

# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, October 10, 2024, 6:30 PM

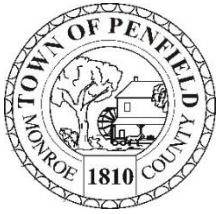
Allyn "AJ" Hetzke, Chairman presiding

Bob Ockenden, Town Board Liaison

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- I. Call to Order**
- II. Approval of Minutes** – September 26, 2024, DRAFT Minutes
- III. Sketch Plan Review**
- IV. Public Hearing Applications**
  1. 2480 Browncroft Blvd – RichSam Properties  
Preliminary / Final Site Plan  
Application #24P-0022
  2. 47 Willow Pond Way – Willow Pond PD  
Preliminary Site Plan  
Application #24P-0023
  3. 35 Apollonia Lane – Bramble Ridge Subdivision  
Preliminary / Final Subdivision and Site Plan  
Application #24P-0024
- V. Tabled Applications**
  1. 1990 Brandt Point Drive, Walmart Expansion  
Preliminary / Final Site Plan  
Application #24P-0019
- VI. Action Items (Administrative)**
- VII. Held Items**
  1. 2209 Penfield Road – Natalie Nails  
Preliminary / Final Site Plan  
Application #24P-0026
- VIII. New Business**
  1. 2025 Planning Board Schedule
- IX. Next Meeting: October 24, 2024 – Work Session**
- X. Adjournment**

*This meeting will be video recorded and broadcast LIVE via the town's website [www.penfield.org](http://www.penfield.org)  
and on the Town's Government Access Cable Channel 1303  
Questions regarding video coverage? Contact Penfield TV at (585) 340-8661*



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## NOTICE OF PUBLIC HEARING MEETING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE that a Public Hearing will be held on **Thursday, October 10, 2024**, immediately following a work session meeting commencing at 6:30 PM local time. The Planning Board will discuss tabled matters and other business that may come before it during the work session, followed by a Public Hearing to consider each of the following applications.

### PUBLIC HEARING APPLICATIONS:

1. IBL Engineering, 5 Lori Lane, Clifton Park, NY 12065, on behalf of Richard Samuel requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for preliminary and final site plan approval for the building of an accessory storage/maintenance structure at 2480 Browncroft Boulevard, Rochester, NY 14625. The property is now or formerly owned by RichSam Properties, Inc. and zoned Limited Business (LB). Application #24P-0022, SBL # 123.07-1-21./2480.
2. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450 on behalf of Willow Pond Ventures, LLC requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for preliminary and site plan approval for the building of two (2) apartment buildings with 44-units each to be located at 47 Willow Pond Way. The property is now or formerly owned by Willow Pond Ventures, LLC and zoned Planned Development District (PD). Application #24P-0023, SBL #139.08-2-1.21.
3. McMahon-LaRue Associates, 822 Holt Road, Webster, NY 14580 on behalf of Arnold DiPietro requests under Chapter 250, Article XI-11.2 of the Code of the Town of Penfield for preliminary and final subdivision approval to subdivide 32.685 acres into two (2) lots. Lot 301 being 2.671 acres and remaining lands being 30.014 acres with the existing single-family home at 35 Apollonia Lane, Fairport, NY 14450. The property is now or formerly owned by Arnold DiPietro and zoned Residential Agricultural District (RA-2). Application #24P-0024, SBL # 126.01-1-52.
4. Joseph O'Donnell, 3033 Brighton-Henrietta Town Line Road, Rochester, NY 14623, on behalf of Huong Nguyen requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for preliminary and final site plan approval for the redevelopment of a residential home into a commercial business including parking lot and associated site improvements at 2209 Penfield Road, Penfield, NY 14526. The property is now or formerly owned by Huong Nuygen and Quang Tran and zoned Business, Non-Retail (BN-R). Application #24P-0026, SBL # 140.01-2-7.

The next Planning Board meeting will be held at 6:30 PM local time on **October 24, 2024**, in the Town Hall Auditorium to discuss tabled matters and other business that may be before it. Please contact the Planning Department with any questions or concerns.

Amy Steklof, RMC/CMC  
Town Clerk