



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)

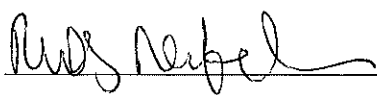
PROJECT INFORMATION

Project Name: Wellsbrook
 Project Address: 1345 Shoecraft Road
 City, State, ZIP: Penfield, NY 14526
 Project Description: Proposed conceptual review for a 22 unit semi-detached townhome development and outparcel for future senior living facility.

Parcel Tax ID#: 094.03-1-45
 Zoning District: R-1-20 Project Size (acres): +/-14.2

Owner(s) Name: Crosstown Custom Homes of Rochester, Inc.
 Mailing Address: 441 Penbrooke Drive, Suite 5, Penfield, NY 14526
 Email: rneufeld@crosstownconstruction.com
 Phone: 585-872-9100

Applicant Name: Crosstown Custom Homes of Rochester, Inc.
 Address: 441 Penbrooke Drive, Suite 5, Penfield, NY 14526
 Email: rneufeld@crosstownconstruction.com
 Phone: 585-872-9100

Applicant Signature:  Date: 11/30/22

Agent/Engineer: Michael Bogojevski, P.E.
 Company: BME Associates
 Address: 10 Liftbridge Lane East, Fairport, NY 14450
 Email: mbogojevski@bmepc.com
 Phone: 585-377-7360

APPLICATION FEES

Planning Review Fee	\$ 150.00
Engineering Review Fee	\$
Check #	Total \$ 150.00

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

FOR OFFICE USE ONLY

Application # _____ Date Received: _____

December 2, 2022

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

**Re: Wellsbrook
Sketch Plan Application**

2792

Dear Board Members:

On behalf of Rudy Neufeld of Crosstown Custom Homes, we are pleased to submit the enclosed application for Sketch Plan review. We request to appear at the Planning Board's meeting on January 12, 2023, and have enclosed eleven (11) copies of the following application materials for your review:

- Letter of Intent
- Concept Plan (BME dwg. #2792-02)
- Concept Conventional Plan (BME dwg. #2792-01)
- Planning Board Application
- Owner Authorization to Make Application Letter
- Application Fee: \$150 (Sketch Plan Review)
- 11x17 copies of Plans
- Electronic PDF's (emailed)

The applicant proposes to subdivide the proposed property into twenty-two (22) demi-detached (duplex) units along with a separate parcel to be subdivided for a future senior living facility. The property is located on the south side of State Road (County Road 9), east side of Shoecraft Road, and north side of Plank Road (County Road 11). It is 14.5 acres and is within the Residential R-1-20 zoning district (Tax Account Number 094.03-1-45). The property was recently rezoned from Residential-1 to the R-1-20 Zoning by the Town Board at their October 19, 2022 meeting.

The subdivision is designed as a cluster subdivision pursuant to Town Law Section 278 and the Town of Penfield Town Code. Utilizing the clustering provisions, the applicant requests lot standards proposed on the enclosed Concept (Cluster) Plan. The proposed lot standards include a minimum lot area of 12,000 sf, minimum lot width of 70', minimum front setback of 35', minimum side setback of 0', and a minimum rear setback of 30'. The requested lot standards are proposed to provide a housing product desired by the applicant that also fits well with the surrounding area.

The 22 lots for the duplex units are proposed to be clustered to allow for reduced front and side setbacks. The reduced setbacks allow for a more efficient layout of the units, bringing them together and closer to the road. By clustering the lots proposed HOA open space areas totaling ± 1.5 acres would be created.

As required by Town Law 278, in return for relief of bulk area requirements, benefits to the community are to be identified. The proposed clustering of the subdivision provides the following benefits:

- Provision of ±1.5 acres of HOA lands to maintained.
- Economic layout of dedicated streets and utilities. The reduced setbacks bring the units together and closer to the road.
- Helps to reduce the length of utilities and allows for the proposed units to be accessed from the private drive internal to the site, reducing driveways and entrances onto the surrounding roadways.

The proposed 22-unit density does not exceed the allowable density for the 14.5-acre parcel per the R-1-20 zoning. We enclosed a Conventional Plan prepared in conformance with the R-1-20 bulk area requirements. This plan illustrates a yield of 22 single-family lots for the property with the lots conforming to the R-1-20 lot standards. The Conventional Plan requires more road, a larger footprint area, and places houses fronting along State Road. Clustering of the development reduces these factors while maintaining density. The cluster subdivision has a more efficient layout.

