



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: _____
 Project Address: _____
 City, State, ZIP: _____
 Project Description: _____

Parcel Tax ID#: _____
 Zoning District: _____ Project Size (acres): _____

Owner(s) Name: _____
 Mailing Address: _____
 Email: _____
 Phone: _____

Applicant Name: _____
 Address: _____
 Email: _____
 Phone: _____

Applicant Signature: _____ Date: _____

Agent/Engineer: _____
 Company: _____
 Address: _____
 Email: _____
 Phone: _____

APPLICATION FEES

Planning Review Fee	\$
Engineering Review Fee	\$
Check #	Total \$

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

FOR OFFICE USE ONLY

Application # 22P-0003 Date Recieved: 12/30/2021



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Architecture
Graphic Design
Interior Design
Landscape Architecture
Structural Engineering

December 30, 2021

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

Re: Preliminary/Final Subdivision Application (Lot Line Adjustment)
Preliminary/Final Site Plan Application
1820 & 1810 Fairport Nine-Mile Point Road

Dear Mr. Sangster;

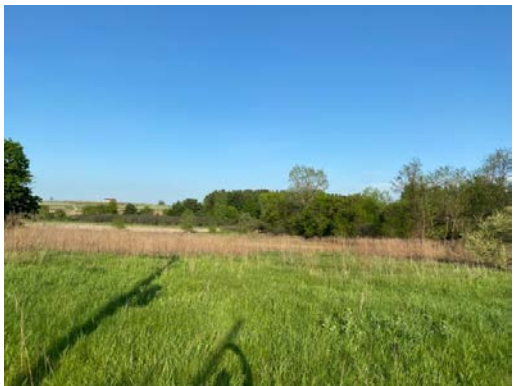
On behalf of Penfield Heights, LLC, SWBR is submitting this application to the Town Planning Board for Preliminary/Final Subdivision (administrative lot line adjustment TBD) and Preliminary/Final Site Plan Approval, to be heard at the February 10th, 2022 meeting of the Town Planning Board. The project owner and design team appeared at the December 9th, 2021 Planning Board meeting to present several updates to the projects plans that were originally submitted in February of this year.

As a reminder, 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.

As addressed below, we have worked diligently to make modifications and submit plans for the proposed development of a mixed-use project which satisfies the applicable considerations in the Town Code including the principles for development in the MUD zoning, which resolve the issues raised by the Board in the previously denied application, and which incorporate feedback from the Planning Board and Town staff offered in advance of this submission.

{8722121: }

Existing conditions photos:



Ten Principles of Mixed-Use Development

Section 3.2 of the Mixed-Use Development Manual defines the ten (10) universal principles of mixed-use development. Below, please find the individual principles and how this project satisfies each.

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

The proposed development includes residential units, commercial, retail and office space, as well as a Common House with amenities for the project residents, commercial space tenants, their employees and Penfield residents. These uses will comprise 17.2% of the total square footage of the project, will be located in multiple buildings. Buildings A & F are two story, each dedicated to non-residential uses. The ground floors of Buildings C & D, fronting the internal access drive, are devoted to non-residential uses as is the majority of the Common House for exercise and leisure activities.

The office, commercial and retail portions of the project are placed closest to Rt. 250, at the signalized intersection opposite the YMCA and Penfield Square projects. The intent is to establish a four corners style intersection which will attract users traveling along Rt. 250 as well as residents from Penfield Square, Penfield Heights and adjacent neighborhoods to the southeast. Projects on both the east and west side of Rt. 250 will be connected by a pedestrian and bicycle accessible network.

2) Flexible housing alternatives

The project will include both townhouse (Building B) and apartments (Buildings C, D&E) with one- and two-bedroom units. The code (MUD Zone A) allows for 20 units per acre of residential density. This project proposed a total of 120 units or approximately 18 units per acre.

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

The project proposes 22% 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. All streets and parking areas have sidewalks for pedestrian use. The primary public spaces include gathering spaces located; between Buildings C&D aligning with the primary entrance drive, a second just north of Building A, the third north of Building D overlooking the rolling hills of Wickham Farms to the east and the fourth on the east side of the site around the storm water management area. All sidewalks are ADA compliant and meet the width standards established in the MUD Manual.

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

The flexibility of design and changes in future uses were a consideration for the placement of commercial and retail spaces. Buildings A, C, D, F will all include ground floor, street level non-residential space, with windows to allow visual access and encourage social interaction. Whether these spaces are retail, office, personal services and tenancy changes over time, these activity zones are up front, easily accessible (including parking) from Rt. 250 and projects directly across the street to the west.

