



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, May 9, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Ockenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – April 25, 2024, DRAFT Minutes
- III. Public Hearing Applications**
 1. 85 Sovran Drive, Wellness 360
Sketch Plan
Application #24P-0008
 2. 1918 Jackson Road, Stafford Park – Phase II
Preliminary / Final Site Plan & Subdivision
Application #24P-0007
- IV. Tabled Applications**
 1. 1835 & 1835-B Fairport Nine Mile Point Road, YMCA
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #24P-0006
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: May 23, 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, May 9, 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 APPLICATIONS:

1. McMahon LaRue Associates, 822 Holt Road, Webster, NY 14580, on behalf of Anthony Imburgia, requests an informal discussion before the Board with a proposed site plan for a new office building on ± 0.765 acres at 85 Sovran Drive. The property is now or formerly owned by Anthony Imburgia and zoned General Business (GB). Application #24P-0008, SBL #93.15-01-002.116.
2. BME Associates, 10 Lift Bridge Land East, Fairport, NY 14450, on behalf of Insite Land Development, Inc., requests under Chapter 250, Article XI-11.2 and Article XII-12.2 of the Code of the Town of Penfield for Final Subdivision & Site Plan Approval for a revised lot layout of Phase II of the Stafford Park Subdivision on ± 4.3 acres at 1918 Jackson Road. The property is now or formerly owned by Insite Land Development, Inc. and zoned Single-Family Residential (R-1-20). Application #24P-0007, SBL #124.16-1-39.31.

TABLED APPLICATIONS:

1. Costich Engineering, 217 Lake Avenue, Rochester, NY 14608, on behalf of HB Cornerstone, 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 a Conditional Use Permit for a proposed $\pm 14,000$ SF building addition for an Early Learning Center with associated parking lot expansion and other site improvements on ± 50.83 acres at 1835 and 1835-B Fairport Nine Mile Point Road. The properties are now or formerly owned by YMCA of Greater Rochester and zoned Mixed-Use Development (MUD). Application #24P-0006, 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 **May 23, 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 Steklhof, RMC/CMC
Town Clerk