



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

MIXED USE DEVELOPMENT ~~PRELIMINARY AND~~ FINAL SITE PLAN APPLICATION FORM

(AS SEEN IN APPENDIX OF MIXED USE MANUAL)

The instructions below will guide an applicant through the documents and materials required to submit an application to the Town of Penfield Planning Department for a proposed development that requires the review of the Planning Board for Preliminary and Final Site Plan and/or Subdivision approval. Please submit all application materials listed below for staff's initial review prior to scheduling a public hearing meeting.

Please contact the Planning Department with any questions or concerns

Application Submittal Requirements:

1. A properly executed Mixed Use Development Preliminary and Final Application Form.
2. A properly executed SEQR Environmental Assessment Form (EAF), Part 1.
3. Four (4) printed folded full-size (24x36 inch) sets of stamped engineered plans, plus six (6) copies of the proposed site plan printed on 11x17 inch sheets. Plans must meet the minimum requirements for "Prelim" and "Final" according to the Map Checklist form. All plans must comply with the NYS Building Code and the NYS Fire Code.
4. Letter of Intent with all necessary content (see page 2).
5. Authorization letter of proof of ownership from the current property owner(s).
6. Written responses to all reviewing agency comments or letters that were issued prior to submitting this application.
7. Complete all sections that apply on the Planning Board Factors for Consideration Prelim-Final template.
8. Typed list of the names/addresses/parcel numbers of property owners within 500 feet of site including adjacent property owners regardless of road right-of-way, and a drawing identifying the 500 feet notification area.
9. One check made out to the *Town of Penfield* in the sum of the amount due for Planning and Engineering review. Planning reviews fees are \$400.00 for residential projects and \$500.00 for commercial projects. The engineering review fee shall be equal to \$175.00 per 1,000 square feet of the proposed development area.

PROJECT INFORMATION

Project Name:	<u>The Arbors at Penfield</u> (formerly Penfield Crossing)	Tax Account #s:	<u>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, 110.03-04.215</u>
Project Address:	<u>1611, 1615, 1643, 165 Route 250, 1255 Penfield Center Rd, 327B Atlantic Ave.</u>		
City/State/ZIP:	<u>Town of Penfield, New York 14526</u>	Proposed Uses:	<u>Mixed Use: Residential, Non-Residential, Vertical Mixed Use</u>
Applicant Name:	<u>Atlantic 250 LLC</u>	Present Zoning:	<u>Mixed Use District (MUD)</u>
Street Address:	<u>PO Box 351</u>	Number of Lots:	<u>4</u>
City/State/ZIP:	<u>East Rochester, New York 14445</u>	Phases:	<u>2</u>
Phone:	<u>585-218-0005 / 585-233-2717</u>	Previous Review Date(s):	<u>Sep. 6, 2018 Sketch Plan Review and Sep. 3, 2021 Preliminary/Final Site Plan & Subdivision</u>
Fax:	<u>-</u>	Owner Name(s):	<u>Atlantic 250 LLC</u>
Email:	<u>rdt@nationalcorporaterealty.com</u>	Street Address:	<u>PO Box 351</u>
Agent/Engineer:	<u>Costich Engineers</u>	City/State/Zip:	<u>East Rochester, NY 14445</u>
Street Address:	<u>217 Lake Avenue</u>	Phone:	<u>585-218-0005 / 585-233-2717</u>
City/State/ZIP:	<u>Rochester, New York 14609</u>	Fax:	<u>-</u>
Phone:	<u>585-458-3020</u>	Email:	<u>rdt@nationalcorporaterealty.com</u>
Fax:	<u>-</u>		
Email:	<u>gwinter.kom@costich.com</u>		

Describe the adjacent land uses and zoning surrounding the site:

Adjacent land uses are agricultural, residential, commercial and rod & gun club.

Zoning surrounding the site is: Mixed Use District (MUD)
RA-2 Rural Agricultural District
RR-1 Rural Residential District

By signing below I hereby certify that the above listed information and the accompanying materials requested are accurate. With the signing and submittal of this application, the property owner authorizes the Town of Penfield to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the board having authorization to review the application.