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

The project includes sidewalks on both sides of each street, in all parking areas and between buildings that transition from the upper area of the property, easterly to the lower area. A trail system will be started with this project along the eastern boundary with connections to properties to the north and south. Hopefully, the trail would extend north to Sweets Corners Road with future development of the abutting Curatolo / Spina property. Sidewalks are proposed in the Rt. 250 Right-of-Way extending the full length of the property in addition to the extensive network within the project.

6) *Variety of services within walking distance.*

The intent of the project is to provide a diversity of uses on the street level floors (Buildings A, C, D, F and Common House) all in close proximity to the residential uses. The location of these services is also in close proximity to the YMCA and Penfield Square project where other uses are also available to residents and tenants of Penfield Heights.

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

The 1820 parcel is dominated by grassland areas with some mature trees and foundation plantings around the existing buildings. (It should be noted that all existing structures on the site will be demolished and disposed of properly at an offsite location). 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.

The site topography helped guide the building sizes, orientation and configuration. Clustering of six (6) buildings with a variety of architectural styles was selected over

fewer but larger structures. This allows for visual and character interest as well as exploration as residents and visitors move through the site; on foot, bike or arriving by vehicle. Building heights are varied and offer enclosure of the public realm; streets, sidewalks and public gathering spaces. The buildings are placed and oriented to work with the topography and graded to allow drainage to following existing patterns.

8) Development that supports public transit, where applicable.

Unfortunately, public transit is not provided along Rt. 250 in the Town of Penfield. Should that ever happen, there is room for transit stops in the Rt. 250 ROW, either on the south or north sides of the intersection with the YMCA and Penfield Square. Internal streets are designed to be extended northly onto Curatolo/Spina property, eventually connecting to Sweets Corners Road. As this occurs and we see micro transit (10-15 passenger) vehicles (potentially autonomous), there could be a network of local transit within the MUD district and connections to Rt. 250/Rt. 441.

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

This project is adjacent to an intermittent stream and federal wetland (~3.75 acres) which will not be impacted and remain in ownership of Curatolo and Spina.

10) Transportation planning that reduces vehicular demands.

With the use mix proposed and adjacent land uses (YMCA, Wickham Farms, and Penfield Square) it is assumed that vehicular trips will be reduced for residents in the Penfield Heights project. The retail, office and person service commercial uses offered may reduce the vehicle miles traveled by Penfield residents in adjacent subdivision. As the entire MUD district is built out with interconnecting trails and sidewalks, the synergies between project uses may substantively reduce the demand for vehicle trips and offer the healthier walking / cycling options desired in mixed use projects.

Additional Project Information

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.

Penfield Heights, LLC intends 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.

This application will require subdivision (potentially by Administrative Lot Line Adjustment) 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 in 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 (SWPPP). 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 to reduce the dimension of parking stalls (18' depth v. 20' depth).

Prior Application

Penfield Heights, LLC submitted an application for site plan and subdivision approval in February of 2021, after receiving Sketch Plan approval from the Planning Board in January of 2021. In August of 2021, the Planning Board adopted a resolution to deny the application, citing ten (10) deficiencies of the proposed project. This application includes substantive modifications to address the deficiencies identified by the Planning Board. Each is briefly addressed below.

1) Failure to demonstrate compliance with ten (10) principles of mixed-use development.

In this letter of intent (above) each of the ten principles have been addressed. The mix of uses has increased from 8.6% to 17.2% with the removal of one, ten-unit townhouse building, replaced with a two-story non-residential building on the north side of signalized entrance drive. Additionally, more ground floor space in Buildings C & D have been devoted to non-residential uses, located near the entrance and adjacent to the other non-residential spaces. The 17.2% non-residential has been achieved using less square footage assigned to the Common House (3,250 sf vs. 10,000 sf), using only areas which will supporting commercial/office tenants and employees, and residents of Penfield.

The new Building A is all non-residential space, complementing Building F located across south across the main entry. Both buildings offer vertical mixed uses stated in the denial resolution #1.A & #1.B.

All sidewalks within the project meet the established standards in the MUD Manual. All sidewalks and trails have been graded to comply with ADA standards (refer to #1.C). Further, the stormwater management facilities include storage capacity consistent with the Town of Penfield Design & Construction Standards (refer to #1.D).

2) Applicant failed to demonstrate compliance with minimum uses and percentage of non-residential uses.

The project has eliminated one residential townhouse building and replaced it with a non-residential structure. The square footage devoted to ground floor; street level non-residential uses has been increased in Buildings C&D. The amount of square footage assigned to the Common House has been reduced to include only interior spaces available to residents, commercial tenants and their employees, as well as Penfield residents. The total non-residential space increased from 8.6% to 17.2%.

