☐ Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: Penfield Square Lot 4
Project Address: 100 YMCA Way
City, State, ZIP: Penfield, NY 14526
Project Description: Proposed mixed use building on lot 4 of the Penfield Square development. The proposed building will include a mixture of 6 residential apartment units and commercial/tenant space.

Parcel Tax ID#: Lot 4: 125.01-1-25.34

Zoning District: MUD (Mixed Use Development) Project Size (acres): 0.34

Owner(s) Name: Penfield Square IV LLC
Mailing Address: 75 Clinton Square Suite 700 Rochester, NY 14606
Email: adamdr@homeleasing.net
Phone: 585-262-6210

Applicant Name: Luis Ribeiro
Address: 966 West Linden Avenue East Rochester, NY 14445
Email: Luismrib@aol.com
Phone: 585-671-6760

Applicant Signature: 

Date: _____

Agent/Engineer: Michael Bogojevski, P.E. (Project Engineer)
Company: BME Associates
Address: 10 Lift Bridge Lane East Fairport, NY 14450
Email: mbogojevski@bmepec.com
Phone: 585-377-3760

APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 1,787.50
Check #	Total \$ 2,287.50

- See *Required Fees Table* for \$\$ Amounts

FOR OFFICE USE ONLY

Application # **22P-0008**

Date Received: **01/28/2022**

February 8, 2022

Planning Board
Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526

**Re: Penfield Square Mixed-Use Development
Lot 4 (T.A. #125.01-01-25.34)
100 YMCA Way**

2571B

Dear Board Members:

On behalf of our client, Luis Ribeiro, we submit the enclosed application for Planning Board Preliminary/Final Site Plan review. The application is for a proposed mixed-use building on Lot 4 of the Penfield Square Development. We request to appear before the Planning Board at your March 10, 2022 meeting to present the Site Plan application. We enclose four (4) sets of the following application materials for the Board's review:

- Letter of Intent
 - Responses to Site Plan Factors for Consideration
 - Responses to Ten Principles of Mixed-Use Design
- Final Site Plans (BME dwgs #2571B-03 – 11)
 - 4 – Full size sets
 - 7 – 11x17 sets
- Landscape Plan (SWBR dwgs #L101 & L102)
- Architectural Elevations (SWBR dwgs #A3-201 & A4-201)
- Planning Department Application Form
- EAF Part 1 (Short Form)
- Engineer's Report
- Agricultural Data Statement
- Owner Authorization Letter
- \$2,287.50 Application Fee (\$500) & Engineer Review Fee (\$1,787.50)
- PDFs of all Application Materials (Emailed)

The proposal is part of the overall Penfield Square Development, an approved and constructed mixed-use development on 9.2 acres in the MUD zoning district. The original site plans were approved by the Penfield Planning Board in 2019, subdivision plat filed June 5, 2019, and developed in 2019/2020 with the first buildings being constructed on lots 1 and 2. The overall development created the outparcel lots 3 and 4 and prepared them for future mixed-use development. Since the two parcels are separate properties, we have provided the Town separate applications, for each tax account parcel. The enclosed application is for Lot 4, tax account number 125.01-1-25.34, which is 0.4 acres and is located at the east corner near the intersection of NYS Route 250 and YMCA Way. The property address is 100 YMCA Way.

The applicant is proposing 3-story mixed-use buildings on both Lot 3 and Lot 4. Lot 4 is proposed to be a ±4,740 sf footprint with first floor commercial space, along with six (6) residential apartment units on the second and third floors. The apartments will be two-story, two-bedroom, units.

The buildings are proposed to integrate with the developed areas around each lot including the sidewalks, pedestrian spine, parking areas and open spaces areas that have previously been created. The commercial

spaces on the first floor are proposed to be able to be built out as tenants are identified. The commercial spaces on both lots will face the roadways and interconnect with the walkways around the center green area and the pedestrian spine. The residential spaces will also be able to integrate with the rest of the Penfield Square development and utilize the public amenities.

The development of both buildings intends to adhere to the guidelines outlined in the MUD Design Manual for this area. We received a determination from the Town Building/Code Compliance Officer, after consultation with the Town Attorney, PB Chair, and Town ZBA Chair that “it is appropriate to consider each individual parcel separately for the purpose of determining compliance with the density requirements.” Thus, we apply the M.U.D. requirements to lots 3 and 4 independently and specific to the building proposed on each lot.

The property is part of Zone A, defined as a core mixed-use area. Table 6.1 of the Manual outlines the maximum density of 20 dwelling units/acre. Both lots meet the maximum density allowed based on the acreage of each lot as noted in the Site Notes. We also note that both lots meet the guidelines for proposed uses, non-residential use percentages, allowable building, and building coverage as noted in the Site Notes. Both buildings will feature first floor commercial spaces. Lot 3 will provide ±4,460 sf of commercial space, and lot 4 will provide ±3,740 sf.