Applicant/Agent Signature: Paolo D'Intucci, Atlantic 250 LLC

Date: 15-Jul-22

THE TEN PRINCIPLES FOR MIXED USE DEVELOPMENT

Instructions: The following list contains mixed use principles that highlight the design guideline requirements for every proposed development in the Town of Penfield. Their actual implementation will vary from project to project. Applicants must provide a detailed written explanation for each of the ten principles listed below to be submitted as the Letter of Intent for the proposed development. Please be sure to explain in the letter how the proposed project has evolved from sketch plan review and how it continues to meet the ten principles.

All development must comply with the following ten principles of mixed use development:

1. A mixture of complementary land uses to create economic and social vitality and encourage the linking of pedestrian and vehicular trips.
2. Flexible housing alternatives.
3. Areas that are safe, comfortable and convenient for pedestrians.
4. Flexibility in the siting and design to support future changes in the marketplace.
5. Walkability within neighborhoods with walkways and trails that encourage pedestrian and bicycle travel.
6. Variety of services within walking distance.
7. Efficient use of land with compact, clustered development.
8. Development that supports public transit, where applicable.
9. Open space preservation/creation and reduction of impact on natural resources.
10. Transportation planning that reduces vehicular demands.

The Letter of Intent should also address the following project details:

- i. Anticipate construction schedule; including those that call for multiple years of construction
- ii. Gross area of the Mixed Use Development
- iii. Number of dwelling units and density
- iv. Amount of nonresidential floor area, and floor area ratio
- v. Building coverage
- vi. Common open space
- vii. Natural features to be preserved
- viii. Recreation, open space and other amenities
- ix. Proposed building materials and architectural styles

Atlantic 250 LLC

PO Box 351
East Rochester, NY 14445
(585) 218-0005
rdt@nationalcorporaterealty.com

July 15, 2022

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

Re: The Arbors of Penfield- Mixed Use Community
Atlantic Avenue and Fairport Nine Mile Point Road
LETTER OF INTENT

Dear Board Members,

Please accept this Letter of Intent and submission of supplemental materials for Final Site Plan Approval for the remainder of our 73 acre and 25 acre sites, the Arbors at Penfield mixed use community, located in the Mixed Use District of the Town of Penfield.

SUBJECT PROPERTIES of the Application: Owner: Atlantic 250 LLC
73.56 Acre Site (west side of Fairport Nine Mile Point Road):
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
25.11 Acre Site (east side of Fairport Nine Mile Point Road):
1600 Fairport Nine Mile Point Road: Tax Parcel No. 110.03-01-04.215

This submission provides supplemental materials for Final Site Plan Approval for those areas of the subject property which have not yet been granted Final Site Plan Approval as part of the Town of Penfield Planning Board's July 14, 2022 Resolution of Approval for Preliminary and Final Subdivision, Preliminary Overall Site Plan Approval, and Final Site Plan Approval for Phase 1 of our mixed use development, the Arbors at Penfield.

Beginning with Phase 1, it is our intent to have continuous construction of both the approved Phase 1 area improvements, and the remainder of the 73 acre and 25 acre site improvements. The total construction schedule is anticipated to be an approximately 4 year duration, subject to weather, market and labor and material factors.

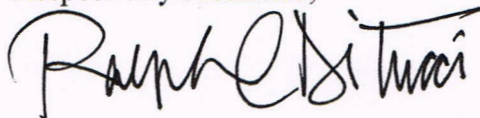
No Environmental Protection Overlay Districts (EPODs) exist on the subject property other than a portion of a Woodlot EPOD in the approved Phase 1 area.