3) Applicant failed to demonstrate compliance with dimensional requirements.

The architectural elevations (roof height) have been modified to address the concern of building heights and stay in compliance with the 55-foot height requirement. Buildings C, D, and E have been modified, with the exception to the height of the primary entry elevation to Building D. On the west facing elevation the proposed height is 59 feet, with the same roof line having a height of 71 feet above grade as there is a full floor exposed on the east side of the building. The height enhances the aesthetic character of the building and public gathering space while having no adverse visual impact to adjacent properties.

4) Applicant failed to demonstrate compliance with density requirements.

With the removal of the ten-unit townhouse building and expansion of non-residential space in buildings C & D, the total number of residential units has been reduced from 132 to 120 units. That represents 18 units per acre versus the 20 unit per acre permitted by the MUD Manual and Town Code. The proposal also increases the total non-residential space from 8.6% to 17.2%.

5) Applicant failed to demonstrate compliance with parking requirements.

SRF & Associates has prepared a parking study for the project based on the current number of residential units and square footage of restaurant, commercial and office space anticipated. The parking study is included with this application and been presented to the Town Project Review Committee (PRC). The conclusions indicate

there is a surplus of parking provided during both the weekday and weekend peak utilization periods.

6) Applicant failed to demonstrate compliance with connectivity and pedestrian access requirements.

The current proposed plans include sidewalk designed to widths that are presented in the MUD Manual across the entire site and in the Rt. 250 right-of-way. All grades have been engineered to be ADA compliant. The project provides adequate fire lane widths along with on-street parking in some areas. Cyclists are encouraged to access the project from Rt. 250 and travel on street (Sharrow striping to be installed) north in front of Building D, then easterly to the 10-foot-wide multi-use trail. The intent is to keep cyclists in the retail / commercial core zone, park bikes and socialize in gathering spaces developed.

7) Applicant failed to demonstrate compliance with architectural standards.

The architectural elevations and use of materials have been changed to address the concerns of the Planning Board. Materials and colors selections align with the original rendering submitted as part of the Sketch Plan application, as directed by the Planning Board. Additionally, one townhouse building has been removed and replaced with a new non-residential building including materials and colors implied in the initial rendering.

8) Applicant has failed to demonstrate compliance with lighting requirements.

The site includes street level, post top fixtures, building mounted lighting, and accent lighting in the public gathering spaces. Bollard lighting has been added along the multi-use trail at the eastern perimeter of the storm water management area.

9) Applicant has failed to demonstrate compliance with drainage requirements.

The plans include stormwater management facilities that address the Town of Penfield Drainage Policy and Design and Construction Specifications.

10) Applicant failed to demonstrate compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

The plans have been modified (refer to grading plans) to ensure all sidewalks, trails, crosswalks and public gathering spaces comply with ADA requirements. This includes the accessible route from the gathering space between buildings C&D northerly along the west façade of building D, then turning easterly along the north façade of building D, past the Common House and down the sidewalk to the trail.

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
- Non-Residential Area Diagram
- Sidewalk & ADA Access Diagram
- Agriculture Data Statement
- Traffic Study Update (SRF & Associates)
- Parking Study (SRF & Associates)
- Environmental Assessment Form (EAF)
- Site Civil, Landscape Architecture and Architectural Plans
- Engineer's Report (Costich Engineering)
- Stormwater Pollution Prevention Plan (SWPPP)
- Check amount to be determined in collaboration with Town representatives.

We respectfully request to be placed on the agenda for the February 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,



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

Xc: Pinchus Einhorn, Penfield Heights, LLC
Ami Notice, Penfield Heights, LLC
Sebastian Curatolo (et.al), Property Owners
Betsy Brugg, Esq., Wood, Oviatt, Gillman

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



APPROVALS

BY: ENGINEERING AND PLANNING	DATE:
BY: DIRECTOR OF PUBLIC WORKS	DATE:
BY: TOWN CLERK	DATE:
BY: ZONE MANAGER	DATE:
BY: PLANNING BOARD CHAIRPERSON	DATE:

- SITE NOTES**
1. WATER MAINS ARE INTENDED TO BE PRIVATE UNLESS DEDICATION IS DESIRED BY THE MONROE COUNTY WATER AND BE UNDER EASEMENT.
 2. SANITARY SEWER MAINS ARE TO BE A COMBINATION OF DEDICATED (TOWN OF FENFIELD) AND PRIVATE. REFER TO UTILITY PLAN (CA110).
 3. STORM SEWERS MAINS ARE TO BE PRIVATE.
 4. EASEMENTS FOR ELECTRIC, GAS, TELEPHONE AND CABLE TV ARE INTENDED TO BE PROVIDED TO THE APPROPRIATE UTILITY COMPANY.
 5. ALL ROADS, PARKING LOTS, DRIVEWAYS ARE INTENDED TO BE PRIVATE.

