



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: Senior Living Facility at Wellsbrook
 Project Address: 1345 Shoecraft Road
 City, State, ZIP: Penfield, NY 14526
 Project Description: Proposed conceptual review for Lot 23 of Wellsbrook Subdivision. Proposed is a residential Greenhouse type of senior living building and associated site improvements.

Parcel Tax ID#: 094.03-1-45
 Zoning District: R-1-20 Project Size (acres): +/-3.8 acres

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: *Paul Neufeld VP.* Date: 7/20/23

Agent/Engineer: Michael Bogojevski, P.E.
 Company: BME Associates
 Address: 10 Liftbridge Lane East, Fairport, NY 14450
 Email: mbogojevski@bmepe.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: _____

July 20, 2023

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

**Re: Wellsbrook Lot 23
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 for Lot 23 of the Wellsbrook Subdivision. We request to appear at the Planning Board's meeting on August 10, 2023, and have enclosed eleven (11) copies of the following application materials for your review:

- Letter of Intent
- Lot 23 Concept Plan (BME dwg. #2792-03)
 - 4 - Full Size
 - 7 - 11x17
- Planning Board Application
- Owner Authorization to Make Application Letter
- Application Fee: \$150 (Sketch Plan Review)
- Electronic PDF's (emailed)

The enclosed Concept Plan is for Lot 23 of the Wellsbrook Subdivision. The developer intends to develop the property with a proposed residential Senior Living development typical of the St. John's Green House senior living product. The plan includes the proposed building located on the eastern portion of Lot 23. The intended product provides buildings with private bedrooms with communal great rooms and living area. The proposed building is a single-story residential type home.

The applicant previously submitted Concept Plans for review to the Board in January 2023, and is also currently submitting preliminary/final plans to subdivide the proposed property into twenty-two (22) semi-detached (duplex) units along with Lot 23 to be subdivided for the intended 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 a total of 14.5 acres and is within the Residential R-1-20 zoning district (Tax Account Number 094.03-1-45). Lot 23 is 3.78 acres. 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 overall 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 the proposed lot standards shown on the enclosed Concept Plan. The requested lot standards are proposed to provide a housing product desired by the applicant for the duplex townhome portion, and also work for the proposed Lot 23 conceptual layout. The proposed Concept Plan has been prepared utilizing the bulk standards for setbacks within the R-1-20 district.

The proposed use does not require a large parking requirement, with parking provided for employees and visitors. A single driveway entrance onto State Road (County Road 9) is proposed for access to the building and parking area. Utilities will connect to existing mains along State Road. Stormwater management is intended to be in the rear of the houses directing runoff towards an existing culvert, maintaining existing drainage patterns.

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

Sincerely,
BME ASSOCIATES

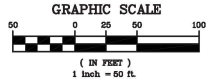
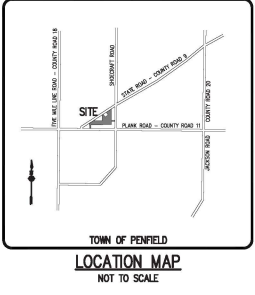
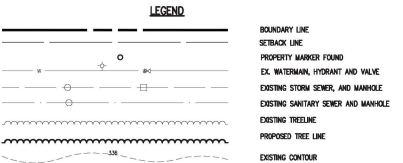
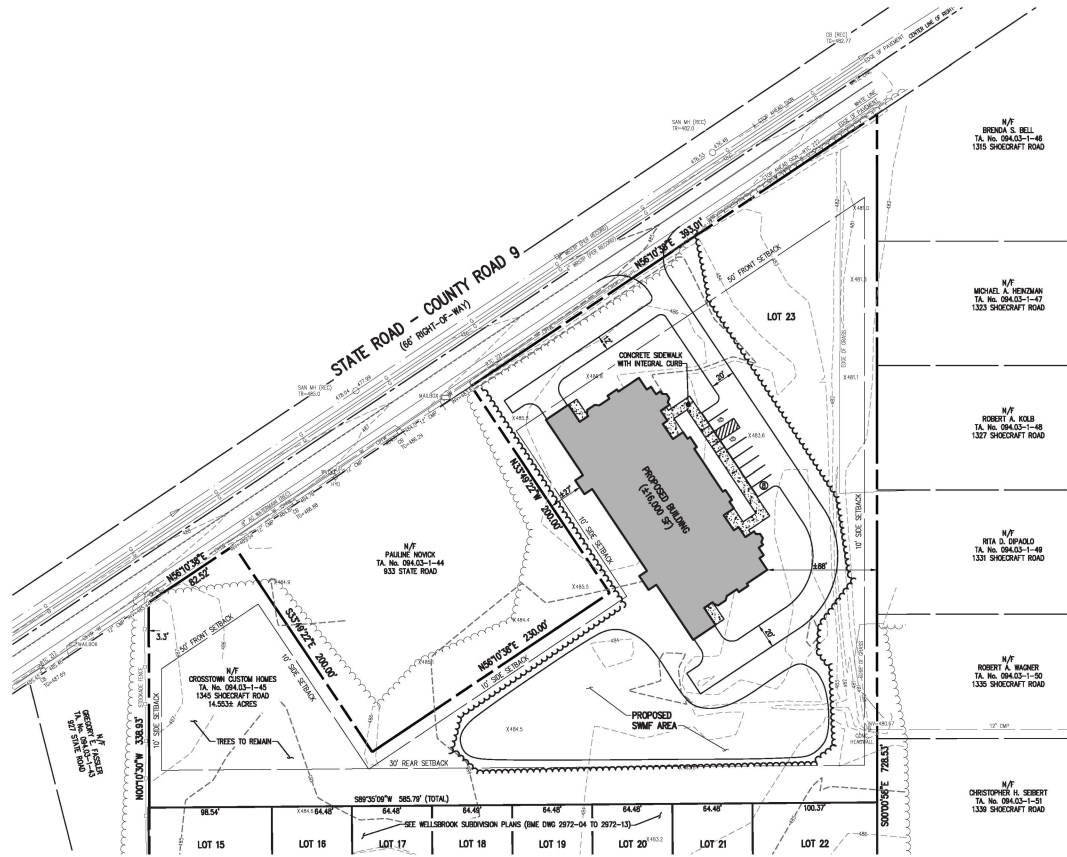
A handwritten signature in blue ink, appearing to read "Michael Bogojevski".

