



# 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: 2745 Penfield Road

Project Address: 2745 Penfield Road  
FAIRPORT  
City, State, ZIP: Penfield, NY 14450

Project Description: Proposed 17 lot resubdivision of 2 existing parcels resulting in 16 new residential parcels and one existing developed parcel.

Parcel Tax ID#: 141.01-1-18.21 and 141.01-1-18.22

Zoning District: RA-2

Project Size (acres): +/- 48.08

Owner(s) Name: Highland Builders

Mailing Address: 16 SCR Lane Victor, NY 14564

Email: dustin@highlandbuilders.info

Phone: (585) 205-0048

Applicant Name: Highland Builders

Address: 16 SCR Lane, Victor, NY 14564

Email: dustin@highlandbuilders.info

Phone: (585) 205-0048

Applicant Signature: 

Date: 6/30/21

Agent/Engineer: BME Associates - Martin Janda

Company: BME Associates

Address: 10 Lift Bridge Lane East

Email: mjanda@bmepe.com

Phone: (585) 377-7360

### APPLICATION FEES

Planning Review Fee	\$ 1,275.00	400.00
Engineering Review Fee	\$ 400.00	2125.00
Check #	Total \$ 1,675.00	\$2525.00

ck 1004 \$1675.00  
ck 686 \$850.00  
\$ 2525.00

- See Required Fees Table for \$\$ Amounts

### FOR OFFICE USE ONLY

Application # 21P-0024

Date Received: 07/30/2021





August 2, 2021

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

**Re: Highland Estates Subdivision  
2735 and 2745 Penfield Road**

**2777**

Dear Planning Board Members:

On behalf of the applicant and owner, Highland Builders and Construction LLC, we submit the Highland Estates Subdivision for Preliminary/Final Subdivision review and approval. We request to appear at your September 9, 2021, Planning Board meeting and have enclosed the following application materials for your review:

- Four (4) copies of this Letter of Intent (1 original & 3 copies)
- Four (4) copies of Response to Previous Application Comments, dated 11/12/15 (1 original & 3 copies)
- Four (4) copies of the Preliminary/Final Site Plans
- Four (4) copies of Planning Board Preliminary/Final Application Form
- Four (4) copies of Owner Authorization to Make Application Form (Highland Builders)
- Four (4) copies of Owner Authorization to Make Application Form (DiPrima)
- Four (4) copies of the Town Agricultural Data Statement (with Tax Map)
- Four (4) copies of Long Form EAF (1 original & 3 copies)
- Four (4) copies of Factors for Consideration Memorandum
- One (1) Copy of the Project Engineer's Report (revised 7/30/21)

Please note that a check in the amount of \$850 for the balance of the Preliminary/Final Application fees will be submitted under separate cover.

Highland Estates is a revised application from the previously reviewed "Hillsboro Height Estates" subdivision, which was reviewed by the Town through concept application hearing on November 12, 2015. The property is zoned RA-2 Single-Family Residential and is located on the south side of Penfield Road (NYS Route 441) between Gloria Drive and Jomanda Drive.

The project includes two existing tax parcels owned by the applicant (T.A. #141.01-1-18.22) and Joseph DiPrima (T.A. #141.01-1-18.21) and proposes to re-subdivide the 48.01 acres of total land area into 16 new single-family residential lots and one existing single-family lot, which will be retained by Mr. DiPrima. Access to the subdivision will be from Penfield Road though the construction of a new dedicated roadway into the development.

The Preliminary/Final plans have been prepared to address the conditions and comments issued by the Town of Penfield by letter dated November 12, 2015. We enclose the letter with our responses to these comments herewith for the Town's review.

The 17 lots are proposed to be served by an 8" DI public watermain extension from the existing watermain on Penfield Road and within the proposed right-of-way. The new watermain will be offered to the MCWA for dedication upon completion and acceptance by the Authority.

The 16 new residential lots will be served by individual septic systems designed in conformance with the Monroe County Department of Public Health requirements.

The application includes utility, grading, erosion and sediment control design plans and calculations for the proposed development. The site stormwater calculations have been prepared in basic compliance with NYSDEC and Town design requirements. The development plans propose a stormwater management facility to be located within an easement to the Town at the northwest corner of the site. The stormwater design addresses water quality and quantity treatment of site runoff as required by regulating agencies. The site development will require coverage under the NYSDEC General Permit for Construction Activities GP-0-20-001.

The project proposes a two-phase construction schedule that will include the development of the stormwater management facility, approximately 1,000 lineal feet of public roadway and watermain terminating at a proposed temporary turnaround and the initial development of Lots 1 through 3 and 15 and 16. The second phase of the project will commence based on market demand and will include the development of the remainder of the public roadway and utilities and remaining lots.

The project will require review and approval from the following agencies and the applicant will coordinate submission of applications with these agencies during the Town's application process:

- Monroe County Water Authority – Watermain Extension Approval
- Monroe County Department of Public Health – Realty Subdivision, Watermain Extension, and Wastewater Treatment System approval
- NYSDOT – Access and Utility Permit for the proposed road connection and watermain installation

The project will require two (2) EPOD permits from the Town for the proposed disturbance of the existing Steep Slope EPOD and Watercourse EPOD located within the proposed site improvement area. The applicant will apply for the required EPOD permits under separate cover. The site boundaries also include a Woodland EPOD, however no disturbance to this EPOD is proposed.

During the concept plan review of the previous application, the Town has indicated this as a Type 1 SEQRA Action. This determination is supported by SEQRA regulations based on the scope of the project (17 lots) being located within an Agricultural District and being contiguous to a listed historic building parcel. We enclose a Long Form EAF for the Town's use in the SEQRA declaration resolution.

We will appear before the Planning Board at your September 9, 2021 meeting to present this application. If you require any additional information prior to then, please contact our office.

Sincerely,  
BME ASSOCIATES



Frederick A. Shelley, L.S.

/FAS

Encl.

c: Highland Builders and Construction LLC – Dustin McLoud  
Town of Penfield - Electronic Copies of Submittal via email



