



# TOWN OF PENFIELD

## PLANNING DEPARTMENT APPLICATION FORM

### APPLICATION TYPE

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

### Reviewed by:

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

### PROJECT INFORMATION

Project Name: The Arbors at Penfield (formerly Penfield Crossing)  
 Project Address: 1611,1615, 1643, 1657 Fairport Nine Mi. Pt. Rd., 1255 Penfield Center Rd., 3278 Atlantic Ave.  
 City, State, ZIP: Town of Penfield, NY 14526  
 Project Description: Mixed Use Development -Phase 1 Residential, Non-Residential and Mixed Uses

Parcel Tax ID#: 110.03-1-4.206, 110.03-1-4.212, 110.03-1-4.205, 110.03-1-25.2, 110.03-1-25.1, 110.03-1-24  
 Zoning District: Mixed Use District (MUD)                      Project Size (acres): 73 acres total

**Owner(s) Name:** Atlantic 250 LLC  
**Mailing Address:** 349 W. Commercial Street, Suite 2945, East Rochester, NY 14445  
**Email:** rdt@nationalcorporaterealty.com  
**Phone:** 585-218-0005 or 585-233-2717

**Applicant Name:** Atlantic 250 LLC  
**Address:** 349 W. Commercial Street, Suite 2945, East Rochester, NY 14445  
**Email:** rdt@nationalcorporaterealty.com  
**Phone:** 585-218-0005 or 585-233-2717

**Applicant Signature:** *Ralph DiTucci, Atlantic 250 LLC*                      **Date:** 03/21/2021

**Agent/Engineer:** Garth Winterkorn  
**Company:** Costich Engineers  
**Address:** 217 lake Avenue, Rochester, NY 14608  
**Email:** gwinterkorn@costich.com  
**Phone:** 585-458-3020

### APPLICATION FEES

Planning Review Fee	
Engineering Review Fee	
Check #	Total

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

### FOR OFFICE USE ONLY

Application # 21P-0029                      Date Received: 2021.09.03

# Atlantic 250 LLC

349 W. Commercial Street, Suite 2945  
East Rochester, NY 14445  
(585) 218-0005  
rdt@nationalcorporaterealty.com

September 3, 2021

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

Re: PROPOSED MIXED USE COMMUNITY  
ATLANTIC AVENUE & RT. 250

Dear Board Members,

We are pleased to submit this Letter of Intent and Preliminary and Final Site Plan Application Form to your Board for review of **Phase 1 only** of our unique new Mixed Use Community to be located on our 73 acre site located at the northwest corner of the intersection of Fairport Nine Mile Point Road (Rt. 250) and Atlantic Avenue.

SUBJECT PROPERTIES of the 73 ACRE SITE: Owner: Atlantic 250 LLC  
1255 Penfield Center Road: Tax Parcel No. 110.03-1-4.206  
1611 Fairport Nine Mile Point Road: Tax Parcel No. 110.03-1-4.212  
1615 Fairport Nine Mile Point Road: Tax Parcel No. 110.03-1-4.205  
1643 Fairport Nine Mile Point Road: Tax Parcel No. 110.03-1-25.2  
1657 Fairport Nine Mile Point Road: Tax Parcel No. 110.03-01-25.1  
3278 Atlantic Avenue: Tax Parcel No. 110.03-1-24

This Letter of Intent with Application materials address the Board's Sketch Plan Review letter dated December 14, 2018 and summarizes updates to the Sketch Plan Application materials previously reviewed by the Board and PRC Committee as well as the Town's Traffic and Landscaping consultants and addresses review comments by all.

The two primary parts of this Letter of Intent will be:

- A. A summary of Updates to the (Sketch Plan) Project Scope and Elements
- B. A list of all materials included as part of our Application.

A. UPDATES TO THE PROJECT SCOPE AND ELEMENTS:

1. The project name has been change from Penfield Crossing to *The Arbors at Penfield*.
2. Per the Board's December 14, 2018 Sketch Plan review letter Item 1, we have reconfigured and reduced Development Zone A to:
  - a. Provide 21.98% non-residential space to meet and exceed the recommended 20% shown in Table 6.1.5 of the Mixed Use Development Manual.
  - b. Provide connectivity to the vacant adjacent parcel at the southeast corner of Atlantic Avenue and Route 250. This reflects the Town's desire to have Zone A face that intersection.



