



**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: 1801 Fairport Nine Mile Point Road Apartments
 Project Address: 1801 Fairport Nine Mile Point Road Apartments
 City, State, ZIP: Penfield, NY 14526
 Project Description: Proposed mixed use development of residential and commercial space consisting of 2 apartment buildings with 136 apartment units, a daycare use, and commercial outbuilding.

Parcel Tax ID#: 125.01-01-33.11 and 125.01-01-3.111

Zoning District: Mixed Use District (MUD) Project Size (acres): 10.6 Acres

Owner(s) Name: William and Debbie Wickham and WRM Holdings III LLC
Mailing Address: See Authorization Letters
 Email: _____
 Phone: _____

Applicant Name: Pathstone Development Corporation
 Address: 400 East Avenue
 Email: Rochester, NY 14607
 Phone: 585-340-3361

Applicant Signature: *Amelia Casciani* Date: 5/24/21

Agent/Engineer: Peter Vars
 Company: BME Associates
 Address: 10 Lift Bridge Lane East Fairport, NY 14450
 Email: pvars@bmepec.com
 Phone: 585-377-7360

APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 11,952.50
Check #	Total \$ 12,452.50

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

FOR OFFICE USE ONLY

Application # 21P-0020 Date Recieved: 05/28/2021



May 28, 2021

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

**Re: 1801 Fairport Nine Mile Point Road
T.A. #125.01-01-33.1, 125.01-01-3.11**

2717

Dear Board Members:

On behalf of PathStone Development Corporation, we submit the enclosed application for Planning Board Preliminary / Final Subdivision and Site Plan review. The application is for a proposed mixed-use development on 10.65 acres to be located in the Town's Mixed-Use Development District at 1801 Fairport Nine Mile Point Road. We request to appear before the Planning Board at your July 8, 2021 public hearing to present the Subdivision and Site Plan application. We enclose the following application materials for the Board's use and review:

- Letter of Intent
- Final Site Plans (BME Dwg. #2717-02 thru 2717-17)
- Architectural Elevations & Perspectives (Passero Associates)
- Planning Department Application Form
- EAF Part 1 (Long Form)
- Memo to Planning Board – Ten Principles of Mixed-Use Design
- Memo to Planning Board – Subdivision and Site Plan Factors for Consideration
- Memo to Planning Board – PRC Sketch Plan Review Response
- Letter to Planning Board – PRC Responses
- Engineer's Report
- Agricultural Data Statement
- Letter of Authorization
- \$12,452.50 Application Fee (\$11,952.50) & Engineer Review Fee (\$500)

A complete set of these application materials will also be provided in digital format to the Planning Department.

PathStone Development Corporation proposes a mixed-use development of residential, commercial, and public / civic space to be located on 10.65 acres of land. The property is located on the westside of NYS Route 250, north of Penfield Square at the site of the former Grossman's Nursery. The property is zoned M.U.D. – Mixed Use District and is designated as Zone A – Core Mixed-Use Area.

The proposal consists of three buildings and public space that will provide the mix of uses. The residential component proposes 136 1-, 2-, and 3-bedroom units in two multi-story buildings. These buildings will also include non-residential uses such as a daycare center, office space, rooftop terrace, and community rooms.

The first building, adjacent to NYS Route 250, will be a 4-story structure with a ±31,700 sf footprint. The building will be a total of ±113,045 sf and at a height of ±49'. The building will contain 79 residential units, 3rd party office space, and a rooftop terrace.

The second building, at the westside of the property, will be a 3-story structure with a ±31,800 sf footprint. The building will be a total of ±85,526 sf and have a height of ±42'. The building will contain 57 residential units plus a ±8,200 sf 3rd party operated daycare facility for the public.

The third building is proposed as a single-story 4,800 sf commercial building for retail / restaurant use.

