

TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, May 8, 2025, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

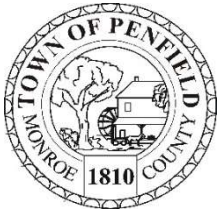
Bob Ockenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – February 27, 2025, DRAFT Minutes
- III. Sketch Plan Review**
 - 1. 1801 Fairport Nine Mile Point Road
Sketch Plan
Application #25P-0004
- IV. Tabled Applications**
 - 1. 2051 Fairport Nine Mile Pt Rd – Chick-fil-A
Preliminary / Final Site Plan
Application #24P-0031
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
 - 1. SEQR Lead Agency – 1234 & 1250 Northrup Drive
- VIII. Next Meeting: May 22, 2025 – 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



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NOTICE OF PUBLIC HEARING MEETING, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE that a Public Hearing will be held on **Thursday, May 8, 2025**, 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.

SKETCH PLAN REVIEW:

1. BME Associates, 10 Liftbridge Lane East, Fairport, NY 14450, on behalf of Penfield NY Partners LLC, requests an informal discussion before the Board for a proposed mixed-use development at 1801 Fairport Nine Mile Point Road. The proposed sketch plan includes the repurposing of an existing $\pm 4,355$ SF single-story commercial building and the construction of a $\pm 7,500$ SF single-story commercial building, seven (7) residential for-sale townhouse units, and $\pm 16,800$ SF of open space area to be located on a 5.0-acre property. The property is now or formerly owned by Penfield NY Partners LLC and zoned Mixed-Use Development (MUD). Application #25P-0004, SBL # 125.01-1-33.11.

The next Planning Board meeting will be held at 6:30 PM local time on **May 22, 2025**, 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