

TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

ZONING BOARD OF APPEALS AGENDA

Thursday, February 17, 2022 6:30 PM

Daniel DeLaus, Chairman presiding

Marie Cinti, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – January 20, 2022
- III. Work Session
- IV. Tabled Applications:
 1. Application 21Z-0057
2200 Penfield Road
Amy Catalano/Vital Signs
 2. Application 22Z-0005
3825 Atlantic Avenue
David Garritano
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application # 22Z-0007
1601 Penfield Road
Donna DiMarzo
 2. Application 22Z-0008
1371 Penfield Center Road
Steven LaFrance
 3. Application 22Z-0009
168 Valley Green Drive
David and Sarah Song
 4. Application 22Z-0010
1698 Penfield Road
Matthew Newcomb/Passero Associates
- VI. Executive Session
- VII. Next Meeting: Thursday, March 17, 2022
- VIII. Adjournment

*This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org and the Town's Government Access Cable Channel 1303
Questions regarding video coverage contact Penfield TV at (585) 340-8661.*

**A NOTICE OF PUBLIC HEARING, PENFIELD ZONING BOARD OF APPEALS
LEGAL NOTICE WITH TABLED MATTERS**

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, February 17, 2022, 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. Donna DiMarzo, 282 Shiftsbury Road, Rochester, NY, 14610 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.7-C (1) (a) of the Code to allow the operation of a restaurant (The Pizza Shoppe) at 1601 Penfield Road. The property is currently or formerly owned by Penfield TK Owner, LLC and is zoned GB. SBL #138.08-1-2./PLZA. Application #22Z-0007.
2. Steven LaFrance, 2604 Elmwood Avenue, Rochester, NY, 14618, on behalf of David Woodward, requests approval for an Expansion to a Nonconforming Structure under Section 250-7.13 of the Code and an Area Variance under Section 250-14.3 of the Code to allow additions to an existing residence with less front setback than required under Section 250-5.1-F (1) of the Code at 1371 Penfield Center Road. The property is currently or formerly owned by David Woodward and is zoned RA-2. SBL #110.03-1-9. Application #22Z-0008.
3. David & Sarah Song, 168 Valley Green Drive, Penfield, NY, 14526 request approval for an Area Variance under Section 250-14.3 of the Code to allow a taller fence than permitted under Section 250-7.1-D of the Code at 168 Valley Green Drive. The property is currently or formerly owned by David & Sarah Song and is zoned R-1-20. SBL #124.20-2-94. Application #22Z-0009.
4. Matthew Newcomb/Passero Associates, 242 West Main Street, Suite 100, Rochester, NY, 14614, on behalf of Eagle Cleaners, requests approval for an Area Variance under Section 250-14.3 of the Code to allow a building with less front setback than required under Section 250-5.6-D (3) of the Code and approval for a Special Use Permit for signage under Section 250-10.3-A of the Code to allow a freestanding sign with less setback then required under Section 250-10.12-D of the Code at 1698 Penfield Road. The property is currently or formerly owned by Town Club of Rochester, Inc. and is zoned LB. SBL #139.05-1-52. Application #22Z-0010.

Tabled Matters:

1. Amy Catalano/Vital Signs, 764 Ridge Road, Webster, NY, 14580 on behalf of Genesee Valley Physical Therapy requests approval for a Special Use Permit for signage under Section 250-10.3-A of the Code to allow a second building-mounted sign whereas a maximum of one building-mounted sign is permitted under Section 250-10.13-C of the Code at 2200 Penfield Road. The property is currently or formerly owned by Penn Fair Plaza, LLC and is zoned GB. SBL #140.01-1-3.1. Application #21Z-0057.

2. David Garritano, 3825 Atlantic Avenue, Fairport, NY, 14450 requests an Area Variance under Section 250-14.3 of the Code to allow a larger detached garage than permitted under Section 250-2.2 of the Code at 3825 Atlantic Avenue. The property is currently or formerly owned by David Garritano and is zoned RA-2. SBL #111.03-1-16. Application #22Z-0005.

Please contact the Building and Zoning Department with any questions or concerns.

