



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, July 11, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Ockenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – June 13, 2024, DRAFT Minutes
- III. Public Hearing Applications**
 - 1. 47 Willow Pond Way
Sketch Plan
Application #24P-0012
 - 2. 978 State Road, Sirianni Subdivision
Preliminary / Final Site Plan
Application #24P-0011
 - 3. 85 Sovran Drive, Wellness360
Preliminary / Final Site Plan
Application #24P-0013
- IV. Tabled Applications**
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: August 08, 2024 – Public Hearing**
- IX. Adjournment**

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

PLANNING BOARD AGENDA

PLEASE TAKE NOTICE that a Public Hearing will be held at Penfield Town Hall on **Thursday, July 11, 2024**, immediately following a work session meeting commencing at 6:30 PM local time. The 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. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450 on behalf of Willow Pond Ventures LLC, requests an informal discussion before the Board with a proposed modification of the existing Willow Pond Planned Development site plan to allow the development of 84-apartments units within two (2) buildings 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-0012, SBL #139.08-2-1.21.
2. LandTech Surveying and Planning, PLLC, 1105 Ridgeway Avenue, Rochester, NY 14615, on behalf of Louis J. Sirianni, requests under Chapter 250, Article XI-11.2 and Article XII-12.2 of the Code of the Town of Penfield for preliminary and final subdivision and site plan approval for a two-lot subdivision and development of single-family residential homes on a 5.85-acre parcel at 978 State Road. The property is now or formerly owned by Louis. J Sirianni. and zoned Rural Residential (RR-1). Application #24P-0011, SBL #94.02-1-15.6.
3. McMahon-LaRue Associates, on behalf of Anthony Imburgia, requests under Chapter 250, and Article XI-11.2 and Article XII-12.2 of the Code of the Town of Penfield for preliminary and final subdivision and site plan approval for the development of an +/- 8,800sf office building for a physical therapy practice at 85 Sovran Drive and re-subdivision to adjust the shared boundary between 85 Sovran Drive and 1270 Creek Street. The property is now or formerly owned by 1270 Creek St LLC and zoned General Business (GB). Application #24P-0013, SBL #093.15-1-2.116.

The next Planning Board meeting will be held at 6:30 PM local time on **August 08, 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