Michael Bogojevski, P.E.

/MCB

Encl.

c: Rudy Neufeld; Crosstown Custom Homes



- SUBDIVISION NOTES:**
- EXISTING ZONING IS R-1-20. THE PENFIELD TOWN BOARD APPROVED THE RE-ZONING FOR THIS PROPERTY FROM RESIDENTIAL 1 TO R-1-20 ZONING AT THEIR OCTOBER 19, 2022 MEETING.
 - PROJECT ADDRESS: 1345 SHOOCRAFT ROAD, WEBSTER, NY 14580
 - TOTAL PROJECT AREA: 0.1455 ACRES (TA # 094.03-1-45)
LOT 23 AREA: 0.378 ACRES
 - PROPOSED USE: PROPOSED GREENHOUSE TYPE SENIOR LIVING RESIDENTIAL BUILDING.
 - PROPOSED LOT STANDARDS
(CALCULATED) REQUIRED (R-1-20) PROPOSED
MINIMUM LOT AREA: 20,000 SF 1164.58 SF
MINIMUM LOT WIDTH: 100' 182'
FRONT SETBACK: 50' 50'
SIDE SETBACK: 10' 10'
REAR SETBACK: 30' 30'
- LOT AREA REQUIREMENTS PER TOWN OF PENFIELD TOWN CODE SECTION 250-11.4 CLUSTER DEVELOPMENTS.
- PARKING PROPOSED: 8 SPACES PROPOSED.
 - BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
 - THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREIN ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER SECTION 278 OF TOWN 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 (i.e. MONROE COUNTY WATER AUTHORITY, AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
 - THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH NEGLIGENCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
 - REVIEW OF THE FEMA MAP INDICATES THIS PROPERTY IS NOT LOCATED WITHIN A RECORDED 100-YEAR FLOODPLAIN.
 - ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE APPLICATION TO THE TOWN OF PENFIELD.

Drawing Attention
This drawing is an extract from the final subdivision plan. The final subdivision plan shall be filed with the County Clerk's Office and shall apply to the entire project.
This is a statement of the law for any person, unless shown to be acting under the engineer or land surveyor to alter any part of the map. It is the responsibility of the user of this drawing to verify the accuracy of the information shown on this drawing. The engineer or land surveyor is not responsible for the accuracy of the information shown on this drawing. The engineer or land surveyor is not responsible for the accuracy of the information shown on this drawing. The engineer or land surveyor is not responsible for the accuracy of the information shown on this drawing.

NO.	REVISION	DATE
7		7/1/23
6		1/8/23
5		1/8/23
4		1/8/23
3		1/8/23
2		1/8/23
1	REVISED LAYOUT TO SHOW BUILDING PERMITS	1/8/23

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
111 HUNTERS LANE EAST
FAIRPORT, NY 14455
PHONE: 848.777.7800
FAX: 848.777.7809
WWW.BMEINC.COM

WELLSBROOK
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK
CROSSSTOWN CUSTOM HOMES OF ROCHESTER INC
441 HUNTERS LANE EAST
FAIRPORT, NY 14455

LOT 23 CONCEPT PLAN

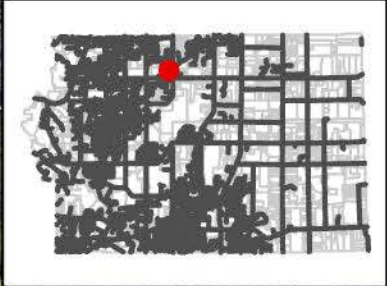
PROJECT	CLIENT	DRAWING TITLE
PROJECT LOCATION	CLIENT	DRAWING TITLE

PROJECT MANAGER	DATE
M. BOOLEY	
PROJECT ENGINEER	DATE
M. BOOLEY	
DRAWN BY	DATE
H. RE	
SCALE	DATE ISSUED
1"=50'	JUNE 30, 2023
PROJECT NO.	2792

NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revision until all approvals are obtained and should not be used for construction purposes.

1345 Shoecraft Rd (Lot 23) Aerial Map

The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, expressed or implied, as to the accuracy of such record(s).



Shoecraft Road

EagleView, 2021