In addition to these buildings, public civic space will be provided in the center area of the property. A pedestrian walkway will be the focal point of this area, which will be an extension of the pedestrian walkway present in the Penfield Square development to the south. The PathStone project will continue this primary north-south pedestrian spine within the M.U.D., which is a key planning goal of the District. This walkway will provide the public access to passive and active recreation uses proposed in this public / civic space.

The proposed project has been designed using the principles and guidelines as outlined in the Town of Penfield's Mixed-Use Development Manual. The principle tenets of this design are the provision of a complete street concept, public green space, strong pedestrian connectivity, architectural style, and planning that will connect this parcel with adjoining developed parcels to the south and future development to the north. Architectural elevations and perspective views have been provided to illustrate the proposed architectural style, building massing, and initial materials for the buildings. The enclosed site plan includes the necessary notes and information that identifies the following:

- | | |
|--|--------------------|
| a. Gross total area of development (all floors): | 203,371 sf |
| b. Total number of residential units: | 136 |
| c. Proposed residential density: | 12.8 units/acre |
| d. Amount of non-residential space: | 38,470 sf |
| e. Non-residential / total floor area ratio: | 18.9% |
| f. Building coverage: | 1.57 acres (14.7%) |
| g. Common / public open space: | 2.27 acres (21.3%) |
| h. Total greenspace: | 4.39 acres (41.2%) |

The non-residential use component of the project meets the intent of the Mixed-Use Design Manual. The total area at 18.9% of total project space may be slightly less than desired by the M.U.D. Design Manual, but we believe the Planning Board should accept the plan proposal as the goal of the M.U.D. is present in the design. The basis for this claim is the variety of the types of non-residential use proposed and that these uses will be easily accessible to and available for public use. A summary of the non-residential uses to be provided in this project are:

- Day care center / playground
- Office (3rd party tenant)
- Stand-alone commercial building
- Dog park
- Hard court / flex court recreation area
- Rooftop terrace / community rooms
- Passive recreation / seating areas

All of these above non-residential uses are integrated throughout the project for use by both residents and the public alike. The layout and design of these spaces also lend themselves easily to access and use from the existing development to the south and future development to the north. The pedestrian spine provides connectivity and access to the recreation and civic spaces. The extension of the complete street from Penfield Square provides access to the daycare center. The location of the stand-alone commercial

building and office space in the first apartment building provides visibility and access from NYS Route 250.

Access to the project will be via a connection to Penfield Square Road, which provides public street access to the signalized intersection with NYS Route 250 at YMCA Way. Access to NYS Route 250 is also provided at the north end at the location of the current Grossman Nursery curb cut. In discussions with the Engineering Department and the PRC, it was determined that the layout is prepared to allow the project to access a future complete street that could be developed on property to the north, which would create a planned intersection with NYS Route 250 and Sweets Corners Road. However, the final site plan has been modified from the sketch plan to incorporate some complete street elements such as on-street parking and a street tree landscape for this Route 250 access road.

Parking is provided for 255 vehicles, including 18 landbank spaces. This allocates 20 spaces to the commercial outparcel (4.25 sp/1000), ±20 spaces to the daycare, ±204 spaces for the residential apartments (±1.5 sp/unit) and a remaining ±11 spaces in support of the first-floor office space. The developer's past experience with multi-family housing of this nature shows a parking ratio of 1.5 sp/unit is more than adequate. In addition, the proposed mixed uses will allow for shared parking based upon offset hours of demand, i.e., daycare parking demand/office parking demand versus resident parking demand.

Vehicular and pedestrian circulation throughout the project is an important component of the mixed-use design. The project design will promote multi-modal transportation and will have two points of access to NYS Route 250, one including the signalized intersection at YMCA Way. Pedestrian and bicycle mobility will be provided via the pedestrian spine running north-south through the center of the site, plus sidewalks along NYS Route 250 and Penfield Square Road along the west property line; both sidewalks are extensions of existing sidewalk networks. Internal sidewalks within the project will provide connections to this public pedestrian network. Vehicular access will include a complete street on the westside of the site, a designated drop-off loop for the daycare facility that will occupy the first floor of the west wing of building #2, designated drop-offs for the entrances to each residential building, and emergency vehicle access around the multi-story structures.