{8916106: }

Following is a list of all supplemental materials included in this submission:

1. Completed Full Environmental Assessment Form (EAF) by Costich Engineers
2. Completed Town of Penfield Factors for Consideration Form
3. Engineering site drawings by Costich Engineers
4. Landscaping drawings by SWBR
5. Architectural 3D and elevation drawings by James Fahy Design Associates
6. Traffic Impact Study by SRF Assoc.
7. 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

Respectfully submitted,



Ralph A. DiTucci

Cc: Planning

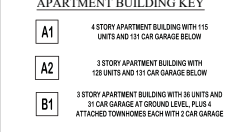
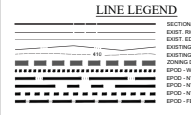
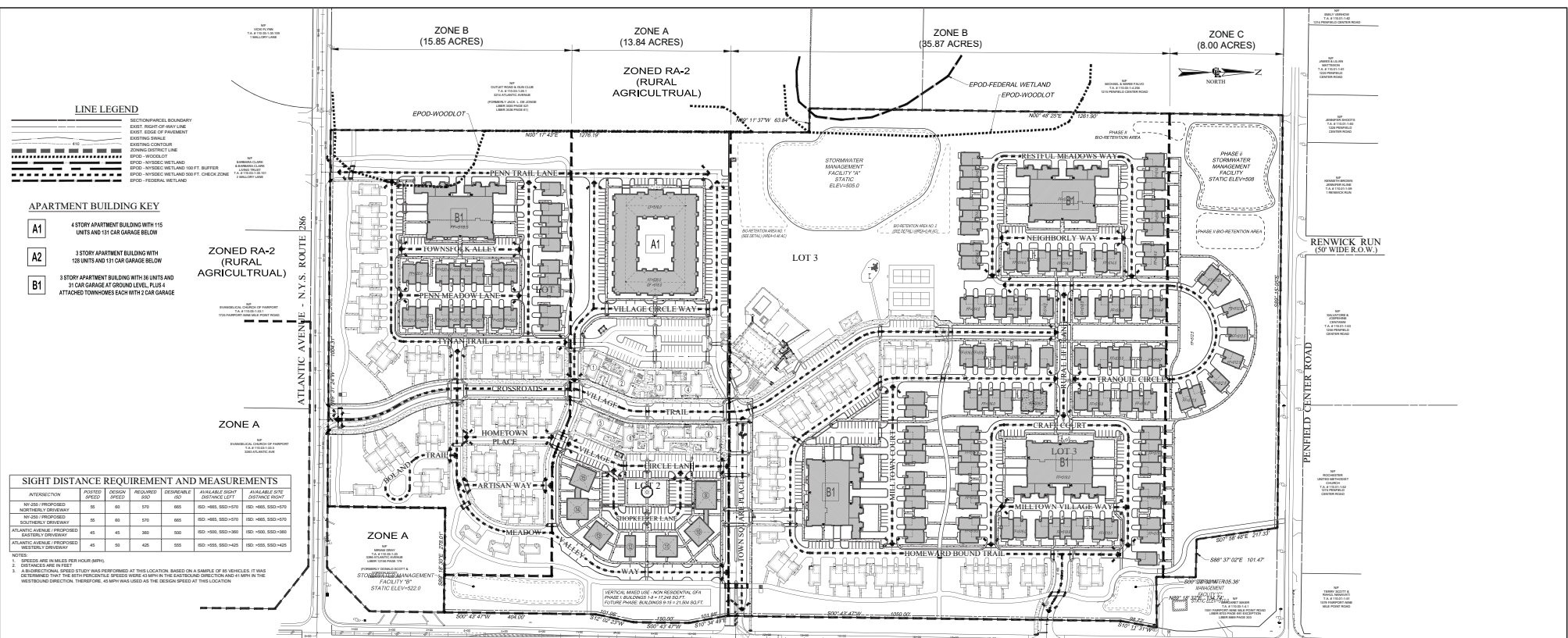
Doug Sangster