Amy Steklof
Town Clerk, RMC/CMC

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #1

Application # 22Z-0007
1601 Penfield Rd
Donna DiMarzo – The Pizza Shoppe

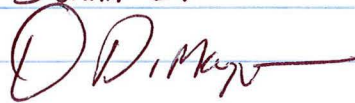
See Pages to Follow

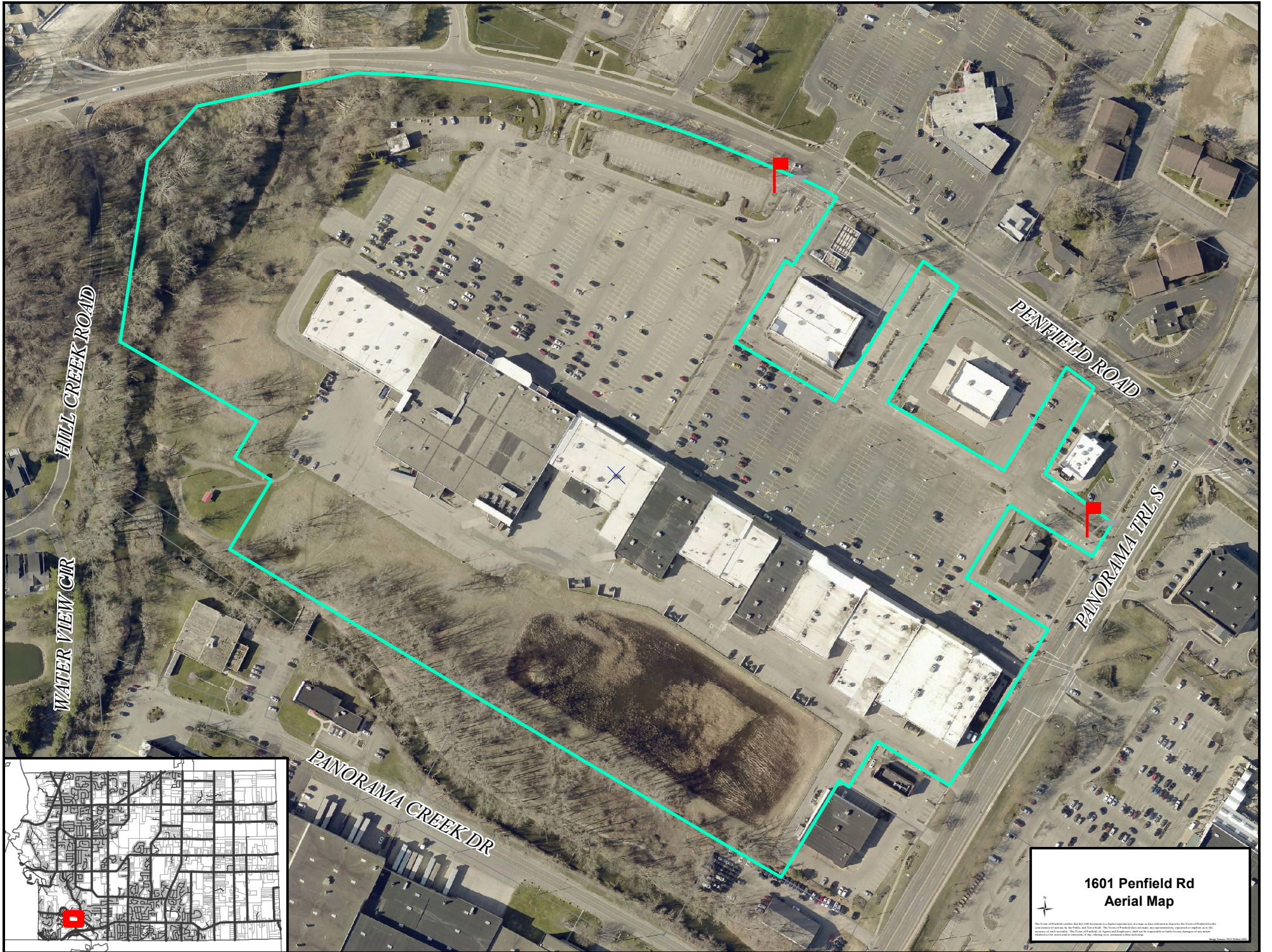
By
TO WHOM IT MAY CONCERN,

I, Donna Dimarzo am opening THE PIZZA SHOPPE
IN THE FORMER FORNO DE LAURA LOCATION AT
1601 PANARAMA PLAZA UNIT #19, IT IS NOW IN
READY SO THERE ARE NO CHANGES OR ALTERATIONS
TO THE PREMISES. THE MENU CONSISTS OF PIZZA, PASTA
SALADS, SOUP, ETC. IF YOU HAVE ANY QUESTIONS
I CAN BE REACHED AT 585-355-3864

THANK YOU,

Donna Dimarzo (owner)





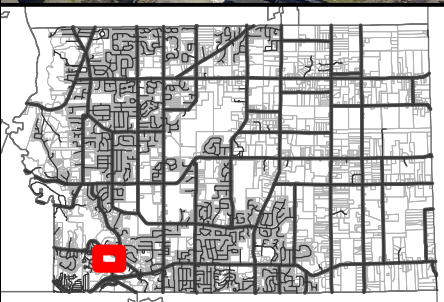
HILL CREEK ROAD

WATER VIEW CIR

PENFIELD ROAD

PANORAMA TRLS S

PANORAMA CREEK DR



1601 Penfield Rd
Aerial Map



This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from public records and is not guaranteed to be accurate. The user assumes all responsibility for any errors or omissions. This map is not to be used for any other purpose without the express written consent of the provider.

