

PLANNING BOARD AGENDA

Public Hearing Application #4

1820 / 1810 Fairport Nine Mile Point Rd

Penfield Heights (Mixed Use)

Application #21P-0018

See Pages to Follow



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Architecture
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Structural Engineering

April 28, 2021

Doug Sangster, Town Planner
Town of Penfield Planning Department
3100 Atlantic Avenue
Penfield, New York 14526

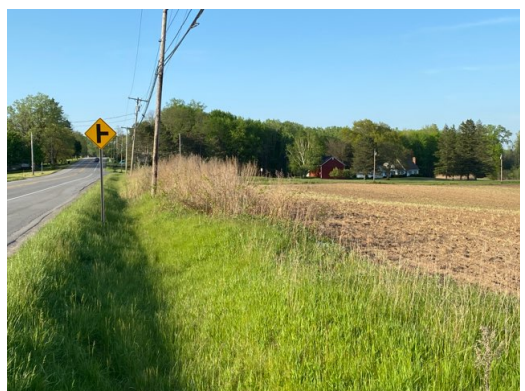
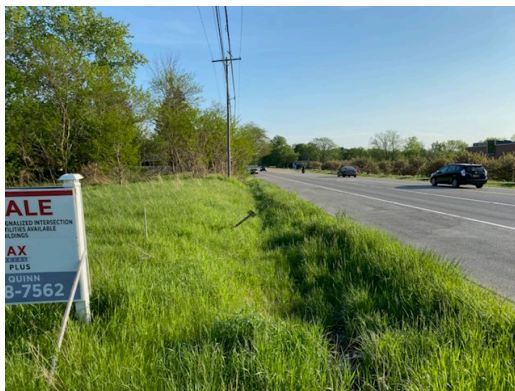
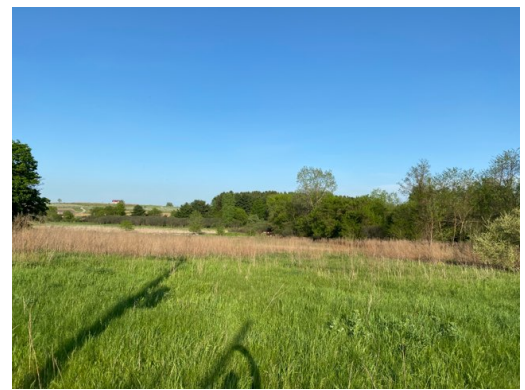
Re: Preliminary/Final Subdivision Application
Preliminary/Final Site Plan Application
1820 & 1810 Fairport Nine-Mile Point Road

Dear Mr. Sangster;

On behalf of Penfield Heights, LLC, SWBR is submitting this application to the Town Planning Board for both Preliminary/Final Subdivision Approval and Preliminary/Final Site Plan Approval, to be heard at the June 10th, 2021 meeting of the Town Planning Board. The project received Sketch Plan Approval from the Planning Board at their March 25th, 2021 meeting.

The proposed project includes two parcels; the entire parcel of 1820 Fairport Nine-Mile Point Rd (4.95 acres) (Tax #125.01-01-25.1) and a portion of 1810 Fairport Nine-Mile Point Road (1.681 acres) (Tax #125.01-01-25.2). The entire parcel size of 1810 Fairport Nine-Mile Point Road is 19.86 acres. The 1820 site is located directly opposite the Penfield Square project and the YMCA facility. There is an existing traffic signal to access the site. The site includes an existing single family home structure, barn structures (2) and several outbuildings (garage, storage sheds, etc.). These structures are all located close to Fairport Nine-Mile Point Road (NYS Route 250) just north of the signalized intersection. The 1820 parcel is dominated by grassland areas with some mature trees and foundation plantings around the buildings. The topography slopes down away from Rte. 250 toward the east just behind the existing buildings. The 1810 property includes active agriculture areas on the section adjacent to Rte. 250 and Sweets Corners Rd. Toward the easterly portion of the 1810 property is a stream and area of federally designated wetlands. To the east of the 1810 property the topography rises with views of Wickham Farms facilities including pastures and orchards.