Mark Valentine

Garth Winterkorn

Jerry Goldman

Betsy Brugg



SIGHT DISTANCE REQUIREMENT AND MEASUREMENTS

INTERSECTION	POSTED SPEED	DESIGN SPEED	REQUIRED STOP DISTANCE	AVAILABLE SIGHT DISTANCE LEFT	AVAILABLE SIGHT DISTANCE RIGHT
NY 501 PROPOSED NORTHERLY DRIVEWAY	30	30	370	600	600
NY 501 PROPOSED SOUTHERLY DRIVEWAY	30	30	370	600	600
ATLANTIC AVENUE (PROPOSED) EASTERN DRIVEWAY	45	45	500	500	500
ATLANTIC AVENUE (PROPOSED) WESTERN DRIVEWAY	45	30	425	500	500

NOTES:
 1. SPEEDS ARE IN MILES PER HOUR (MPH).
 2. A BUREAU OF TRANSPORTATION (DOT) TRIP TEST WAS PERFORMED AT THIS LOCATION BASED ON A SAMPLE OF 40 TRIP TESTS. IT WAS DETERMINED THAT THE 85TH PERCENTILE SPEEDS WERE 44 MPH IN THE EASTWARD DIRECTION AND 41 MPH IN THE WESTWARD DIRECTION. THEREFORE, 45 MPH WAS USED AS THE DESIGN SPEED AT THIS LOCATION.

SITE DATA (73.56± ACRE LOT)

EXISTING ZONING	MIXED USE DISTRICT	PROPOSED ZONE A (13.84 ACRES)	PROPOSED ZONE B (15.85 ACRES)	PROPOSED ZONE C (8.00 ACRES)
MIN. NUMBER OF UNITS	4 UNITS	4 UNITS	4 UNITS	4 UNITS
PERMITTED USES PER MIXED USE ZONING	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER
MAXIMUM BUILDING HEIGHT	FOUR (4) STOREYS + 15 FT.	FOUR (4) STOREYS + 15 FT.	THREE (3) STOREYS + 45 FT.	TWO (2) STOREYS + 30 FT.
PARKING REQUIREMENT	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
LANDSCAPE BUFFER	NONE	NONE	NONE	NONE

SITE DATA (25.11± ACRE LOT)

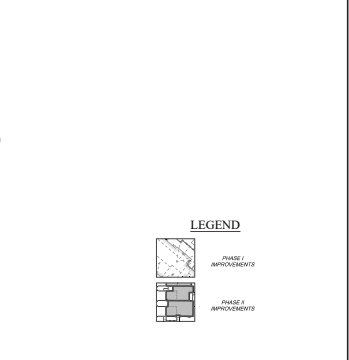
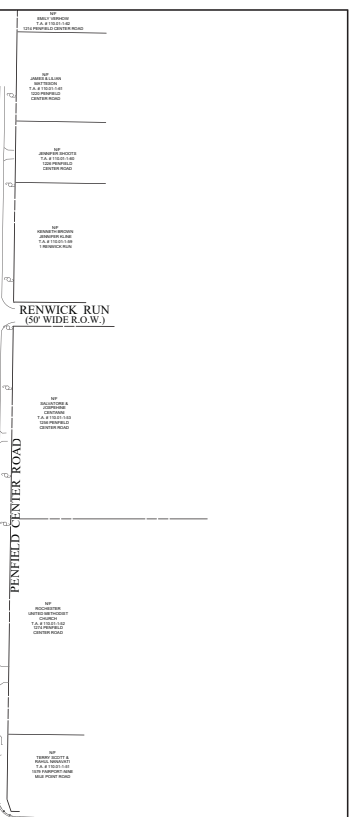
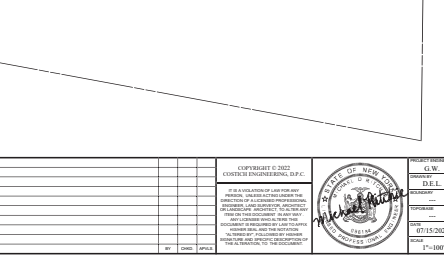
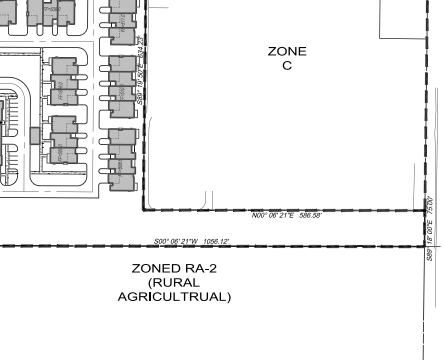
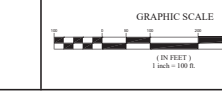
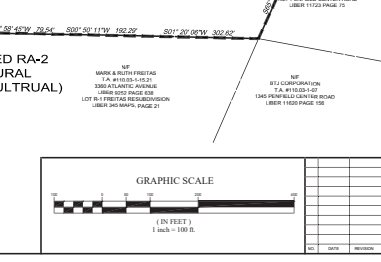
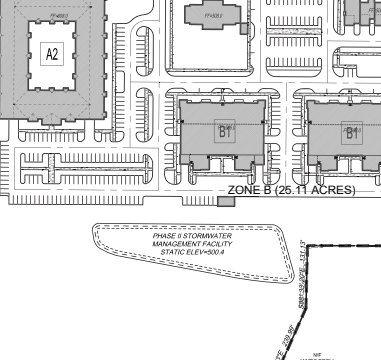
EXISTING ZONING	MIXED USE DISTRICT	PROPOSED ZONE B (25.11 ACRES)
MIN. NUMBER OF UNITS	4 UNITS	4 UNITS
PERMITTED USES PER MIXED USE ZONING	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER
MAXIMUM BUILDING HEIGHT	FOUR (4) STOREYS + 15 FT.	THREE (3) STOREYS + 45 FT.
PARKING REQUIREMENT	SEE BELOW	SEE 43 RIGHT
LANDSCAPE BUFFER	NONE	NONE