The project will include an active and robust open space plan. The pedestrian spine will be the focal point for the public space, with this center space being over one-acre in area. This space will be developed with landscaping, pedestrian scale lighting, seating areas, and small-scale active recreation spaces, including a dog park and hard-court area. Additional greenspaces will include resident courtyards, a community garden, natural spaces along wetland areas, and passive greenspaces throughout the site. The design of these open spaces is detailed within the final site plans.

The project includes a property subdivision as the 10.65 acres is created by combining the 5.0-acre former Grossman site with 5.65 acres to be subdivided from the N/F Wickham Lands. The application includes the subdivision plan to illustrate the property boundary.

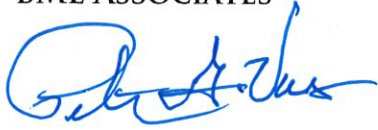
This application includes an Engineer's Report that provides the site engineering design for water supply, sanitary sewer, stormwater management, and soils. A traffic study for the project is being completed per a scope established by NYSDOT and will be provided to the Town.

The project is a Type I Action pursuant to SEQRA and Part 1 of the long form EAF has been prepared and submitted. We request the Planning Board to declare their intent to be lead agency for purposes of SEQRA.

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

We will appear at the Planning Board's July 8, 2021 public hearing to present this application. If you require any additional information prior to then, please contact our office.