Existing conditions photos:



The development proposed by Penfield Heights, LLC includes residential units, commercial, retail and office space, as well as a Common House with amenities for the public. The project will be served by public utilities (sanitary sewer and water). The storm water will be managed in the easterly portion of the site. Access drives with on street parking, wide sidewalks and public open spaces are proposed. The stormwater management area toward the eastern portion of the project will include a dog park and walking trail which could eventually connect to the Curatolo/Spina properties north of the project extending to Sweets Corners Road.

The project will include both townhouse (Buildings A&B) and apartments (Buildings C, D&E) with one- and two-bedroom units. Based on the code allowance of 20 units per acre, the number of units proposed is 132. The applicant proposes to include an additional 18% of the total square footage for retail, commercial, office and leisure uses consistent with the intent of the mixed-use development manual and zoning regulation. These non-residential spaces will be located in a single building (Building C) located at the entry adjacent to Rte. 250 as well as the ground floor of the structures along the internal access drive (Buildings C, D & Common House), easily accessible (visually and physically) by the public. The MUD regulations further require public open spaces for all residents to access and engage in social activities. The project proposes 21% of the total project area to be designated for public access and use. Internal access roads are proposed to be private and will extend to the North property line so that they may be extended to adjacent property in the future. It should be noted that all existing structures on the site will be demolished and disposed of properly at an offsite location.

The current owners of the property include Penfield Heights, LLC and Sebastian Curatolo / Concetta Curatolo/Michael Spina / Maria Spina, who own the 19.86 acre parcel at 1810 Fairport Nine-Mile Point Rd.

The owners of the project intend to commence construction once all public approvals and permits have been secured. The project is intended to be developed in a single phase and it is anticipated construction will take 9 to 12 months to complete depending on the time of year their construction starts.

This application will require subdivision approval for the portion of property being purchased from Sebastian Curatolo / Concetta Curatolo / Michael Spina / Maria Spina. The acreage of the proposed subdivision is approximately 1.681 acres and extends from the easterly property line of 1820 Fairport Nine-Mile Point Rd to the westerly edge of the wetlands on Curatolo / Spina property. The site will be served by sanitary sewer that will extend to the residential subdivision (Chippenham Drive) south of this property. Easements have been secured and filed by the Town of Penfield for the purposes of serving this parcel and other is the MUD zone.

In addition to the subdivision approval, the project will require site plan approval by the Town Planning Board. The town will review and approve the storm water management design and engineering (SWPP). The project does not propose to encroach into the federal wetland; therefore, no nationwide or individual permit will be required from the US Army Corps of Engineers.

The environmental review (SEQRA) will be led by the Town of Penfield. Involved agencies are expected to include the New York State DOT, Monroe County Department of Health, the Monroe County Water Authority and Monroe County Pure Waters. Penfield Heights, LLC may seek a variance for the use a vinyl siding on portions of the proposed structures as well as a variance for the size of parking stalls (18' depth v. 20' depth).

Regarding hydrology of the site there is a stream intermittent located on the Curatolo/Spina property with approximately 3.75 acres of federally regulated wetlands. This project does not propose to impact either the stream or existing wetlands.

The materials included with this application include:

- Application for Preliminary/Final Subdivision Approval
- Application for Preliminary/Final Site Plan Approval
- Letter of Intent
- Letter of Application Consent from Curatolo/Spina
- Factors for Consideration Form
- Environmental Assessment Form (EAF)
- Site Civil, Landscape Architecture and Architectural Plans
- Engineer's Report
- Stormwater Pollution Prevention Plan (SWPPP)
- Check in amount of \$38,475

The fee is based on the \$500 application plus engineering fees of \$175/1,000 gross square feet of buildings. The seven buildings include a square footage of 217,000 (sf). Multiplying 217 X \$175 (Preliminary \$50 / Final \$125) totals \$37,975.