Parking has been constructed with the overall Penfield Square Development, anticipating the future build out of these lots. A total of 219 parking spaces are located for the entire development, with 11 spaces located on lot 3 and 13 spaces located on lot 4. This provides spaces that can be utilized by tenants. Shared parking agreements are also utilized to allow the use of all the parking areas for the building and the commercial uses. The parking required and proposed parking allocations and rates are noted in the Site Notes.

Utilities for each building will connect to dedicated water and sewer mains, previously constructed with the Penfield Square development. Storm sewers will also connect to the existing storm sewer system and will be conveyed to the existing stormwater management area. Much of the infrastructure needed has already been constructed to allow for the two buildings. The enclosed Engineer’s Report provides the narrative and calculations for the water supply, sanitary sewer, stormwater management and erosion control.

Building elevations from SWBR architects are enclosed which illustrate the building architecture, colors, and materials. Also enclosed is a Landscape Plan prepared by SWBR, showing the proposed landscaped and hardscaped areas around the buildings.

The property is within an agricultural district and the required Agricultural Data Statement has been prepared and submitted.

The M.U.D. Manual has ten principles of design that a proposed development should address. We provide the following for the Planning Board’s consideration:

- 1. A mixture of complementary land uses to create economic and social vitality and encourage the linking of pedestrian and vehicular trips.*

The proposal of the two mixed-use buildings is an extension of the overall Penfield Square development and an extension of the mix of uses already on site. This application will also provide additional mix of uses to compliment the overall Penfield Square development. This proposal includes the mix of first floor commercial spaces, along with second and third floor residential apartment units. Both of these outparcel buildings will have the commercial space to allow for a variety of types of tenants/uses to add to the economic and social vitality of the area. These two outparcel buildings will utilize the existing roadways and parking areas for access and integrate into the site to utilize the existing network of walkways and open space areas. Lot 3 will provide a

commercial space as an anchor to the south end of the pedestrian spine, adding another destination for public and residents to visit. This will then allow for people to walk along the pedestrian spine to commercial uses to the north and utilize the walkways around the center green area to visit the commercial space in building 4.

2. *Flexible housing alternatives.*

This project proposes a mix of 1- and 2-bedroom residential market rate apartment units that will serve the community and complement the existing types of housing units currently offered.

3. *Areas that are safe, comfortable, and convenient for pedestrians.*

These two outparcels aim to integrate with the existing pedestrian features developed with the Penfield Square development. The previous development extensively planned for the pedestrian movement around these outparcel buildings. Pedestrians to lot 3 will be able to utilize the parking nearby and then travel along the pedestrian spine and hardscape areas around the building. There is also pedestrian walkways and sidewalk that link the buildings through the center green area to building 4 at the corner of the development also.

4. *Flexibility in the siting and design to support future changes in the marketplace.*

Flexibility in design is provided in the non-residential spaces. Additionally, these lots were originally designed as outparcels, and not developed initially, to allow for the greatest flexibility in design based on the specific tenant needs. That is the plan now coming to fruition with the current design and layout of the proposed buildings.

5. *Walkability within neighborhoods with walkways and trails that encourage pedestrian and bicycle travel.*

Extensive planning went into the Penfield Square development to provide means of pedestrian and bicycle travel. The pedestrian and bicycle infrastructure were completed with the overall development and these two buildings will be utilizing the current walkways, sidewalks, pathways, complete street designs, and the north-south pedestrian spine, which link all the different buildings, outdoor areas, seating areas, neighboring developments, etc. Bicycle racks are existing along the pedestrian spine also.

6. *Variety of services within walking distance.*

This proposal will aim to add additional variety of services to the area. The additional commercial space on the first floor of each building will allow additional non-residential tenants to move into the area and serve the residents living there and anybody visiting the area.

7. *Efficient use of land with compact, clustered development.*

The proposed two buildings aim to efficiently utilize the proposed land area. The residential density is met through the compact design utilizing the allowed building height with the 3-story design. This helps to minimize the impact to the land area. The original Penfield Square development utilized similar techniques to provide the overall density minimizing the impact to the land area, allowing space for additional site amenities that were constructed.

8. *Development that supports public transit, where applicable.*

NYS Route 250 is on the public transit route. The access and street design standards that were constructed with the overall development allow for public transit to be accommodated.

9. *Open space preservation/creation and reduction of impact on natural resources.*

The overall Penfield Square development addressed the creation of open spaces, as the public open space areas are a focal point of the MUD design manual. These two buildings will aim to utilize the public areas of the overall development. Areas such as the north-south pedestrian spine and center green area, which were created to provide large open spaces for people to use. The planning and development of the overall Penfield Square development preserved the natural areas to the west of the site, minimizing any impact to the natural resources that exist to the west of the development.