Sincerely,
BME ASSOCIATES

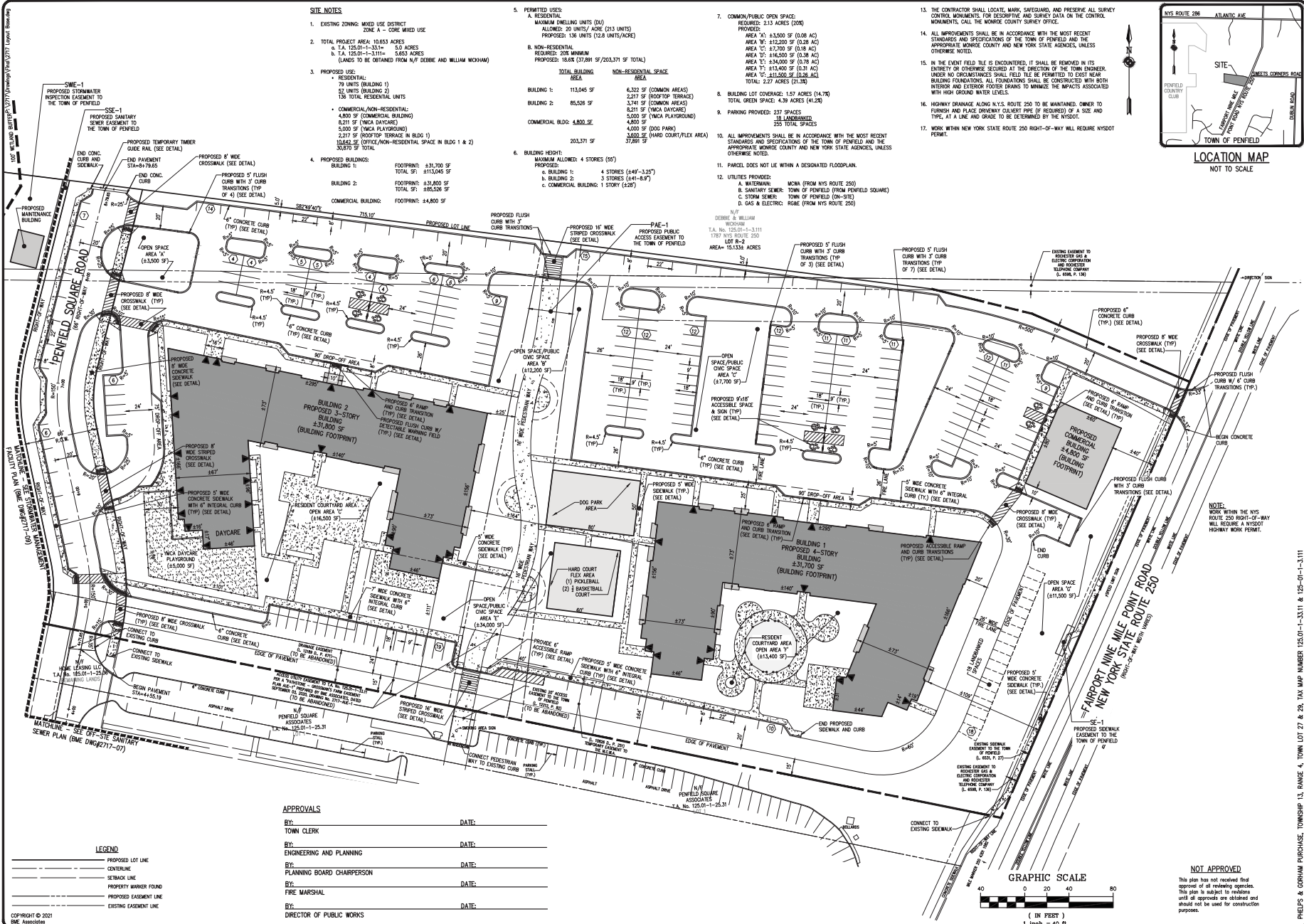


Peter G. Vars, P.E.

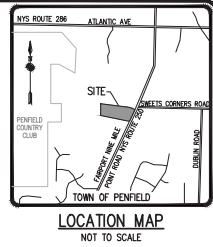
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Enclosure

c: Amy Casciani; PathStone Development Corporation
Mike Seaman; Christa Construction LLC
Mira Mejibovsky; Passero Associates