SIGN LEGEND

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

BUILDING SQUARE FOOTAGE

BUILDING A - RETAIL = 12,000 SF, 2 STORY	TOTAL = 12,000 SF
BUILDING B - RESIDENTIAL = 11,923 SF, GARAGE = 4,172 SF	TOTAL = 16,095 SF
BUILDING C - RESIDENTIAL = 32,340 SF, NON-RES. = 7,000 SF, GARAGE = 2,350 SF	TOTAL = 39,390 SF
BUILDING D - RESIDENTIAL = 59,770 SF, NON-RES. = 9,200 SF, GARAGE = 12,222 SF	TOTAL = 81,192 SF
BUILDING E - RESIDENTIAL = 45,120 SF	TOTAL = 45,120 SF
BUILDING F - RETAIL = 8,500 SF, 2 STORY	TOTAL = 8,500 SF
COMMON HOUSE - AMENITY = 10,000 SF	TOTAL = 10,000 SF
OVERALL TOTALS: RESIDENTIAL = 161,078 SF, NON-RES. = 32,300 SF, GARAGES = 18,744 SF	
17% NON-RES. - 17.2% NON-RES. (INCLUDING GARAGES)	

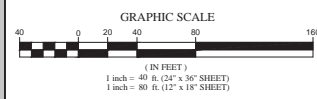
SITE LINE LEGEND

- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAD 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/EXISTING METEOROLOGICAL LIGHT POLE
- PROPOSED CONCRETE CURBS
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BORTENTION AREA
- PROPOSED PARKING LOT LIGHT POLE
- PROPOSED BOLLARD LIGHT
- PROPOSED SHARED LANE MARKING
- PROPOSED BICYCLING RACK SYMBOL

SITE DATA

1. CURRENT ZONING: MUD-A
2. TAX PARCEL SIZE:
 - TOP PARCEL: T.A. #25.01-01-25.1 PERFIELD HEIGHTS, LLC 1820 FAIRPORT NINE MILE POINT ROAD 215.94 SF (4.96 ACRES)
 - BOTTOM PARCEL: T.A. #25.01-01-25.2 SEBASTIAN CURATOLO MICHAEL SPINA & MARIA SPINA 1810 FAIRPORT NINE MILE POINT ROAD 73,028 SF (1.68 ACRES)
3. PROPOSED PARKING ESTIMATES:
 - MULTIFAMILY UNIT PARKING: GARAGE PARKING: 32 SPACES SURFACE PARKING: 131 SPACES TOTAL 169 SPACES (1.3 SPACES/UNIT)
 - OUTRANCES, RETAIL PARKING: SURFACE PARKING: 9 SPACES TOTAL PARKING PROVIDED: 221 SPACES
 - TOTAL PARKING REQUIRED: 207 SPACES (SEE SFP ASSOCIATES PARKING SUMMARY)
4. BUILDING UNIT COUNTS (MUD-A ALLOWS 20 UNITS PER ACRE)
 - BUILDING A: COMMERCIAL OUTPARCEL
 - BUILDING B: 10 UNITS
 - BUILDING C: 26 UNITS (1st FLOOR COMMERCIAL)
 - BUILDING D: 46 UNITS (1st FLOOR COMMERCIAL)
 - BUILDING E: 38 UNITS
 - COMMON HOUSE: COMMERCIAL OUTPARCEL RECREATION & LEISURE SPACE
5. OPEN SPACE: -1.51 ACRES (22%) (PER SWBR OPEN SPACE PLAN)
6. NON-RESIDENTIAL 17.2% (PER SWBR)

ALL WORK IN THE NYSDOT RIGHT-OF-WAY TO BE PERMITTED UNDER SEPARATE HIGHWAY WORK PERMIT PLAN SET.



FILE PATH: H:\JOB\1037\Design\1037-07-VA100-EL100 Site Design Plans.dwg



Drawn By: D.J.L.
 Checked By: C.R.A.
 Project Manager: A.H.A.

Perfield Heights Mixed-Use Development
 SWBR Project Number: 20003.10

Perfield Heights, LLC
 988 Monroe Ave
 Rochester, NY 14620

CA100
 SITE PLAN
 12/27/2021
 Planning Board Submission