



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 22 unit semi-detached townhome development with associated utilities and stormwater management facility.

Parcel Tax ID#: 094.03-1-45
 Zoning District: R-1-20 Project Size (acres): 14.55

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: *Rudy Neufeld P.E.* Date: _____

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	\$ 2,875.00	Check # _____
Engineering Review Fee	\$ 400.00	
Conditional Use Permit Fee	\$ 0.00	
Total	\$ 3,275.00	- See <i>Required Fees Table</i> for \$\$ Amounts

FOR OFFICE USE ONLY

Application # _____ Date Received: 7

June 30, 2023

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

**Re: Wellsbrook
T.A. #094.03-1-45**

2792

Dear Board Members:

On behalf of Rudy Neufeld of Crosstown Custom Homes, we submit the enclosed application for Planning Board Preliminary / Final Subdivision approval. The application is for a proposed duplex development on 14.55 acres to be located in the Town's R-1-20 Residential District at 1345 Shoecraft Road. We request to appear before the Planning Board at your August 10, 2023 public hearing to present the application. We enclosed eleven (11) copies of the following application materials for the Board's review:

- Letter of Intent
- Subdivision Plan Factors for Consideration (included below)
- Responses to Planning Board Sketch Plan Review Letter (23P-0003) dated January 26, 2023 (included below)
- Final Subdivision Plans (BME Dwg. #2792-04 thru 2792-13)
 - Full Size (4 copies)
 - 11"x17" (7 copies)
- Planning Department Application Form
- EAF Part 1 (Long Form)
- Engineer's Report (3 copies)
- Agricultural Data Statement
- Letter of Authorization
- \$3,275 [Application Fee (\$2,875 & Engineer Review Fee (\$400)]
- 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 as lot 23 for a future development. The site is bordered by State Road (County Road 9) to the north, Shoecraft Road to the east, and Plank Road (County Road 11) to the south. 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 consistent with the Cluster Concept Plan submitted to the Planning Board on January 11, 2023. The proposed lot standards include a minimum lot area of 11,000 sf, minimum lot width of 64', minimum front setback of 45', 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. An HOA-maintained open space area west of the duplex development would also 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 ±4.3 acres of HOA lands to maintained.
- Economic layout of streets and utilities. The reduced setbacks bring the units together and closer to the road. This helps to reduce the overall impervious areas for the development.
- Reduces 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.
- Reduces the overall amount of clearing and grading, allowing additional wooded buffer areas to remain to neighboring properties.

The proposed 23 lot density does not exceed the allowable density for the 14.55-acre parcel per the R-1-20 zoning. Clustering of the development reduces the overall development footprint while maintaining density and an efficient layout.

The subdivision is proposed to be served by a private road 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.

A Homeowner's Association will be created for the proposed townhouse development which will provide means of maintenance of the private roadway, stormwater features, and any improvements to the HOA lands. An access easement will be provided to the Town of Penfield, as well.

The remaining lot 23 is proposed to be developed in the future and will require a separate site plan review and approval. The current concept for this lot is a residential senior living type of facility. A separate Sketch Plan application is also submitted for the Board's review.

Subdivision Plan Factors for Consideration

As required by the Town of Penfield's requirements of Chapter 250 Articles XI-11.3 and XII-12.3 of the Town Code, we submit the following response for the Factors for Consideration for Subdivision Plan Approval for the proposed Wellsbrook project. This is provided in support of the Preliminary / Final Subdivision application submitted to the Planning Board on June 30, 2023.

1. Subdivision Approval Standards in Chapter 250, Article XI-11.3: Factors for Consideration

a. Character of the land, including topography and watercourses.

Response: The 14.55 acres of property consists of one tax parcel, which will be subdivided into 23 lots as determined. Approximately 4.3 acres will be under HOA Lands, which encompasses the proposed road and stormwater management facilities. The property does not contain any regulated watercourses. The property topography is generally flat and slopes internally to drainage ditch which conveys drainage east and west to existing low points off-site. Proposed grading of the site maintains existing drainage patterns.

b. Conformity to the Official Zoning Map and in harmony with the current Master Plan of the Town.

