



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, October 12, 2023, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Debbie Drawe, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – September 28, 2023, DRAFT Minutes
- III. Public Hearing Applications**
 1. 1310 Five Mile Line Road, Webster Montessori School Addition
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #23P-0014
- IV. Tabled Applications**
 1. 1676 Penfield Road, Flower City Arcade Expansion
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #23P-0006
 2. 2130 Fairport Nine Mile Point Road, Chick-fil-A
Preliminary / Final Subdivision, Site Plan Approval & Conditional Use Permit
Application #23P-0007 (#22P-0015)
- V. Action Items (Administrative)**
- VI. Held Items**
 1. 1345 Shoecraft Road, Wellsbrook
Preliminary / Final Subdivision & Site Plan Approval
Application #23P-0011 *Postponed at the request of the Applicant*
 2. 1345 Shoecraft Road, Wellsbrook (Lot 23)
Sketch Plan
Application #23P-0012 *Postponed at the request of the Applicant*
- VII. New Business**
- VIII. Next Meeting: October 26, 2023 – 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, October 12, 2023**, 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 APPLICATION:

1. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614, on behalf of Webster Montessori School, 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 Expansion to an existing Conditional Use Permit for a proposed addition on an existing school building with associated site improvements on ± 4.04 acres located at 1310 Five Mile Line Road, Webster, NY 14580. The property is now or formerly owned by Webster Montessori School, zoned Single Family Residential (R-1-20). Application #23P-0014, SBL #094.03-1-35.

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. Bohler Engineering MA, LLC, 70 Linden Oaks, Rochester, NY 14625, on behalf of Kerry Ventures Fairport Nine Mile Point Road LLC, requests under Chapter 250, Article XII-11.2, Article XII-12.2, and Article XII-13.2 of the Code of the Town of Penfield, a new public hearing for Preliminary and Final Subdivision, Site Plan, and Conditional Use Permit Approval for the proposed construction of a $\pm 5,600$ sf Chick-fil-A restaurant building with drive-through and associated site improvements on ± 5.1 acres located at 2130 Fairport Nine Mile Point Road and 2195 Penfield Road. The properties are now or formerly owned by Kerry Ventures Fairport Nine Mile Point Road LLC, and zoned General Business (GB). Application #23P-0007, SBL #140.01-2-4.1 and 140.01-2-6.998. Applicant was previously before the Planning Board on June 9, 2022, as application #22P-0015.

HELD APPLICATIONS:

1. 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.
2. BME Associates, 10 Liftbridge Lane East, Fairport, NY 14450, on behalf of Crosstown Custom Homes of Rochester, Inc., requests an informal discussion before the Board with a concept for a proposed $\pm 16,000$ sf residential Green House senior living type of facility with the associated improvements on ± 3.78 acres 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-0012, SBL #094.03-1-45.

PLANNING BOARD AGENDA

The Planning Board will next meet at 6:30 PM local time on **October 26, 2023**, 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