We respectfully request to be placed on the agenda for the June 10th meeting of the Town Planning Board. If you have any questions or require additional information, please feel free to contact Marlee Finestone of SWBR or myself at (585) 232-8300.

Respectfully,
SWBR



William M. Price, RLA
Sr. Associate / Landscape Architect

Xc: Ami Notice, Penfield Heights, LLC
Sebastian Curatolo (et.al), Property Owners



Drawn By: D.J.L.

Checked By: A.H.A.

Project Manager: A.H.A.

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Revisions

NO.	DESCRIPTION	DATE

Penfield Heights Mixed-Use Development
SWBR Project Number 20603.10

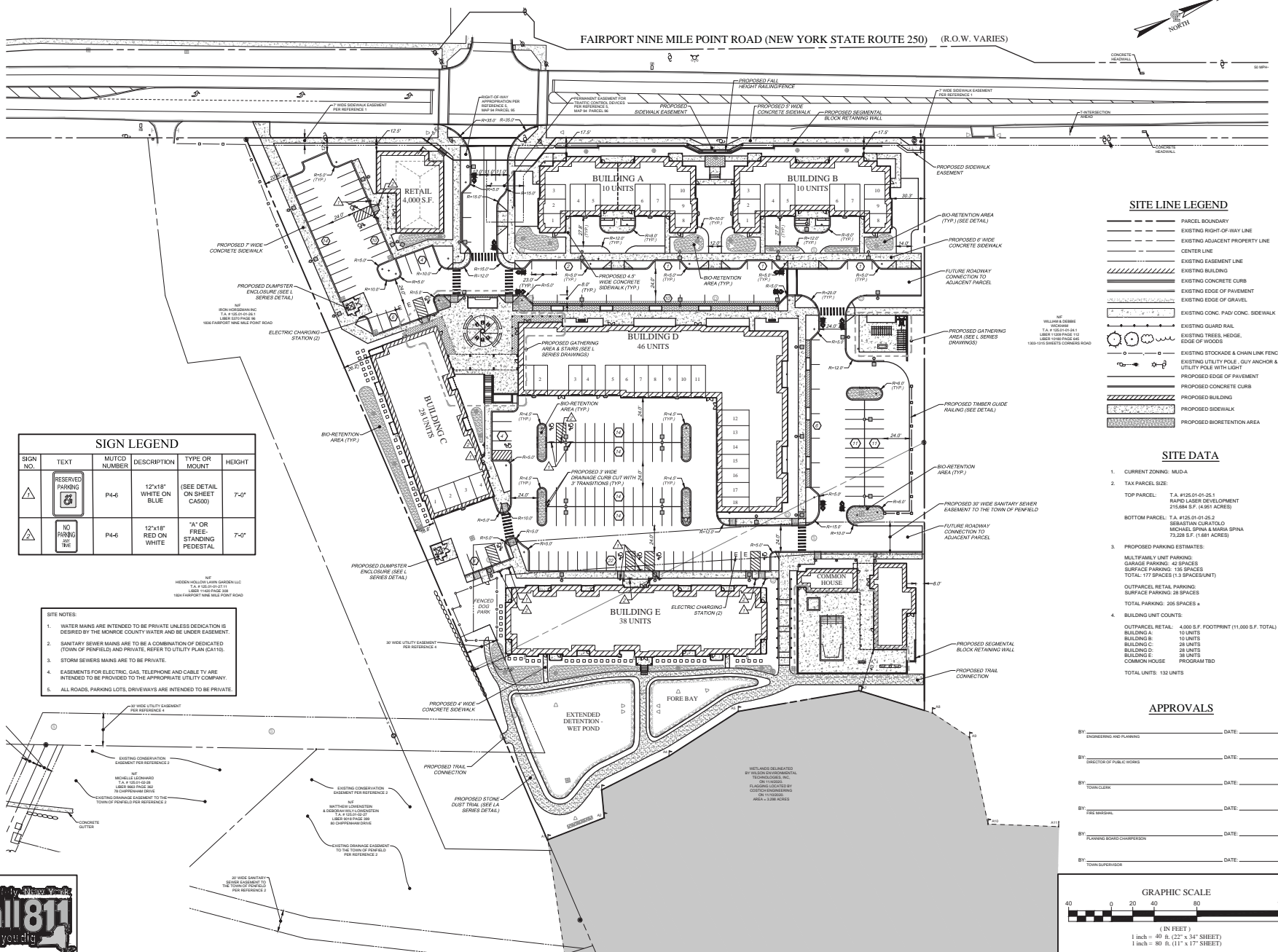
Penfield Heights, LLC
888 Monroe Ave
Rochester, NY 14620