Response: The proposed subdivision conforms with R-1-20 residential zoning of the property and surrounding area.

c. Current Development Regulations and Specifications.

Response: The Subdivision Plans have been prepared per the Penfield Town Code, the Planning Department's Checklist, and the Town's Design and Construction Standards.

d. Street layout and design.

Response: The street design has been prepared per Town of Penfield private road specifications. The road layout will include a connection to Shoecraft Road, extending into the site to serve the townhouse units. The layout of the private road includes a turnaround designed to accommodate all emergency vehicles. The roadway will be on HOA lands and will be maintained by the HOA.

e. Street Names.

Response: A street name for the private road will be approved by the Monroe County 911 office prior to filing the Subdivision Plat.

f. Arrangement of lots.

Response: The arrangement of the lots is consistent with the Sketch Plan review of the Concept Plan. The subdivision has been prepared as a cluster development. The number of lots was determined with the Conventional Plan layout prepared with the Sketch Plan application and was reviewed by the Planning Board. Twenty-two lots are proposed for the duplex townhouse units with a twenty-third lot remaining for the future development, fronting onto State Road.

g. Drainage Improvements.

Response: The plans have been prepared to include a complete stormwater management plan that is illustrated on the plans and also presented within the Engineer's Report submitted with the final subdivision and site plan application. Drainage improvements will include swales, storm sewers, bio-retention as a green infrastructure practice, and a stormwater management facility. The Plan has been prepared in conformance with the NYSDEC Stormwater Design Manual and General Permit GP-0-20-001.

h. Utility Sidewalk and Pedestrian access and conservation easements.

Response: Access throughout the site will be provided by the private road with no additional sidewalks. The applicant will request a waiver from the Town Board in lieu of providing a sidewalk along the roadway. No conservation easements are proposed with this project.

i. Parks, open spaces, and natural features, including ownership, use and maintenance of such lands.

Response: The proposed layout will create approximately 4.3 acres of HOA lands that will encompass the proposed road, the stormwater management facility, and the remaining lands at the western portion of the property.

j. Density Calculation.

Response: The project proposes 22 lots on 14.55 acres resulting in a density of 1.51 lots per acre, which is less than the allowed density of the Residential R-1-20 District. The number of lots was established with the Conventional Plan, prepared with all lots meeting the residential R-1-20 bulk lot standards.

k. Special benefited Districts required including, but not limited to, lighting, sewer, water, ponds, parks, or other improvements.

Response: At this time, the project will not require any special districts. The property is within a sewer district, and all other amenities such as lighting, open space, and ponds will be privately owned.

l. On-site sewage disposal systems will require the approval of the Monroe County Health Department. Proposed lot geometry must conform to the Monroe County Health Department's criteria as well as the Ordinance.

Response: No on-site sewage disposal systems are proposed. The property is served by public sewer.

m. Documents required for dedication of public improvements.

Response: At the appropriate time, necessary documents will be provided to the Town for the dedication of the sanitary sewer. All other facilities will remain private.

2. Woodland EPOD Approval Standards in Article VI-6.1-H: Factors for Consideration

a. Soil stability.

Response: The proposed development will require removing existing wooded areas and vegetation to allow for the proposed grading for the roadway and building areas. In order to maintain soil stability in the disturbed areas, where vegetation has been removed, a Construction Erosion Control Plan, outlining the temporary and permanent measures proposed to maintain soil stability during and after construction, has been developed and included with the site plans. Proposed slopes are to be seeded with steep slope seed mix to re-establish vegetation on the proposed slope areas, and the non-steep slope disturbed areas are to be seeded with a temporary seed mix to re-establish ground cover and provide stabilization. Additional temporary erosion control measures have been proposed, as outlined on the Construction Erosion Control Plans and project SWPPP.

b. Velocity or rate of surface runoff.