3. Per the Board's December 14, 2018 Sketch Plan review letter Item 7, the physical limits and scope of Phase 1 have been revised to include the vertical mixed use (VMU) buildings with frontage on the east side of the main roadway as part of Phase 1. The remaining VMU buildings will be reserved for development in a future phase.
4. The number of residential units in Phase 1 has been reduced for greater flexibility in financial packaging of nominal 100  $\pm$  unit increments. This will provide more financing opportunities for more local lenders.
5. Per the Board's December 14, 2018 Sketch Plan review letter Item 14, we have provided for a paved pedestrian connection to Penfield center Road through the clearing in the trees represented on the concept site plan.

B. List of ALL MATERIALS INCLUDED AS PART OF OUR APPLICATION follows:

1. Completed Mixed Use Development Preliminary and Final Site plan Application Form with check for \$26,762.70 for Planning and Engineering fees.
2. Completed Full Environmental Assessment Form (EAF) by Costich Engineers
3. Costich Engineers September 3, 2021 letter to the Penfield Planning in response to the Board's December 14, 2018 Sketch Plan Review comments letter.
4. Exhibit A: Our Community's Compliance with the Ten Principles of Mixed Use Development by Atlantic 250 LLC.
5. Atlantic 250 LLC September 1, 2018 letter to the Penfield Planning Board with supplemental information in the form of:
  - a. Response to April 9, 2018 Project Review Committee (PRC) Summary of Comments on Site Plan (4680 CN100 Sketch Plan)
  - b. Response to Verbal Public Comments from April 12, 2018 Public Hearing for Sketch Plan
  - c. Response to Written Public Comments with various dates as provided by Town of Penfield
  - d. Response to April 26, 2018 Planning Board workshop meeting minutes comments
  - e. Response to August 24, 2018 Project Review Committee (PRC) Summary of Comments on Color Site Plan (4680 CN101 Sketch Plan)
6. Completed Town of Penfield Factors for Consideration Form
7. Engineering site drawings by Costich Engineers
8. Landscaping drawings by SWBR
9. Architectural 3D and elevation drawings by James Fahy.
10. Lighting and photometric site plans by Point Source

An updated Traffic Impact Study by SRF Assoc. will be added to our application once schools are open.



The collective site drawings and architectural renderings provide information regarding the:

- Gross area of the development
- Number of dwelling units and density
- Amount of nonresidential floor area and floor area ratio
- Building coverage
- Common open space
- Natural features to be preserved
- Recreation, open space and other amenities
- Proposed building materials and architectural styles

Once approved for construction, Phase 1 of the development is expected to be constructed over an 18 month period, weather dependent. Subsequent phases of the 73 acre development will be constructed in a timeframe determine by market conditions and the rate of absorption of our rental units.

We believe that our Mixed Use Community design meets the expectations of the Mixed Use Zoning Ordinance and Mixed Use Development Manual specific to the Route 250 Area by respecting the and expressing the rural character of East Penfield.

Our community design also emphasizes pedestrian orientation and connectivity, multi-modal transportation, compact residential development, open space preservation and creation, interconnected streets and integration of uses. Additionally, our community plan features both horizontal and vertical mixed use designs, and a variety of residential uses that are integrated with compatible nonresidential uses. Bicycle parking and storage will be located throughout the community and shuttle service will be available for our residents for shopping and entertainment access to off-site locations.

Key to the character of our Mixed Use Community will be the unifying architecture of both the residential and nonresidential buildings, which will reflect the architectural character of the existing Penfield community. Residential and nonresidential structures will be predominantly one and two stories in height and will form a perimeter for some three story buildings. Residential buildings adjacent to one another will not be identical designs, but will vary in color, materials and fenestration, as is the case in traditional residential neighborhoods for single family housing.

A “Village Center” will be located centrally with the community and adjacent two story vertical mixed use buildings with nonresidential uses on the ground floor and multifamily uses on the second floor. The nonresidential uses are intended to provide neighborhood oriented services and goods for our residents and local neighbors and to promote daily social contact and synergy among them with the community center activities and public open space.

Small scale pocket neighborhoods are designed to be interconnected with sidewalks and trails and will each have a variety of housing types and open space, many facing existing woodlots. Inward facing alleys are designed to minimize public views of parking and garages in our residential neighborhoods.

