



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## PLANNING BOARD AGENDA

Thursday, September 28, 2023 at 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding

Debbie Drawe, Town Board Liaison

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- I. Call to Order**
- II. Approval of Minutes** – August 10, 2023, DRAFT Minutes
- III. Public Hearing Applications**
- 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)
  3. 2222 Penfield Road, K9 Roc East Pet Resort  
Preliminary / Final Site Plan Approval & Conditional Use  
Application #23P-0009
- 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**
  1. 2024 Planning Board Meeting Dates
- VIII. Next Meeting: October 12, 2023 – Public Hearing**
- 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 work session meeting will be held at Penfield Town Hall on **Thursday, September 28, 2023**, at 6:30 PM local time by the Penfield Planning Board to discuss applications that were tabled at previous meetings.

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### **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. 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  $\pm 5.1$  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.
3. Lu Engineers, 280 Broad St, Suite 170, Rochester, NY 14604, on behalf of K9 Resorts Luxury Pet Hotel, 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 the proposed redevelopment of an existing building and parking area into a luxury pet hotel with associated site improvements on  $\pm 2.1$  acres located at 2222 Penfield Road, Penfield, NY 14526. The property is now or formerly owned by 2226 Penfield Rd. LLC, zoned Limited Business (LB). Application #23P-0009, SBL #140.01-1-7.2.

### **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  $\pm 14.55$  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.
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  $\pm 3.78$  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.

The Planning Board will next meet at 6:30 PM local time on **October 12, 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