Response: The overall stormwater management plan and project SWPPP is designed to control rates of runoff to meet the NYSDEC's and the Town's requirements for post-construction runoff conditions. The proposed grading intends to sheet flow runoff, instead of creating concentrated points of discharge. The proposed stormwater pond is designed to capture runoff via overland sheet flow, grass swales, and storm sewers, and provide the necessary quantity controls to be able to discharge rates at or below existing rates of runoff from the property. The proposed stormwater management plan is included in the project SWPPP.

c. Existing drainage systems.

Response: Existing drainage within the site currently flow inward to a swale before discharging to an existing low point located at State Road to the west and an existing culvert to the east,

directing drainage through a culvert and into the storm sewer system along Shoecraft Road. The existing culvert to the east also collects a portion of runoff from State Road, which will be maintained with the proposed development. The overall grading of the proposed site has been designed to maintain existing drainage patterns and runoff rates. Additional drainage is directed to the west, where it can be detained in the proposed stormwater management facility before discharging at a reduced runoff rate.

d. Natural characteristics of a watercourse.

Response: The proposed construction of the development will not adversely affect the existing drainage patterns near the property. The proposed drainage for post construction conditions will be conveyed to the stormwater management facility to control the rates of runoff prior to discharging to low point off-site. Overall drainage patterns will be maintained, and the project SWPPP outlines construction methods to be used for protecting any buffer areas during construction.

e. Significant wildlife habitats.

Response: The proposed development will require clearing a portion of the wooded area to allow for the development, however portions of the wooded areas will remain as shown on the plans. Consideration has been incorporated into the design to maintain wooded areas on the site. The proposed design aims to preserve wooded areas where possible on remaining open areas and by maintaining wooded buffer areas to neighboring properties.

f. Steep slope areas.

Response: No steep slope areas currently exist within the site. The site is relatively flat, however post-construction design includes small portions of steep slope areas. These areas will be seeded with a steep slope seed mix in order to maintain vegetated cover.

g. Recreational opportunities.

Response: Currently there are no designated recreational areas or hiking trails for use by the public. The proposed design plans offer HOA lands with lawn and walking areas suitable for use by the residents of the development.

h. Noise levels on adjacent areas.

Response: The wooded areas that are proposed to be kept as a buffer around the majority of the project's perimeter will help to minimize any noise level impacts from the proposed development. Additionally, the proposed residential units are consistent with the adjacent areas and are not anticipated to create any noise levels that will be inconsistent than the surrounding existing residential uses neighboring the property.

i. Water quality.

Response: The project SWPPP and proposed stormwater management plan are included with this application for review by the Town. The stormwater management facilities and green infrastructure practices will combine to provide the required water quality volumes to meet the NYSDEC's Stormwater Management Design Manual's requirements.

Responses to Planning Board Sketch Plan Review Letter (23P-0003) dated January 26, 2023

1. Please address in writing and in revision of the plans, the following concerns of the Board and public as expressed in the public hearing and work session:

- I. The potential for increased traffic generation along State Road, Plank Road, and Shoecraft Road was expressed as a concern. While the proposed development does not meet the thresholds for a traffic impact study, the Applicant should provide basic AM/PM peak trip generations for this development as part of a future preliminary/final application for the Board's consideration.

We have calculated the peak hour trip generation for the full build-out condition of the proposed project, with traffic AM and PM trip generation included in the Engineer's Report for review. The trip generations for the site based upon the ITE Trip Generation Manual (11th Edition) are based on the full build-out of the proposed 22 lots. The calculations are provided in Appendix E and are summarized in the table below:

Trip Generation Calculation Table

#215 Single Family Attached Housing, 22 dwelling units					
AM Peak	3 Entry	PM Peak	8 Entry	Saturday Peak (noon-2:00pm)	6 Entry
	9 Exit		5 Exit		7 Exit
	12 Total		13 Total		13 Total

- II. Through public comments, several potential alternative access configurations were requested for the development; Specifically, a single connection to State Road and/or for a connection to both State Road and Shoecraft Road as a thru street. The Board does not find either of these configurations preferential, but the Applicant should address the potential alternative configurations in future correspondence.

