



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

- ☐ Sketch Plan ☐ Administrative Site Plan
☒ Preliminary/Final Site Plan ☐ Conditional Use Permit
☐ Preliminary/Final Subdivision

Reviewed by:

- ☒ Planning Board
☒ Town Board
☐ Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: 47 Willow Pond Way
Project Address: 47 Willow Pond Way
City, State, ZIP: Penfield, NY 14526
Project Description: Proposed development of 2 apartment buildings totaling 88 units. Improvements will include access, parking, pedestrian circulation, stormwater management, utility connections and landscape/lighting improvements.

Parcel Tax ID#: 139.08-2-1.21

Zoning District: Planned Unit Development (PUD) Project Size (acres): ±4.5 acres

Owner(s) Name: Willow Pond Ventures, LLC (attn: Christopher A. DiMarzo)
Mailing Address: 301 Exchange Boulevard, Suite 200, Rochester, NY 14608
Email: cdimarzo@markiventerprises.com
Phone: (585) 232-1760

Applicant Name: Mark IV Enterprises (attn: Christian M. Nadler, Esq.)
Address: 301 Exchange Boulevard, Suite 200, Rochester, NY 14608
Email: cnadler@markiventerprises.com
Phone: (585) 232-1760

Applicant Signature: Christopher A. DiMarzo Date: 8/29/24

Agent/Engineer: Peter Vars, P.E.
Company: BME Associates
Address: 10 Liftbridge Lane East, Fairport, NY 14450
Email: pvars@bmepc.com
Phone: (585) 377-7360

APPLICATION FEES

Planning Review Fee	\$	Check # _____
Engineering Review Fee	\$	
Conditional Use Permit Fee	\$ 0.00	
Total	\$ 0.00	- See Required Fees Table for \$\$ Amounts

FOR OFFICE USE ONLY

Application # _____ Date Received: _____

August 29, 2024

Planning Board
Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526

RE: 47 Willow Pond Way Site Plan Application

Dear Planning Board Members,

Mark IV Enterprises is pleased to submit the enclosed application for preliminary site plan review and approval. We are proposing to develop the property as a market rate, for rent, apartment project, consisting of two buildings, totaling 88 units. The property is ± 4.5 acres and is zoned PD – Planned Development District.

The majority of the building height remains at 35 feet, adhering to the PD-Planned Development District code requirements. A portion of the front of each building will extend up to 40 feet to allow for building parapets and aesthetic features to break up the massing of the buildings. The rear elevation does not exceed 35 feet in height.

The parcel is known as Lot AR258B2 of Phase 2 of the Willow Pond Planned Development, which was approved by the Town of Penfield over 40 years ago. The parcel was approved for a 150 unit, 88,000 SF assisted living facility.

After receiving preliminary site plan approval, we will request a special permit from the Town Board to allow the modification of the use from assisted living facility to apartments. The changes from the approved site plan to the new apartment project are summarized below:

1. Change in units from 150 to 88 apartments (41% reduction)
2. Building Coverage: reduction from 23.18% to 22% (buildings and garages)
3. Removal of external dumpster location and cooling tower location. Trash is proposed to be internal to the buildings.
4. The market rate apartments will not have a commercial kitchen and 24-hr staffing to provide for the assisted living facility. This is a change in the use with the shift to the apartments.
5. We have proposed a slightly lower mounting height for the parking lighting at 16' with LED, dark sky compliant fixtures, with shields.

6. Building height is maintained for the majority of the proposed buildings at 35', with portions extending up to 40' to allow for parapets and architectural features to break up massing of the building.

We request to appear at the Planning Board's October 10, 2024 meeting, and have enclosed eleven (11) copies of the following application materials:

1. Site Plan Factors for Consideration
2. BME Response letter to PRC's July 9, 2024 Memo
3. Planning Board Application Form
4. Owner Authorization to Make Application Letter
5. EAF Part 1 (Long Form)
6. Building Architectural Renderings
7. Preliminary Site Plans (BME Dwgs. 2948-02 to -13)
8. Engineer's Report (3 copies)
9. 11x17 Copies of Plans
10. Final Site Plan for Phase II Willow Pond Office Park and Assisted Living Facility
11. Application Fee \$7,800 (\$600 Planning + \$7,200 Engineering)
12. Electronic PDF's (emailed)

A traffic impact study will be submitted as soon as it is available. Our traffic engineers suggested waiting until after school starts to conduct their data collection.

We look forward to presenting this application to the Board at the meeting on October 10, 2024. If you have any questions, or if you require any additional information please do not hesitate to contact me. My phone number is [REDACTED] and my email address is cnadler@markiventerprises.com.

Sincerely,



Christian M. Nadler, Esq.
General Counsel

CC: BME Associates

