



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, April 11, 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** – March 28, 2024, DRAFT Minutes
- III. Public Hearing Applications**
  1. 1835 & 1835-B Fairport Nine Mile Point Road, YMCA  
Preliminary / Final Site Plan & Conditional Use Permit Approval  
Application #24P-0006
- IV. Tabled Applications**
  1. 1676 Penfield Road, Flower City Arcade Expansion  
Preliminary / Final Site Plan & Conditional Use Permit Approval  
Application #23P-0006 – *Withdrawn by the Applicant*
  2. 2324 Fairport Nine Mile Point Road, Meaningful Life Psychological Services  
Preliminary / Final Site Plan Approval  
Application #24P-0004
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: April 25, 2024 – Work Session**
- IX. 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.*

## PLANNING BOARD AGENDA

PLEASE TAKE NOTICE that a Public Hearing will be held at Penfield Town Hall on **Thursday, April 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.

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### **PUBLIC HEARING APPLICATION:**

1. Costich Engineering, 217 Lake Avenue, Rochester, NY 14608, on behalf of HB Cornerstone, requests under Chapter 250, Article XII-12.2 and Article XIII-13.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan Approval and a Conditional Use Permit for a proposed ±14,000 SF building addition for an Early Learning Center with associated parking lot expansion and other site improvements on ±50.83 acres at 1835 and 1835-B Fairport Nine Mile Point Road. The properties are now or formerly owned by YMCA of Greater Rochester and zoned Mixed-Use Development (MUD). Application #24P-0006, SBL #125.01-1-34.12 & 125.01-1-34.13.

### **TABLED APPLICATIONS:**

1. Greg Grillo, 231 Bayway Drive, Webster, NY 14580, requests under Chapter 250, Article XII-12.2 and Article XIII-13.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan and Conditional Use Permit Approval for proposed improvements to the rear ±1,000 s.f. building including the addition of a handicap accessible entrance/exit, a ±1,500 s.f. building addition, and other associated site improvements on the ±0.48 acres located at 1676 Penfield Road, Penfield, NY 14526. The property is now or formerly owned by Nick Agnello and zoned Limited Business (LB). Application #23P-0006, SBL #139.05-1-56.
2. Marques & Associates, P.C., 930 East Avenue, Suite 1000, Rochester, NY 14607, on behalf of Vanessa Komarek, PsyD, requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for Preliminary & Final Site Plan Approval for the construction of a parking lot on ±0.633 acres located at 2324 Fairport Nine Mile Point Road, Fairport, NY 14450. The property is now or formerly owned by Paul Monachino, zoned Business Non-Retail (BN-R). Application #24P-0004, SBL #140.01-2-61.

The next Planning Board meeting will be held at 6:30 PM local time on **April 25, 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