CA100

SITE PLAN

4/30/2021
Planning Board
Submission

FAIRPORT NINE MILE POINT ROAD (NEW YORK STATE ROUTE 250) (R.O.W. VARIES)



SITE LINE LEGEND

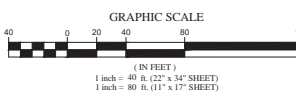
- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAV. CONC. SIDEWALK
- EXISTING GUARD RAIL
- EXISTING TREES, HEDGE, EDGE OF WOODS
- EXISTING STOCKPILE & CHAIN LINK FENCE
- EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION AREA

SITE DATA

- CURRENT ZONING: MUDA
- TAX PARCEL SIZE:
TOP PARCEL: T.A. #125.01-01-25.1 RAVEN LASER DEVELOPMENT 215,684 S.F. (4.951 ACRES)
BOTTOM PARCEL: T.A. #125.01-01-25.2 SEBASTIAN CURATOLO MICHAEL SPINA & MARIA SPINA 73,228 S.F. (1.681 ACRES)
- PROPOSED PARKING ESTIMATES:
MULTIFAMILY UNIT PARKING: GARAGE PARKING: 42 SPACES
SURFACE PARKING: 135 SPACES
TOTAL: 177 SPACES (1.3 SPACES/UNIT)
OUTPARCEL RETAIL PARKING: SURFACE PARKING: 28 SPACES
TOTAL PARKING: 205 SPACES +
- BUILDING UNIT COUNTS:
OUTPARCEL RETAIL: 4,000 S.F. FOOTPRINT (11,000 S.F. TOTAL)
BUILDING A: 10 UNITS
BUILDING B: 10 UNITS
BUILDING C: 38 UNITS
BUILDING D: 46 UNITS
BUILDING E: 38 UNITS
COMMON HOUSE: PROGRAM TBD
TOTAL UNITS: 132 UNITS

APPROVALS

BY:	DATE:
ENGINEERING AND PLANNING	
DIRECTOR OF PUBLIC WORKS	
TOWN CLERK	
PEE SIGNATURE	
PLANNING BOARD CHAIRPERSON	
TOWN SUPERVISOR	



SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT
	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE	(SEE DETAIL ON SHEET CA500)	7'-0"
	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	1" OR FREE-STANDING PEDESTAL	7'-0"

- SITE NOTES**
- WATER MAINS ARE INTENDED TO BE PRIVATE UNLESS DEDICATION IS DESIRED BY THE MONROE COUNTY WATER AND BE UNDER EASEMENT.
 - SANITARY SEWER MAINS ARE TO BE A COMBINATION OF DEDICATED (TOWN OF PENFIELD) AND PRIVATE. REFER TO UTILITY PLAN (CA11).
 - STORM SEWERS MAINS ARE TO BE PRIVATE.
 - EASEMENTS FOR ELECTRIC, GAS, TELEPHONE AND CABLE TV ARE INTENDED TO BE PROVIDED TO THE APPROPRIATE UTILITY COMPANY.
 - ALL ROADS, PARKING LOTS, DRIVEWAYS ARE INTENDED TO BE PRIVATE.



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