



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, January 11, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Okenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – December 14, 2023, DRAFT Minutes
- III. Public Hearing Applications**
 1. 1918 Jackson Road (Dumais Lane), Stafford Park Subdivision – Phase II Sketch Plan
Application # 24P-0001
- IV. Tabled Applications**
 1. 1676 Penfield Road, Flower City Arcade Expansion
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #23P-0006
 2. 1345 Shoecraft Road, Wellsbrook
Preliminary / Final Subdivision & Site Plan Approval
Application #23P-0011
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: January 25, 2024 – Work Session**
- 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, January 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.

SKETCH PLAN APPLICATION:

1. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Insite Land Development, Inc., requests an informal discussion before the Board with plans for a revised lot layout within Phase 2 of Stafford Park on ± 4.3 acres at 1918 Jackson Road. The property is now or formerly owned by Insite Land Development, Inc. and zoned Residential 1-20 (R-1-20). Application #24P-0001, SBL #124.16-1-39.31.

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 $\pm 1,000$ s.f. building including the addition of a handicap accessible entrance/exit, a $\pm 1,500$ 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. BME Associates, 10 Liftbridge Lane East, Fairport, NY 14450, on behalf of Crosstown Custom Homes of Rochester, Inc., 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 & Site Plan Approval for a 23-lot cluster subdivision with 22 semi-detached townhomes and associated site improvements on ± 14.55 acres located at 1345 Shoecraft Road, Penfield, NY 14526. The property is now or formerly owned by Crosstown Custom Homes of Rochester, Inc., and zoned Rural Residential (R-1-20). Application #23P-0011, SBL #094.03-1-45.

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