Walkability and bicycling are promoted throughout the design of our community with interconnected streets, sidewalks and pedestrian/bicycling trails and linear parks which will encourage social interaction and public interface opportunities. Wayfinding signage, pedestrian oriented site lighting, furnishings and hardscapes will be additional key features of our community.



Significant public open space is designed for active recreation at the center of the community and passive open public recreation space is preserved for linear parks, walking/bicycling trails and for storm water management at the outer perimeters of our community. These linear parks, sidewalks and trails are designed to provide future connectivity to adjacent and nearby properties in the Mixed Use District. Indoor and outdoor bicycle storage will be provided and

Parking is shared among nonresidential uses, and is broken down into smaller parking areas and inward oriented to minimize public views of large parking lots. Flexibility is built into the design of our sites and buildings in order to adapt to future market needs of the Penfield community, and land-banked parking is designed into our plans should there be future need for it.

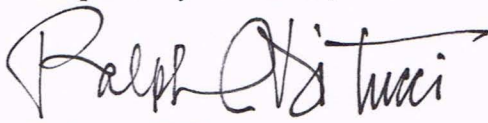
In addition to preserving existing natural resources such as trees and topography, environmentally sensitive design elements of our community will include rain gardens, bio swales, permeable pavers, water quality, retention and detention storm water management facilities

We have worked closely over the past 11 years with the Penfield Town Board, Route 250 Steering Committee, Engineering, Economic Development and Planning Departments, as well as the Town's Mixed Use and engineering consultants during the development and adoption of the Mixed Use District Ordinance and acceptance of the Mixed Use Development Manual.

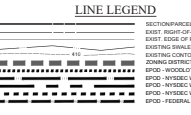
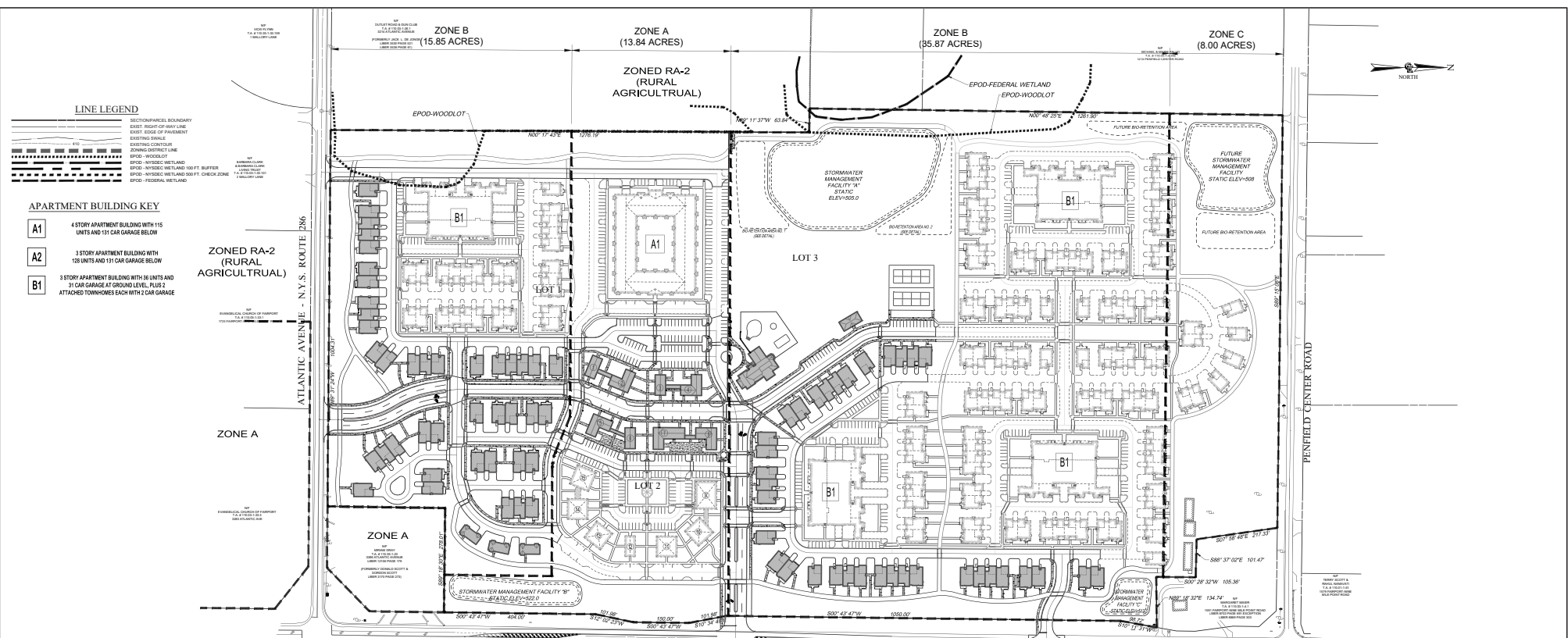
Our current proposal has benefitted from input from all these Town of Penfield representatives, and has evolved into what we believe is a much better design that will meet and exceed the objectives and goals of the Mixed Use District Ordinance and Mixed Use Design Manual.

