



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD AGENDA

Thursday, June 22, 2023, 6:30 PM

Allyn "AJ" Hetzke, Chairman presiding
Debbie Drawe, Deputy Town Supervisor

- I. Call to Order**
- II. Approval of Minutes – May 25, 2023, DRAFT Minutes**
- III. Public Hearing Applications**
- IV. Tabled Applications**
 1. 1801 & 1787 Fairport Nine Mile Point Road, PathStone (MUD)
Preliminary / Final Site Plan & Subdivision Approval
Application #21P-0020 – Withdrawn by Applicant
 2. 2130 Fairport Nine Mile Point Road, Chick-fil-A
Preliminary / Final Subdivision, Site Plan Approval & Conditional Use Permit
Application #22P-0015
 3. 2305 Penfield Road, Nilefar Subdivision
Preliminary / Final Site Plan & Subdivision Approval
Application #22P-0027
 4. 1676 Penfield Road, Flower City Arcade Expansion
Preliminary / Final Site Plan & Conditional Use Permit Approval
Application #23P-0006
- V. Action Items (Administrative)**
 1. 1820, 1810 Fairport Nine Mile Point Road, Penfield Heights MUD
Approval Extension Request
- VI. Held Items**
- VII. New Business**
- VIII. Next Meeting: July 13, 2023 – Public Hearing**
- 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 work session meeting will be held at Penfield Town Hall on **Thursday, June 22, 2023**, at 6:30 PM local time by the Penfield Planning Board to discuss applications that were tabled at previous meetings.

TABLED APPLICATIONS:

1. **WITHDRAWN BY APPLICANT:** BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Pathstone Development Corporation, requests under Chapter 250 Article XII-12.2 and Article XI-11.2 of the code of the Town of Penfield for Preliminary and Final Subdivision & Site Plan approval for a Mixed-Use Facility including 136 residential apartments in two proposed buildings, ±38,470 sf of non-residential space including a daycare facility and a ±4,800 sf commercial building, all with associated site improvements on the existing ±10.653 acre property located at 1801 and 1787 Fairport Nine Mile Point Road. The property is now or formerly owned by WRM Holdings III, LLC and William Wickham, and zoned Mixed-Use District (MUD). Application #21P-0020, SBL #125.01-1-3.111, 125.01-1-33.11.
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 for Preliminary and Final Subdivision, Site Plan, and Conditional Use Permit Approval for the proposed construction of a ±5,600 sf Chick-fil-A restaurant building with drive through and associated site improvements on ±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 #22P-0015, SBL #140.01-2-4.1 and 140.01-2-6.998.
3. Lakeside Engineering PC, 11 Centre Park, Suite 305, Rochester, NY 14614, on behalf of Rabia and Nilefar Zouaghi, requests under Chapter 250, Article XII-11.2 and Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Subdivision and Site Plan approval for a proposed 3-lot subdivision and three homes with associated site improvements on ±2.48 acres at 2305 Penfield Road. The property is now or formerly owned by Rabia and Nilefar Zouaghi and zoned Single Family Residential (R-1-20). Application #22P-0027, SBL #140.01-1-75.2.
4. 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 ±1,000 s.f. building including the addition of a handicap accessible entrance/exit, a ±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.

The Planning Board will next meet at 6:30 PM local time on **July 13, 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