

PLANNING BOARD AGENDA

Public Hearing Application #5

100 Old Quarry Lane

Rochester Institute of Technology

Application #21P-0012

See Pages to Follow



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

- | | | |
|---|--|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Administrative Site Plan | <input checked="" type="checkbox"/> Planning Board |
| <input checked="" type="checkbox"/> Preliminary/Final Site Plan | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Town Board |
| <input type="checkbox"/> Preliminary/Final Subdivision | (modification of existing permit) | <input type="checkbox"/> Planning Dept. (Admin. Only) |

Reviewed by:

PROJECT INFORMATION

Project Name:	100 Old Quarry Lane Site Improvements
Project Address:	100 Old Quarry lane
City, State, ZIP:	Rochester, NY 14625
Project Description:	Site improvements include the modification of existing parking areas, installation of sidewalks, additional parking spaces, minor site lighting, a storm drainage system, erosion control features, garden, greenhouse and storage shed.

Parcel Tax ID#:	123.15-1-1, 123.19-1-22, 123.15-1-4, 123.11-1-79 and 123.11-1-76	
Zoning District:	R-1-20	Project Size (acres): 3.3 +/- acres

Owner(s) Name:	Rochester Institute of Technology
Mailing Address:	1 Lomb Memorial Drive, Rochester, NY 14623
Email:	dmbdso@rit.edu
Phone:	(585) 613-1426

Applicant Name:	Rochester Institute of Technology
Address:	1 Lomb Memorial Drive, Rochester, NY 14623
Email:	dmbdso@rit.edu
Phone:	(585) 613-1426

Applicant Signature:	<i>David Brault</i>	Date:	02/26/2021
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Agent/Engineer:	Dan Brocht - Sr. Project Manager
Company:	LaBella Associates
Address:	300 State Street, Suite 201
Email:	dbrocht@labellapc.com
Phone:	(585) 472-2967

APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 743.23
Check #	Total \$ 1243.23 (4,247 sq. ft. x \$175)

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

FOR OFFICE USE ONLY

Application #	21P-0012	Date Recieved:	02/26/2021
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February 25, 2021

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

**RE: 100 Old Quarry Lane Site Improvements (formerly called “Quarry Property”)
Application for modification of existing Conditional Use Permit and Preliminary/Final Site
Plan approval**

Dear Members of the Board:

On behalf of our client, Rochester Institute of Technology (RIT), we are pleased to present the attached package for the Planning Board’s consideration.

RIT is requesting a modification to the existing Conditional Use Permit for the ability to host events on the property such as banquets, picnics, weddings, and dinner parties for members of the RIT community, with a maximum occupancy not to exceed 200 people. These types of events would be limited to a few times a month and no event will be allowed to continue past 10:00 pm. The property will not be open to the public, nor will the public be able to hold events on the property. The proposed site improvements being submitted as part of this application detail the enhancements to parking facilities, fire code compliance, and safety/security improvements detailing means of ingress and egress as well as additional exterior illumination for any such event.

In addition to requesting a modification to their existing Conditional Use Permit, RIT is seeking Preliminary and Final Site Plan approval from the Planning Board so they can advance the construction of the site improvements shown on the plans submitted in this application package. Site features included in this approval would consist of a parking lot with 51 additional parking stalls including ADA compliant parking spaces and routes, road improvements adhering to the current Fire Code, minor sight lighting for safety, erosion control features and a bio-retention area for stormwater management, a fenced in garden with a greenhouse, a storage shed, and sidewalks.

RIT would like to assure the Board that the primary mission of the property continues to be in support of the educational mission of the Institute. This property is an extension of the RIT campus and as such, all rules, policies, and procedures applicable on the Henrietta campus will apply to this campus location as well. To be clear, any request for use of space on RIT property, for any reason, is subject to a rigorous review process to ensure it adheres to all RIT Policies and Procedures and that the appropriate controls are in place before granting access to any space for any reason. These controls include ensuring that full-time RIT employees are present at every event; in most cases this includes RIT Public Safety Department. There will be no class, research project, meeting, or event held on the 100 Quarry Lane property without the property manager personally approving the activity and either physically being on



site to supervise activities, or ensuring that the appropriate RIT representative is on site for this supervision. If deemed appropriate, RIT's Public Safety Department will be present on the property for the duration of the activity.

On October 17, 2019 the Town of Penfield Zoning Board of Appeals issued a Conditional Use Permit for 100 Quarry Lane, 1538 Old Penfield Road, 1070-B Penfield Road, 479 Thomas Cove Road and 523 Thomas Cove Road to allow for a private educational use of the properties, all located in an R-1-20 zoned district. The approval of the Board was limited to the general overall concept of an educational use by RIT on such parcel, or parcels, including the use of the existing buildings for meetings, conferences, seminars and similar uses and the use of the lands for research and other academic programs directly associated with RIT. A condition of said approval requires RIT to apply for review and approval by the Town's Planning Board once more specific plans for the use of the property were developed.

A sketch plan review package was submitted and reviewed by this Board, prior to a presentation by RIT and LaBella on January 14th, 2021. At that time, the Board indicated the next course of action would be an application to the Planning Board for Modification of the existing Conditional Use Permit and Site Plan Approval.