The proposed road entrance onto Shoecraft Road was preferable over connection onto Plank Road or State Road for multiple reasons:

- **Entrance onto Shoecraft Road provides sight distances well above the required limit.**
- **Shoecraft Road is a Town road and will not require any additional permitting.**
- **A road entrance onto State Road or Plank Road would require the road to be constructed at an existing low point, which would create drainage and stormwater management layout conflicts.**
- **Entrance onto Shoecraft Road places the proposed road farthest from any existing intersections, as opposed to a road entrance onto State Road or Plank Road.**
- **The proposed entrance onto Shoecraft Road reduces the overall clearing required for the development footprint of the site.**
- **Entrance onto Shoecraft Road was preferred by the Town, as noted in the comment above.**

Lot 23 will be accessed onto State Road, with no interconnection between the developments.

- III. A note should be added to the plans to indicate that a specific use for lot 23 has not been identified and any future use proposed for the site, excluding a single family residence and its accessory uses, will be subject to site plan approval before the Planning Board.

A note has been added to the Subdivision Plat, as requested. The Sketch Plan for Lot 23 will be for a residential senior living type of facility and will require a separate Site Plan approval from the Town.

- IV. Buffering should be provided to the neighbors directly abutting the proposed private drive.

The design of the proposed utility connections onto Plank Road (for sanitary sewer) and State Road (for watermain) assures that no utility installations are needed along the throat of the entrance onto Shoecraft Road. Therefore, less clearing is needed for the roadway construction and allows for the greatest amount of existing trees and vegetation to remain along the roadway, providing buffering to neighboring properties.

2. Provide a complete set of stamped engineered site plans that meet the requirements of the Town for a preliminary/final subdivision and site plan application.

A complete set of stamped engineered plans is included for preliminary/final review by the Town.

3. Storm water management facilities of different sizes were shown on the conventional and the cluster development plan. In a future preliminary/final application, the size of the stormwater management for the conventional plan should be detailed enough to provide adequate assurance that the number of units shown would be buildable and meet Town and DEC requirements.

The Conventional Plan included one stormwater management facility to be placed in the southwest corner of the property and would require complete clearing and grading of this area in order to provide the required stormwater quantity volume. It is feasible to grade a stormwater management facility within the width of this area. Additional areas within the Conventional Plan (such as in the rear yards and within the open area between Lots 20-23) would be utilized for additional green infrastructure practices for any additional quality and quantity controls as needed.

4. Provide a new letter of intent with a summary of updates and identify any changes to the project.

Please refer to the letter of intent included above for a summary of the project.

We look forward to presenting this application to the Planning Board at the meeting on August 10, 2023. If you require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES



Michael Bogojevski, P.E.

MCB/MAS

Encl.