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #2

Application # 22Z-0008
1371 Penfield Center Road
Steven LaFrance

See Pages to Follow

222-0008

RECEIVED
JAN 14 2022
By _____

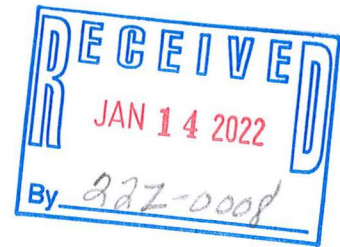


SL 1.14.22

SCANNED

LETTER of INTENT 1 - 14 - 22

Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526



The intent is to improve the house at 1371 Penfield Center Road by the addition of a covered open wrap-around porch on the north and east sides, and some enclosed finished space on the south side, most of which will be within the required front setback for this property.

The existing house and adjacent barn are almost exactly on the southern right of way line of Penfield Center Road, and encroach on the front setback.

- 1) The additions will not only not change the character of the neighborhood, it will improve it.
- 2) The porch will provide a roof over the front door, which can't be achieved any other way.
- 3) The proposed area variance is not substantial, though it will substantially improve the looks of the house.
- 4) The proposed area variance won't adversely affect the neighborhood.
- 5) The desire to build the additions and improve the looks and functionality of the house creates the need for an area variance.

Thank you,

Steven LaFrance - architect



222-0008

66.0' R.O.W. PENFIELD CENTER ROAD

EDGE OF PAVEMENT

33.0'

PROPOSED .44 EXISTING .6 EXISTING .9 PROPOSED 1.4

R.O.W. LINE

50.0' FRONT SETBACK

DRIVEWAY



EXISTING HOUSE

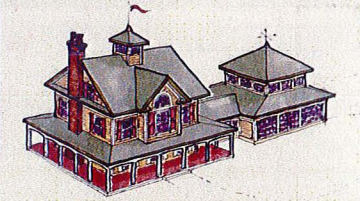
NEW COVERED STEPS

NEW SIDEWALK

NEW FINISHED SPACE

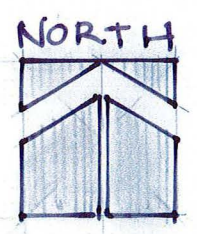
SETBACK LINE

1.14.22



LaFranceArchitects.com
 Design Counseling at Your Home
 Steven LaFrance - Architect
 We design and build:
 Cottages - Camps - Studios - Homes
 Whole House Remodels - Facelifts
 Family Rooms - Sunrooms
 Bedroom Suites - Kitchens - Baths
 Garages - Workshops - Poolhouses
 Examples at LaFranceArchitects.com
 585 - 739 - 5039

RECEIVED
 JAN 14 2022
 By _____



PROPOSED SITE PLAN

1" = 10'-0"

PROPERTY OF:
DAVID WOODWARD
 1371 PENFIELD CENTER ROAD
 PENFIELD, N.Y. 14526

SCANNED

RECEIVED
JAN 14 2022
By 222-0008




SCANNED

RECEIVED
JAN 14 2022
222-0008
By



SCANNED



 **1371 Penfield Center Road
Aerial Map**

The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, suggested or implied, as to the accuracy of such records. The Town of Penfield, its Agents, and Employees shall not be responsible or liable for any damages of any nature whatsoever, for errors and/or omissions, if any, existing in or contained within this map. Image Source: Pictometry, 2015



ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #3

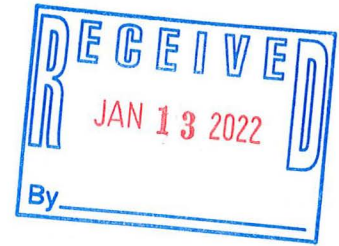
Application # 22Z-0009
168 Valley Green Drive
David and Sarah Song

See Pages to Follow

222-0009

David Song

168 Valley Green Dr
Penfield, NY 14526
(585) 451-0699
dasong@gmail.com



13th January 2022

Town Of Penfield

Zoning Board
3100 Atlantic Ave
Penfield, NY 14526

To Whom It May Concern:

We are requesting a variance to install a 6' fence on the eastern side of our property right up to the easement (30' ft to the center of the street). We do not believe this will introduce a hazard to traffic/visibility as the fence will be far enough away from the near corner of the intersection. The majority of this fence will replace the many tall pine trees that were recently removed. The proposed fence will start at the northeastern corner of the lot and extend approx. 110" south where it will make a 90 degree turn to the garage.

