



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, August 08, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Ockenden, Town Board Liaison

I. Call to Order

II. Approval of Minutes – July 11, 2024, DRAFT Minutes

III. Public Hearing Applications

1. 2520 Browncroft Blvd, Silver Maple Dental
Sketch Plan
Application #24P-0014
2. 1820 Plank Road, Williams Subdivision
Preliminary / Final Subdivision & Site Plan
Application #24P-0015
3. 1767, 1775, 1781, 1787, 1801, and 1810 Fairport Nine Mile Point Road
Sketch Plan
Application #24P-0016

IV. Tabled Applications

****Due to the expected public interest in the Public Hearing applications, all tabled applications will be held until the Planning Board worksession on August 22, 2024****

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

V. Action Items (Administrative)

VI. Held Items

VII. New Business

VIII. Next Meeting: August 22, 2024 – Worksession

IX. Adjournment

****TIME RESTRICTIONS WILL BE IN EFFECT DURING PUBLIC COMMENT PERIODS****

*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, August 08, 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. McMahon-LaRue Associates, 822 Holt Road, Webster, NY 14580 on behalf of Dr. Caitlin Hoffman requests an informal discussion before the Board with a proposed subdivision of the existing 5.24-acre lot and site plan to allow the development of 5,241 square foot dental office be located at 2520 Browncroft Blvd. The property is now or formerly owned by Penfield Federal Credit Union and zoned Business Non-Retail (BN-R). Application #24P-0014, SBL #123.07-02-010.1.
2. McMahon-LaRue Associates, 822 Holt Road, Webster, NY 14580 on behalf of Brandon Emerson, 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 to subdivide 38.75 acres into two (2) lots and construction of a single-family home at 1820 Plank Road. The property is now or formerly owned by David and Wanda Williams and zoned Rural Agricultural (RA-2). Application #24P-0015, SBL #096.03-01-25.
3. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Penfield Partners, LLC requests an informal discussion before the Board with a proposed commercial and residential project with associated site improvements to be located in the M.U.D and to be considered for re-zoning to PD – Planning Development District located at 1767, 1775, 1781, 1787, 1801, and 1810 Fairport Nine Mile Point Road. The property is now or formerly owned by WRM Holdings III, LLC, William and Debbie Wickham, Gregory and Lisa Wickham, Jeffrey and Elizabeth Rodgers, James Reid, Sebastian and Concetta Curatolo, and Michael and Maria Spina, and zoned Mixed-Use District (M.U.D.). Application #24P-0016, SBL #125.01-1-33.11, 125.01-01-3.111, 125.01-01-3.2, 125.01-1-2, 125.01-1-4, 125.01-1-25.21.

The next Planning Board meeting will be held at 6:30 PM local time on **August 22, 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 Steklrof, RMC/CMC
Town Clerk

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