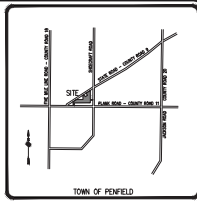
c: Rudy Neufeld; Crosstown Custom Homes

WELLSBROOK

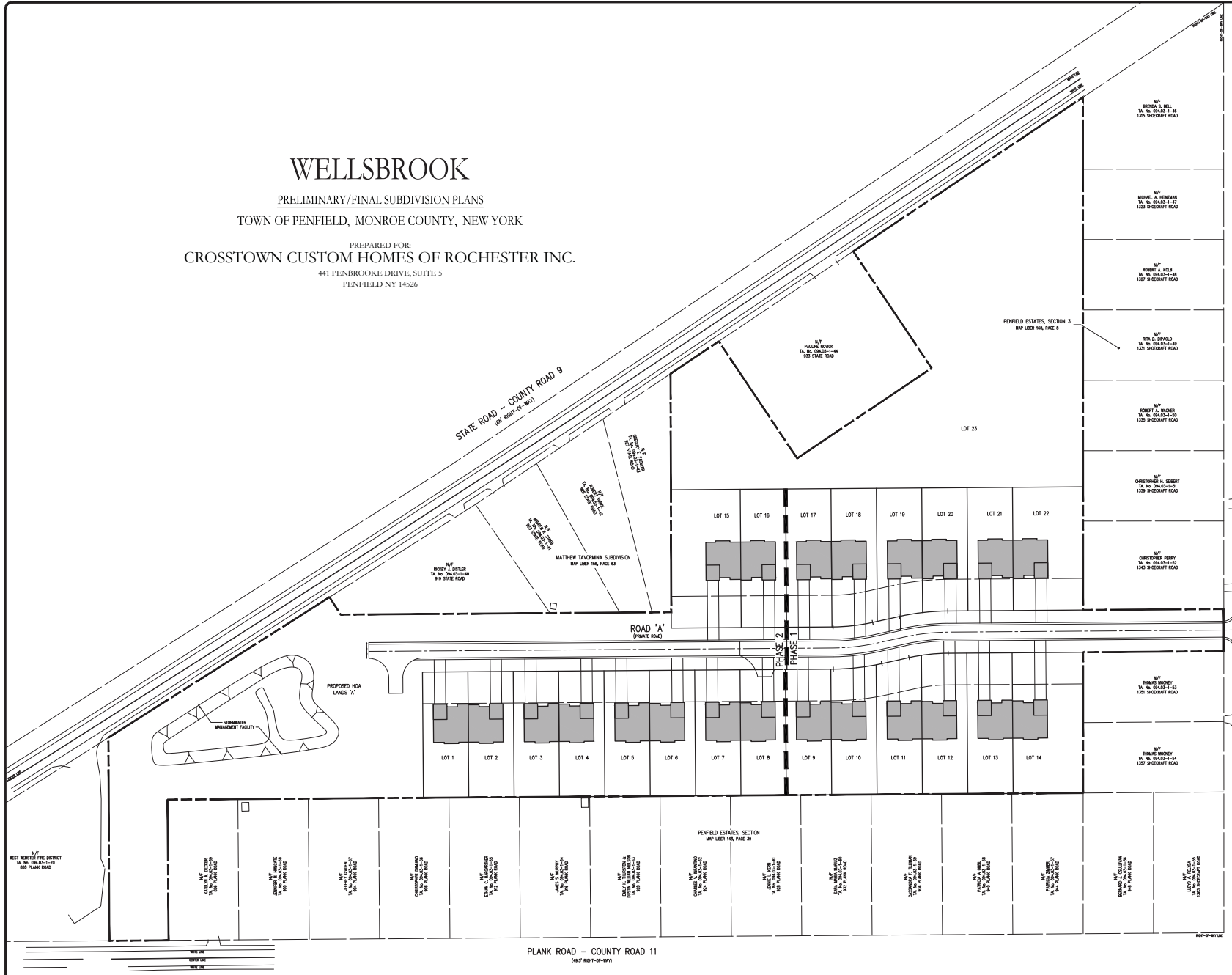
PRELIMINARY/FINAL SUBDIVISION PLANS

TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

PREPARED FOR:
CROSTOWN CUSTOM HOMES OF ROCHESTER INC.
 441 PENBROOKE DRIVE, SUITE 5
 PENFIELD NY 14526



TOWN OF PENFIELD
 LOCATION MAP
 NOT TO SCALE



SHOENKRAFT ROAD
 (COUNTY ROAD 10)

WELLSBROOK PRELIMINARY/FINAL SUBDIVISION PLANS

DWG No.	TITLE
2792-04	COVER SHEET
2792-05	SUBDIVISION PLAN (1 OF 2)
2792-06	SUBDIVISION PLAN (2 OF 2)
2792-07	UTILITY PLAN
2792-08	GRADING PLAN
2792-09	CONSTRUCTION EROSION CONTROL PLAN
2792-10	LATERAL PLAN
2792-11	PROFILE SHEET
2792-12	DETAIL SHEET (1 OF 2)
2792-13	DETAIL SHEET (2 OF 2)

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

1345 Shoecraft Rd (Wellsbrook) Aerial Map

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US Feet