We look forward to the opportunity to present our Application and updates to your Board and to receiving your input.

Respectfully submitted,

A handwritten signature in black ink that reads "Ralph A. DiTucci". The signature is written in a cursive, flowing style with a long horizontal stroke extending from the end of the name.

Ralph A. DiTucci

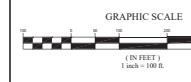


**SITE DATA (73.60± ACRE LOT)**

ZONING REQUIREMENT	ZONE A - CORE MIXED USE (20.4 ACRES)	PROPOSED ZONE A (20.4 ACRES)	ZONE B - RESIDENTIAL MIXED USE (15.85 ACRES)	PROPOSED ZONE B (15.85 ACRES)	ZONE C - LOW DENSITY MIXED USE (PENFIELD CENTER ROAD) (35.87 ACRES)	PROPOSED ZONE C (35.87 ACRES)
MIN. NUMBER OF UNITS	1-2 UNITS 3-4 UNITS 5-6 UNITS	4 UNITS	4 UNITS	4 UNITS	2 UNITS	2 UNITS
PERMITTED USES PER MIXED USE ORDINANCE	MIX OF COMMERCIAL/ RESIDENTIAL (75% MIN. NON-RESIDENTIAL)	COMMERCIAL/ RESIDENTIAL (25%)	70% RESIDENTIAL	RESIDENTIAL/ MIX USE	1-2 ACRE SINGLE FAMILY & DUPLEX RESIDENTIAL DEVELOPMENT	SINGLE FAMILY RESIDENTIAL
TYPE OF MIXED USES	VERTICAL MIXED USE COMMERCIAL, COMMERCIAL (RETAIL LOWER LEVEL), RESIDENTIAL (OFFICE UPPER LEVEL)	COMMERCIAL/ RESIDENTIAL	MED-HIGH DENSITY RESIDENTIAL	MED-HIGH DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL
MAXIMUM BUILDING HEIGHT	FOUR (4) STORIES OF 35 FT.	FOUR (4) STORIES + 15 FT.	THREE (3) STORIES OF 45 FT.	THREE (3) STORIES + 15 FT.	TWO (2) STORIES OF 35 FT.	TWO (2) STORIES + 35 FT.
MAXIMUM PUBLIC OPEN SPACE	30% RECOMMENDED	30% (14 ACRES)	30% RECOMMENDED	27.7% (14.8 ACRES)	NA	18.6% (8.3 ACRES)
PARKING REQUIREMENT	SHARED PARKING PER PARKING ANALYSIS	SEE BELOW	SHARED PARKING PER PARKING ANALYSIS	SEE BELOW	NA	SEE SEPARATE REPORT
MAXIMUM DWELLING UNITS (DU)	MAXIMUM 28 UNITS PER ACRE	157 DU (11.30 ACRES)	6-10 UNITS PER ACRE	354 DU (7.00 ACRES)	1 UNIT PER ACRE	8 DU (1.00 ACRES)
SETBACKS	MINIMUM SETBACKS TO MEET FIRE & BUILDING CODE	ARCHITECTURAL T.B.O.	MINIMUM SETBACKS TO MEET FIRE & BUILDING CODE	ARCHITECTURAL T.B.O.	MINIMUM SETBACKS TO MEET FIRE & BUILDING CODE	ARCHITECTURAL T.B.O.
MAXIMUM BUILDING UNIT SIZE	NA	NA	MAXIMUM 5,000 S.F. FOR NON-RESIDENTIAL	5,000 S.F.	NA	NA
LANDSCAPE BUFFER	NONE	NA	MINIMUM 100 FT LANDSCAPE BUFFER RESIDENTIAL LAND USE	100 FT.	NA	NA
<b>3. PARKING REQUIRED</b>						
RESIDENTIAL PARKING	517					
REQUIRED COVERED	492					
REQUIRED SURFACE	517					
PROVIDED SURFACE	555					
NON-RESIDENTIAL PARKING	234					
REQUIRED SURFACE	188					
TOTAL PARKING	1,285					
TOTAL REQUIRED	1,237					
TOTAL PROVIDED						

