



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, March 14, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Okenden, Town Board Liaison

---

- I. Call to Order**
- II. Approval of Minutes** – February 8, 2024, DRAFT Minutes
- III. Public Hearing Applications**
  1. 2324 Fairport Nine Mile Point Road, Meaningful Life Psychological Services  
Preliminary / Final Site Plan Approval  
Application #24P-0004
- 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
  3. 1835 Fairport Nine Mile Point Road, YMCA Early Learning Center Expansion  
Sketch Plan  
Application #24P-0002
- V. Action Items (Administrative)**
  1. 945 & 947 Panorama Trail S – Resubdivision / lot merge
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: March 28, 2024 – Work Session**
- IX. Adjournment**

*This meeting will be video recorded and broadcast LIVE via the town's website [www.penfield.org](http://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, March 14, 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 APPLICATION:

1. Marques & Associates, P.C., 930 East Avenue, Suite 1000, Rochester, NY 14607, on behalf of Vanessa Komarek, PsyD, requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for Preliminary & Final Site Plan Approval for the construction of a parking lot on  $\pm 0.633$  acres located at 2324 Fairport Nine Mile Point Road, Fairport, NY 14450. The property is now or formerly owned by Paul Monachino and zoned Business Non-Retail (BN-R). Application #24P-0004, SBL #140.01-2-61.

### 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  $\pm 0.48$  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  $\pm 14.55$  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.
3. Costich Engineering, 217 Lake Avenue, Rochester, NY 14608, on behalf of HB Cornerstone, requests an informal discussion before the Board with plans for a proposed expansion including a 10,000 SF building addition for an Early Learning Center with associated parking lot expansion and other site improvements on  $\pm 50.83$  acres at 1835 Fairport Nine Mile Point Road. The property is now or formerly owned by Eastside Family Branch YMCA and zoned Mixed Use. Application #24P-0002, SBL #125.01-1-34.12 & 125.01-1-34.13.

The next Planning Board meeting will be held at 6:30 PM local time on **March 28, 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