



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, February 8, 2024, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Bob Okenden, Town Board Liaison

- I. Call to Order**
- II. Approval of Minutes** – January 11, 2024, DRAFT Minutes
- III. Public Hearing Applications**
 - 1. 1835 Fairport Nine Mile Point Road, YMCA Early Learning Center Expansion
Sketch Plan
Application # 24P-0002
 - 2. 1205 Five Mile Line Road, Milton Subdivision
Preliminary / Final Subdivision & Site Plan Approval
Application #24P-0003
- 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. 1918 Jackson Road (Dumais Lane), Stafford Park Subdivision – Phase II
Sketch Plan
Application # 24P-0001
- V. Action Items (Administrative)**
- VI. Held Items**
- VII. New Business**
 - 1. 976 & 978 State Road, Sirianni Subdivision
Revised Sketch Plan
Application #23P-0008
- VIII. Next Meeting: February 22, 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, February 8, 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.

SKETCH PLAN APPLICATION:

1. 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 ± 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.

PUBLIC HEARING APPLICATION:

1. Greene Land Surveying PLLC, 403 East Miller Street, Newark, NY 14513, on behalf of Mitchell and Carol Milton, 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 two-lot subdivision with site plan approval for a new single-family residence, with access on Meadows End, on ± 1.383 acres located at 1205 Five Mile Line Road, Webster, NY 14580. The property is now or formerly owned by Mitchell and Carol Milton, zoned Single Family Residential (R-1-20). Application #24P-0003, SBL #094.01-1-28.

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. 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.
3. BME Associates, 10 Lift Bridge Land East, Fairport, NY 14450, on behalf of Insite Land Development, Inc., requests an informal discussion before the Board with plans for a revised lot layout within Phase 2 of Stafford Park on ± 4.3 acres at 1918 Jackson Road. The property is now or formerly owned by Insite Land Development, Inc. and zoned Residential 1-20 (R-1-20). Application #24P-0001, SBL #124.16-1-39.31.

PLANNING BOARD AGENDA

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