Attached you will find the following as part of that application:

- (1) Cover Sheet
- (2) Planning Board application
- (3) Letter of Intent
- (4) Short Form Environmental Assessment Form (SEAF)
- (5) Design Plans
- (6) Factors of Consideration
- (7) Letter of Permission
- (8) Stormwater Management Plan
- (9) Planning Board and Engineering Fees

We look forward to presenting this application to you at your April 8th, 2021 Planning Board meeting. In the meantime, should questions arise please feel free to contact me at any time by phone at (585) 472-2967 or by email at dbrocht@labellapc.com. If any members of the Board or Town staff would like to visit the site before the meeting, please do not hesitate to let me know. Thank you.

LaBella Associates

Daniel P. Brocht

Daniel P. Brocht, Sr. Project Manager

Project Information

Drawn By EMU Checked By DPB

Client RIT

Current Drawing Issue Date

02/26/2021

Approval Signatures & Dates

Consultant _____
Consultant _____
Owner _____
Client _____

Architect/Engineering Stamps



RIT Building Name
Quarry Property

RIT Building No. XXX

RIT Project Manager P&D Project Manager
Michael Dellefave -

Project Area Issued for
As Noted SITE PLAN
APPROVAL

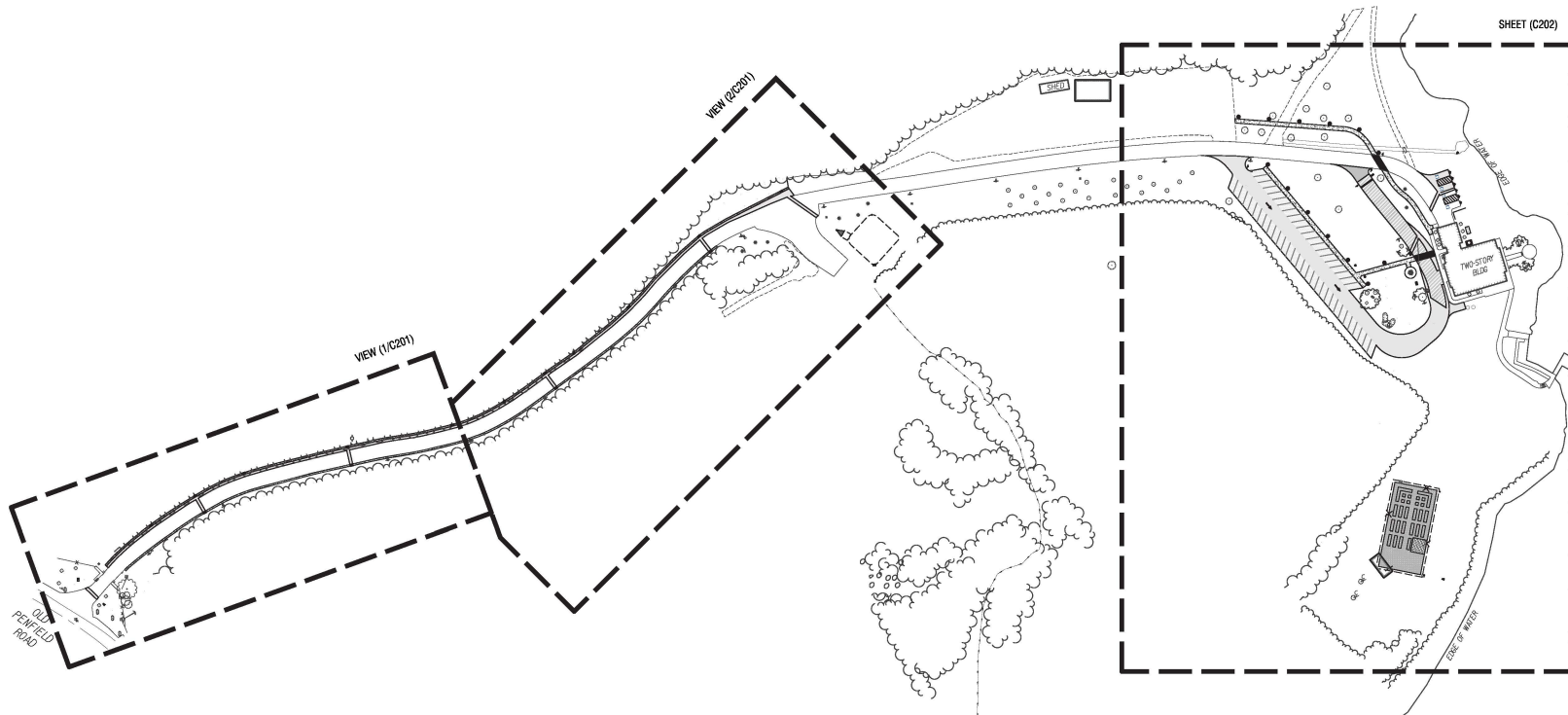
Project Name
100 OLD QUARRY LANE

RIT Project Number

Revisions		
No.	Date	Description

Sheet Title
OVERALL SITE PLAN

Sheet Number
C200



OVERALL SITE PLAN
SCALE: 1" = 80'