- SITE NOTES**
- EXISTING ZONING: MIXED USE DISTRICT ZONE A - COKE MIXED USE
 - TOTAL PROJECT AREA: 10.653 ACRES
 - a. T.A. 125.01-1-3311: 5.0 ACRES
 - b. T.A. 125.01-1-3311: 5.653 ACRES (LANDS TO BE OBTAINED FROM N.Y. DEBBE AND WILLIAM WOODHAM)
 - PROPOSED USE:
 - RESIDENTIAL: 79 UNITS (BUILDING 1) 52 UNITS (BUILDING 2) 136 TOTAL RESIDENTIAL UNITS
 - COMMERCIAL, NON-RESIDENTIAL: 4,800 SF (COMMERCIAL BUILDING) 5,000 SF (MCA PLAYGROUND) 2,217 SF (ROOFTOP TERRACE IN BLDG 1) 10,622 SF (OFFICE, NON-RESIDENTIAL SPACE IN BLDG 1 & 2) 30,870 SF TOTAL
 - PROPOSED BUILDINGS:
 - BUILDING 1: FOOTPRINT: 231,700 SF TOTAL SF: 211,045 SF
 - BUILDING 2: FOOTPRINT: 131,800 SF TOTAL SF: 485,208 SF
 - COMMERCIAL BUILDING: FOOTPRINT: 44,800 SF
 - PERMITTED USES:
 - A. RESIDENTIAL: MAXIMUM UNITS PER UNIT (DU) ALLOWED: 20 UNITS/ACRE (213 UNITS) PROPOSED: 136 UNITS (12.6 UNITS/ACRE)
 - B. NON-RESIDENTIAL: REQUIRED: 208 MINIMUM PROPOSED: 16,638 (37,891 SF/203,371 SF TOTAL)
 - COMMON/PUBLIC OPEN SPACE:
 - AREA A': 8,320 SF (0.08 AC)
 - AREA B': 832,000 SF (0.08 AC)
 - AREA C': 87,700 SF (0.18 AC)
 - AREA D': 24,000 SF (0.08 AC)
 - AREA E': 434,000 SF (0.78 AC)
 - AREA F': 815,400 SF (0.31 AC)
 - AREA G': 211,500 SF (0.28 AC)
 - TOTAL: 2.27 ACRES (27,300)
 - BUILDING LOT COVERAGE: 1.57 ACRES (14.7%) TOTAL GREEN SPACE: 4.39 ACRES (41.2%)
 - PARKING PROVIDED: 237 SPACES 18 LANDSCAPED 255 TOTAL SPACES
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
 - PARCEL DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN.
 - UTILITIES PROVIDED:
 - A. WATERMAIN: MOWM (FROM NYS ROUTE 250)
 - B. SANITARY SEWER: TOWN OF PENFIELD (FROM PENFIELD SEWER)
 - C. STORM SEWER: TOWN OF PENFIELD (ON-SITE)
 - D. GAS & ELECTRIC: RODE (FROM NYS ROUTE 250)
 - CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS, FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
 - IN THE EVENT FINE TILE IS ENCOUNTERED, IT SHALL BE REMOVED IN ITS ENTIRETY OR OTHERWISE SECURED AT THE DIRECTION OF THE TOWN ENGINEER. UNDER NO CIRCUMSTANCES SHALL FINE TILE BE PERMITTED TO EXIST NEAR BUILDING FOUNDATIONS. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH BOTH INTERIOR AND EXTERIOR FOOTER DRAINS TO MINIMIZE THE IMPACTS ASSOCIATED WITH HIGH GROUND WATER LEVELS.
 - HIGHWAY DRAINAGE ALONG N.Y.S. ROUTE 250 TO BE MAINTAINED. OWNER TO FURNISH AND PLACE ORDINARY COLLECTOR PIPES (IF REQUIRED) OF A SIZE AND TYPE, AT A LINE AND GRADE TO BE DETERMINED BY THE NYSDOT.
 - WORK WITHIN NEW YORK STATE ROUTE 250 RIGHT-OF-WAY WILL REQUIRE NYSDOT PERMIT.



Draining Attention
This drawing is an extract from the original drawing. It is not to be used for any other project unless it is clearly stated on the drawing or in a separate note. The engineer or architect is not responsible for any errors or omissions in this drawing or for any consequences that may result therefrom. The user of this drawing is advised to check the original drawing and the contract documents for any amendments, corrections, and other information that may affect the use of this drawing.

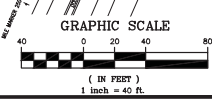
NO.	DATE	REVISIONS
7		
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APPROVALS

BY: _____	DATE: _____
TOWN CLERK	
BY: _____	DATE: _____
ENGINEERING AND PLANNING	
BY: _____	DATE: _____
PLANNING BOARD CHAIRPERSON	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
DIRECTOR OF PUBLIC WORKS	

LEGEND

---	PROPOSED LOT LINE
---	CENTERLINE
---	SEWER LINE
---	PROPERTY MARKER FOUND
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE



NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
1845 FAIRPORT NINE MILE ROAD
FAIRPORT, NEW YORK 14450
WWW.BME-ASSOCIATES.COM
PHONE: 516-377-2360
FAX: 516-377-2367



1801 FAIRPORT NINE MILE POINT RD APARTMENTS
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
PROJECT LOCATION CLIENT
PRELIMINARY/FINAL
DRAWING TITLE

PROJECT MANAGER: P. VARS
PROJECT ENGINEER: M. BOGOLJEVIC
DRAWN BY: M. SERENI
SCALE: 1"=40'
DATE ISSUED: MAY 28, 2021
PROJECT NO.: 2717
DRAWING NO.: 04