10. *Transportation planning that reduces vehicular demands.*

Access to the two proposed buildings will utilize the overall Penfield Square layout and site planning design that incorporated several key elements with regards to the transportation planning and vehicular movements around the site. Providing multiple ways for moving around the site was a key principle in the Penfield Square design and is a key principle in the MUD Design Manual. The planning of the site stressed a strong pedestrian connection to all the buildings and throughout the site. Additionally, the complete street designs originally incorporated provide for all modes of transportation. One key factor is the parking layout also. The site planning encourages vehicles to park and then allow for people to use the pedestrian connections to get from building to building and the different areas of the site.

As required, we submit the following responses to Factors of Consideration for Site Plan Approval. Site Plan Approval Standards in Chapter 250, Article XII-12.3: Factors for Consideration:

- a. *Adequacy and arrangement of pedestrian traffic access and circulation, vehicular traffic, parking, walkway structures, control of intersections with vehicular traffic, pedestrian convenience, and appropriate provisions for handicapped persons.*

Response: The proposal has the benefit of utilizing all of the aspects incorporated with the overall Penfield Square development for pedestrian and vehicular movement around the new buildings. These two outparcel buildings will utilize the existing sidewalk connections for direct access to the buildings along with provide the necessary accessible.

- b. *Location, arrangement, size, architectural feature and design of buildings, lighting and signs. As much as possible, consideration should be given to noise sources, privacy and outdoor waste disposal locations.*

Response: The buildings have been designed per the MUD Design Manual and associated guidelines. Attention was given to the lighting (dark sky compliant LED fixtures) and coordinating locations of dumpster and service areas to appropriate areas with screening.

- c. *Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between these and adjoining properties. Site plans should also show existing stands of trees on site.*

Response: Significant landscape efforts were put in with the Penfield Square project to provide tree plantings, building foundation plantings, and landscaping to enhance the open space and public areas. The two outparcel buildings will incorporate minor additional landscaping around the buildings to build upon the existing landscaping that has already been installed.

- d. *In the case of an apartment house or multiple dwelling, the adequacy of usable open space for playgrounds and informal recreation.*

Response: The residential components of the new buildings will utilize the existing open spaces that have been created with the overall Penfield Square development. Additionally, they will be able to utilize all of the additional public spaces that get created as the MUD district keeps expanding to the north with future developments. As long as future developments adhere to the design philosophies of the MUD district, all of the public open spaces, and the pedestrian spine that is being created and extended, will all create spaces for residents to enjoy.

- e. *Adequacy of storm water, sanitary waste disposal, and public water facilities.*

Response: These outparcel buildings will utilize existing infrastructure installed to facilitate the development of these two outparcel lots. Watermain, sanitary sewer, and stormwater management facilities have already been installed to support the two buildings.

- f. *Protection of adjacent properties and the general public against noises, glare, and unsightliness, or other objectionable features.*

Response: The project has been designed in compliance with the MUD Design Manual for both architectural and site design features. The project will not generate noise, glare, or unsightliness as a result of the uses proposed.

- g. *The effect of the proposed development on environmentally sensitive areas such as but not limited to wetlands, floodplains, woodlands, steep slopes and watercourses.*

Response: The project site does not contain any identified environmentally sensitive features. A wetland area does exist off-site several hundred feet to the west, but this wetland will not be affected by the proposed development.

- h. *Compliance with this Ordinance, Master Plan, Design and Construction Specifications, SEQRA, IBP, LWRP and any others.*

Response: The project has been designed per the MUD Design Manual, the Town's Design and Construction Standards.

- i. *Provisions for adequate drainage away from walls or structures.*

Response: The grading plan illustrates proposed finish floor elevations of proposed structures and surrounding grading to illustrate positive drainage away from structures and to proposed stormwater conveyance systems.

- j. *Maintenance agreements, easements and other required legal documentation shall be approved by the Town Attorney.*

Response: These documents will be provided to the Town, as necessary, at the appropriate time.

- k. *The impact of the proposed use on adjacent land uses.*

Response: The proposed use will not affect adjoining land uses as the project complies with the Mixed-Use Zoning district guidelines. This area, including adjacent properties, are anticipated to be developed in a similar manner per the MUD zoning district.

- l. The Planning Board finds that a proper case exists for requiring the developer to show on the plat a park or parks suitably located for playgrounds or other recreational purposes; and that a suitable park or parks of adequate size cannot be located in any such plat or is otherwise not practical. Therefore, a recreation fee, in lieu of construction of a park within a subdivision, shall be assessed on each lot in an amount established by the Town Board and same shall be paid prior to the issuance of a building permit and said requirement for the payment of the recreation fee shall be noted on the plat.*

These two outparcel buildings will utilize the general public open spaces created with the Penfield Square development. The public open space is a requirement of the MUD district and thus no recreation fee is required.

If you require any additional information prior to your March 10th meeting, please contact our office.

Sincerely,
BME Associates

Michael Bogojevski

Michael Bogojevski, P.E.

MCB:blr

Encl.

c: Luis Ribeiro
Erik Reynolds; SWBR