**SITE DATA (25.11± ACRE LOT)**

ZONING REQUIREMENT	ZONE B - RESIDENTIAL MIXED USE (25.11 ACRES)	PROPOSED ZONE B (25.11 ACRES)
MIN. NUMBER OF UNITS	2-3 UNITS 3-3 UNITS 4 UNITS	4 UNITS
PERMITTED USES PER MIXED USE ORDINANCE	70% RESIDENTIAL	RESIDENTIAL/ MIXED USE
TYPE OF MIXED USES	MED-HIGH DENSITY RESIDENTIAL	MED-HIGH DENSITY RESIDENTIAL
MAXIMUM BUILDING HEIGHT	THREE (3) STORIES OF 45 FT.	THREE (3) STORIES
MAXIMUM PUBLIC OPEN SPACE	30% RECOMMENDED	46.30% (11.60 ACRES)
PARKING REQUIREMENT	SHARED PARKING PER PARKING ANALYSIS	SEE 43 RIGHT
MAXIMUM DWELLING UNITS (DU)	3-10 UNITS PER ACRE	247 DU (9.81 ACRES)
SETBACKS	MINIMUM SETBACKS TO MEET FIRE & BUILDING CODE	ARCHITECTURAL T.B.O.
MAXIMUM BUILDING UNIT SIZE	MAXIMUM 5,000 S.F. FOR NON-RESIDENTIAL	5,000 S.F.
LANDSCAPE BUFFER	MINIMUM 100 FT LANDSCAPE BUFFER BUFFER FROM ADJACENT RESIDENTIAL LAND USE	100 FT.
<b>3. PARKING REQUIRED</b>		
RESIDENTIAL PARKING	343	
REQUIRED COVERED	248	
REQUIRED SURFACE	343	
NON-RESIDENTIAL PARKING	37	
REQUIRED COVERED	37	
REQUIRED SURFACE	37	
TOTAL PARKING	523	
TOTAL REQUIRED	542	
TOTAL PROVIDED	542	
<b>4. NUMBER OF DWELLING UNITS</b>		
SINGLE FAMILY	1 DU	
DUPLEX	2 DUPLEX	
TOWNHOMES	43 TOWNHOMES AT EACH OF THE 36 UNIT APT. BLDGS	
APARTMENTS	204 APTS (108-36-36) AT VERTICAL MIXED USE AT COMMUNITY BLDG	
TOTAL	210 DU	
NON-RESIDENTIAL BUILDINGS	38,969 SF	



**APPROVALS**

BY: _____	DATE: _____
BY: _____	DATE: _____
BY: _____	DATE: _____
BY: _____	DATE: _____
BY: _____	DATE: _____
BY: _____	DATE: _____

Copyright © 2021  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE

OWNER: **The Arbors at Penfield**  
 Atlantic Avenue and Nine Mile Point Road (N.Y.S. Route 250)  
 PENFIELD, NY 14529

DESIGNER: **COSTICH ENGINEERING**  
 21744A Avenue  
 340 W. Commercial Street, Suite 200  
 East Rochester, NY 14445

DATE: 09/03/2021  
 SCALE: 1"=100'

PROJECT: **OVERALL SITE PLAN**

TOWN OF PENFIELD  
 COUNTY OF MONROE, STATE OF NEW YORK

DATE: 09/03/2021  
 SCALE: 1"=100'

PROJECT: **OVERALL SITE PLAN**

TOWN OF PENFIELD  
 COUNTY OF MONROE, STATE OF NEW YORK

DATE: 09/03/2021  
 SCALE: 1"=100'