The subdivision is proposed to be served by a private street with a single point of access onto Shoecraft Road. Public water and sanitary sewer will be extended into the subdivision along the roadway to serve the proposed lots. Existing watermain and sewers are located along the roadways bordering the property. Stormwater runoff will be collected and conveyed to a proposed onsite stormwater management facility. The stormwater management plan will be designed in accordance with the Town of Penfield and NYSDEC standards.

We look forward to presenting this application to the Planning Board at your January 12, 2023 meeting. If you require any additional information, please contact our office.

Sincerely,

BME Associates



Michael Bogojevski, P.E.

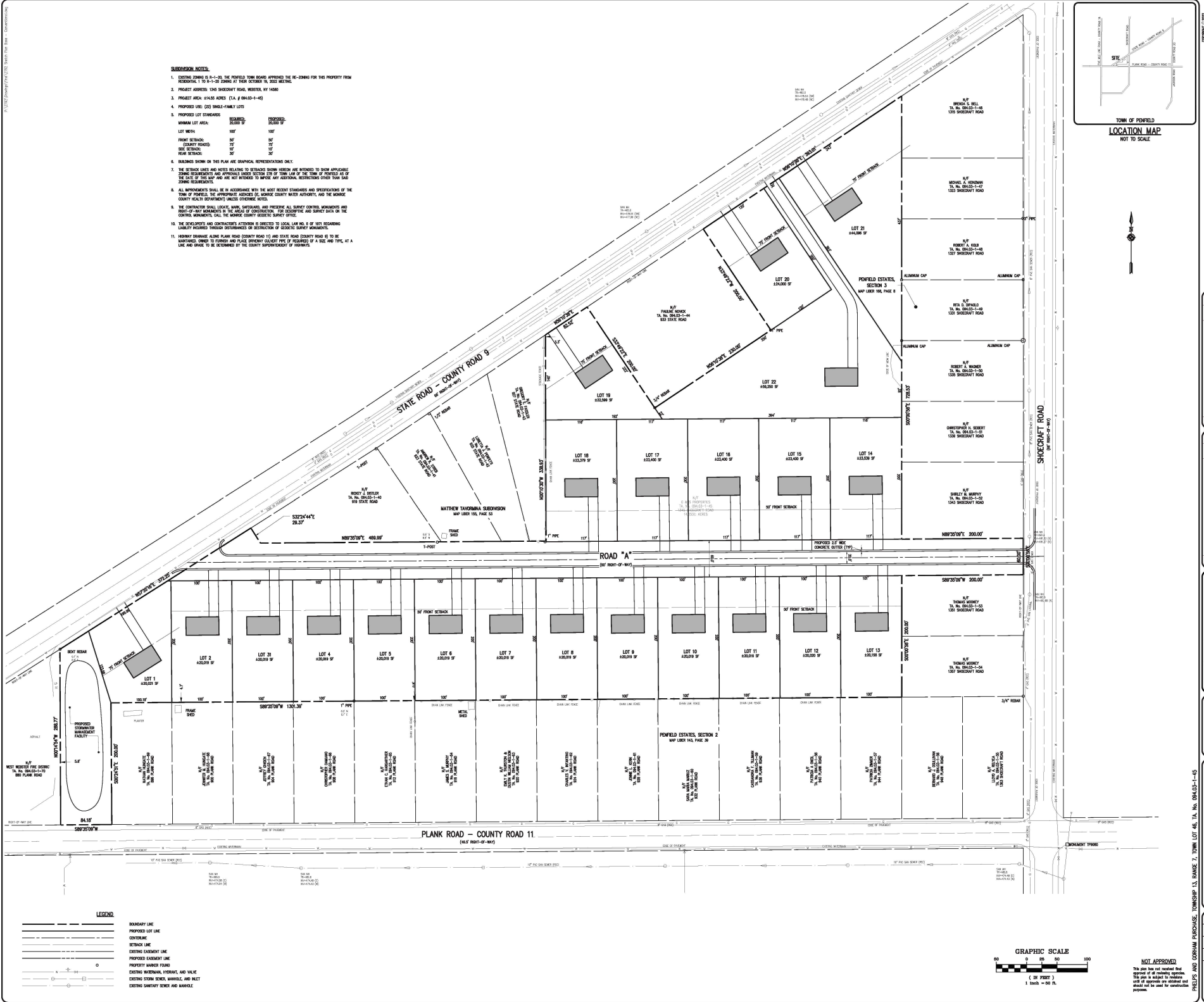
/MCB

Encl.