SITE DATA (25.11± ACRE LOT)

EXISTING ZONING	MIXED USE DISTRICT	PROPOSED ZONE B (25.11 ACRES)
MIN. NUMBER OF UNITS	4 UNITS	4 UNITS
PERMITTED USES PER MIXED USE ZONING	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER
MAXIMUM BUILDING HEIGHT	FOUR (4) STOREYS + 15 FT.	THREE (3) STOREYS + 45 FT.
PARKING REQUIREMENT	SEE BELOW	SEE 43 RIGHT
LANDSCAPE BUFFER	NONE	NONE

SITE DATA (25.11± ACRE LOT)

EXISTING ZONING	MIXED USE DISTRICT	PROPOSED ZONE B (25.11 ACRES)
MIN. NUMBER OF UNITS	4 UNITS	4 UNITS
PERMITTED USES PER MIXED USE ZONING	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER	RESIDENTIAL, COMMERCIAL, OFFICE, RETAIL, RESTAURANT, SERVICE, PROFESSIONAL, EDUCATIONAL, CULTURAL, RECREATION, COMMUNITY, PUBLIC USE, OTHER
MAXIMUM BUILDING HEIGHT	FOUR (4) STOREYS + 15 FT.	THREE (3) STOREYS + 45 FT.
PARKING REQUIREMENT	SEE BELOW	SEE 43 RIGHT
LANDSCAPE BUFFER	NONE	NONE



LEGEND

- PHASE I APPROVEMENTS
- PHASE II APPROVEMENTS

APPROVALS

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

GRAPHIC SCALE
1 INCH = 100 FEET

APPROVALS

DATE: 07/15/2021

COSTICH ENGINEERING

The Arbors at Penfield
Atlantic Avenue and Nine Mile Point Road (N.Y.S. Route 250)
TOWN OF PENFIELD
COUNTY OF MONROE, STATE OF NEW YORK

DATE: 07/15/2021

ATLANTIC 238, LLC
340 W. CHESTERVILLE ST., SUITE 200
BAKERSVILLE, VA 24603

SCALE: 1"=100'