

TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

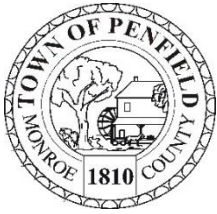
Thursday, November 14, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Ockenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – October 24, 2024, DRAFT Minutes
- III. Sketch Plan Review**
 1. 1150 Penfield Road
Sketch Plan
Application #24P-0030
- IV. Public Hearing Applications**
 1. 1585 Jackson Road – Verizon
Preliminary / Final Site Plan
Application #24P-0027
 2. 2520 Browncroft Blvd – Silver Maple Dental
Preliminary / Final Subdivision and Site Plan
Application #24P-0028
 3. 100 Old Quarry Lane – RIT Tait Preserve
Preliminary / Final Site Plan
Application #24P-0029
 4. 2051 Fairport Nine Mile Pt Rd – Chick-fil-A
Preliminary / Final Site Plan
Application #24P-0031
- V. Tabled Applications**
 1. 47 Willow Pond Way – Willow Pond PD
Preliminary Site Plan
Application #24P-0023
- VI. Action Items (Administrative)**
 1. 1380 & 1408 Shoecraft Road – DiSalvo Resubdivision
- VII. Held Items**
 1. 2209 Penfield Road – Natalie Nails
Preliminary / Final Site Plan
Application #24P-0026
- VIII. New Business**
- IX. Next Meeting: December 12, 2024 – Public Hearing\Work Session**
- X. 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, November 14, 2024**, 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. SEI Design Group, 224 Mill Street, Rochester, NY 14614, on behalf of 1150 Penfield Road LLC requests an informal discussion before the Board for a proposed 4,400 square foot, 2-story addition to the existing building, a separate 2,100 square foot single-story new construction building, and an expansion to the existing parking lot at 1150 Penfield Road, Rochester, NY 14625. The property is now or formerly owned by 1150 Penfield Road LLC and zoned Business Non-Retail District (B-NR). Application #24P-0030, SBL # 123.19-1.56.

PUBLIC HEARING APPLICATIONS:

2. Nixon Peabody LLP, 1300 Clinton Square, Rochester, NY 14604 on behalf of Bell Atlantic Mobile Systems LLC, d/b/a/ Verizon, 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 conditional use permit for the construction of a 125 foot monopole wireless communications facility with a 42x60 foot fenced compound with associated exterior cabinets, and other site improvements at 1585 Jackson Road, Penfield, NY 14526. The property is now or formerly owned by Penfield Volunteer Emergency Ambulance Service, Inc. and zoned Rural Residential District (RR-1). Application #24P-0027, SBL #109.04-1-10.
3. McMahon-LaRue Associates, 822 Holt Road, Webster, NY 14580 on behalf of Dr. Caitlin Hoffman and Dr. Allison Cohen requests under Chapter 250, Article VI-6.1, 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 and EPOD Permit approval for a 1.46-acre parcel to be subdivided from the existing 5.24-acre lot at 2520 Browncroft Blvd, Rochester, NY 14526. The development of the parcel will include the construction of a 5,241 square foot dental office with associated parking and utilities to be accessed off Creek Street. The property is now or formerly owned by Family First of NY Federal Credit Union and zoned Business Non-Retail (BN-R). Application #24P-0028, SBL #123.07-02-10.1
4. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614 on behalf of Rochester Institute of Technology under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for preliminary and final site plan approval to construct a 2,800 square foot one-story classroom building, garage and associated parking lot at 100 Old Quarry Lane, Rochester, NY 14625. The property is now or formerly owned by Rochester Institute of Technology and zoned Residential 1-20 District (R-1-20). Application #24P-0029, SBL # 123.15-1-1.
5. Bohler Engineering & Landscape Architecture NY, LLC, 70 Linden Oaks, Third Floor, Suite 15, Rochester, NY 14625, on behalf of Chick-fil-A, Inc. 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 conditional use permit for the construction a 5,400 square foot Chick-fil-A restaurant with drive-thru and associated site improvements to be located at 2051 Fairport Nine Mile Point Road, Penfield, NY

14526. The property is now or formerly owned by No Look Landing, LLC, and zoned Limited Business (LB). Application #24P-0031, SBL #125.17-1-9.

The next Planning Board meeting will be held at 6:30 PM local time on **December 12, 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