c: Rudy Neufeld; Crosstown Custom Homes

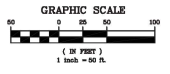
SUBDIVISION NOTES:

- EXISTING ZONING IS R-1-10. THE PROPOSED TOWN BOARD APPROVED THE RE-ZONING FOR THIS PROPERTY FROM RESIDENTIAL 1 TO R-1-10 ZONING AT THEIR OCTOBER 10, 2022 MEETING.
 - PROJECT ADDRESS: 1340 SHOECRAFT ROAD, WEBSTER, NY 14580
 - PROJECT AREA: 47.65 ACRES (T.A. # 04432-1-40)
 - PROPOSED USE: 100 SINGLE-FAMILY LOTS
 - PROPOSED LOT DIMENSIONS:
- | MINIMUM LOT AREA: | REARWARDS: | PROPOSED: |
|-------------------|------------|-----------|
| | 3000 SF | 3000 SF |
- LOT WIDTH:
- | FRONT SETBACK: | REAR SETBACK: | FRONT SETBACK: | REAR SETBACK: |
|----------------|---------------|----------------|---------------|
| 50' | 50' | 50' | 50' |
| 50' | 50' | 50' | 50' |
| 50' | 50' | 50' | 50' |
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
 - THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER SECTION 209 OF THE LAW OF THE TOWN OF PENFIELD AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD, THE APPROPRIATE AGENCIES OF WARREN COUNTY AND ANY AGENCIES AND THE WARREN COUNTY HEALTH DEPARTMENT'S LATEST CURRENTED NOTES.
 - THE CONTRACTOR SHALL LOCATE, MARK, MAINTAIN, AND PROTECT ALL SURVEY CONTROL MONUMENTS AND POINT-OF-INTERSECTION TO THE AREA OF CONSTRUCTION. FOR QUOTIENT AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE WARREN COUNTY GEODETIC SURVEY OFFICE.
 - THE DEVELOPER AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 4 OF 18TH RESERVING LIABILITY INSURANCE THROUGH OBTAINANCE OR SUBSCRIPTION OF GEODETIC SURVEY MONUMENTS.
 - HIGHWAY DRAINAGE ALONG PLANK ROAD (COUNTY ROAD 11) AND STATE ROAD (COUNTY ROAD 9) IS TO BE MAINTAINED OWNED TO FURNISH AND PLACE DRAINAGE PIPES (IF REQUIRED) OF A SIZE AND TYPE, AT A LINE AND GRADE TO BE DETERMINED BY THE COUNTY DEPARTMENT OF HIGHWAYS.



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY MARKER (CHAIN)
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- EXISTING STORM SEWER, MANHOLE, AND INLET
- EXISTING SANITARY SEWER AND MANHOLE



NO.	DATE	BY	REVISION
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BME ASSOCIATES
 PROFESSIONAL SURVEYORS - LANDSCAPE ARCHITECTS
 112 PENFIELD SQUARE
 PENFIELD, NY 14556
 WWW.BMEASSOCIATES.COM

WELLSBROOK
 TOWN OF PENFIELD, WARREN COUNTY, NEW YORK
 CONVENTIONAL CONCEPT PLAN OF LOTS 1-150
 1340 SHOECRAFT ROAD
 WEBSTER, NY 14580

PROJECT OWNER: M. BOGNER
PROJECT ENGINEER: M. BOGNER
DRAWN BY: M. BOGNER
DATE: 10/20/22
SCALE: AS SHOWN
DATE ISSUED: 10/20/22
PROJECT NO.: 2792
DRAWING NO.: 01

PROJECT: WELLSBROOK
LOCATION: TOWN OF PENFIELD, WARREN COUNTY, NEW YORK
CLIENT: CONVENTIONAL CONCEPT PLAN OF LOTS 1-150
DATE: 10/20/22
SCALE: AS SHOWN
DATE ISSUED: 10/20/22
PROJECT NO.: 2792
DRAWING NO.: 01