Sincerely,



David Song

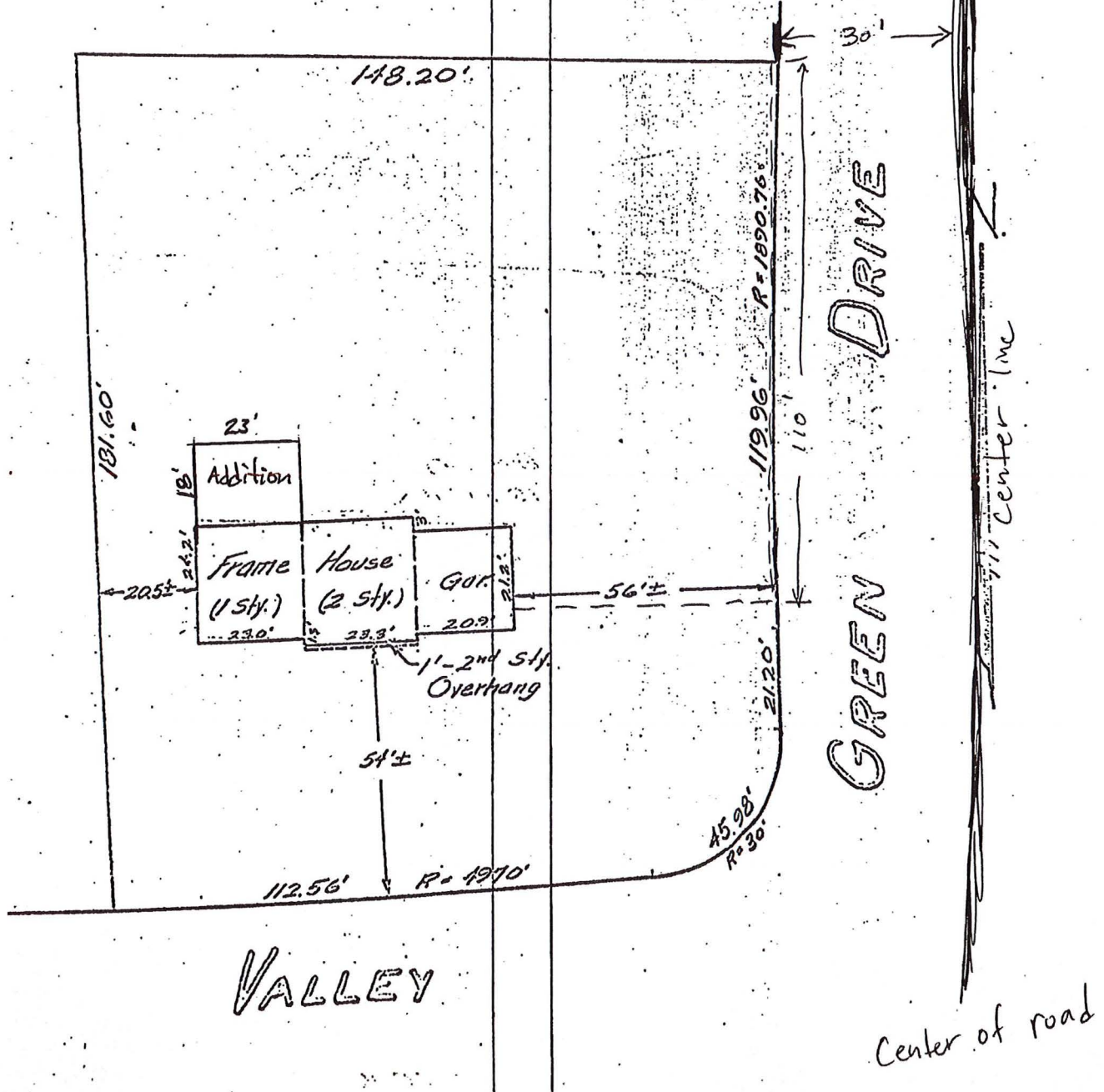
SCANNED

CONTRACT FOR LOCATION MAP

Name
 Street Valley Green Drive City/Town Penfield N.Y.
 Lot No. 28 Subdivision Village Green East, Section III
 Reference Data, Liber 178 of Maps, Page 23; Liber of Deeds, Page
 Showing Frame, 1 & 2 Story Dwelling; Garage (Not) Attached.
 Distance as Shown From Property Line Actually Measured.
 Monuments Used: YES NO

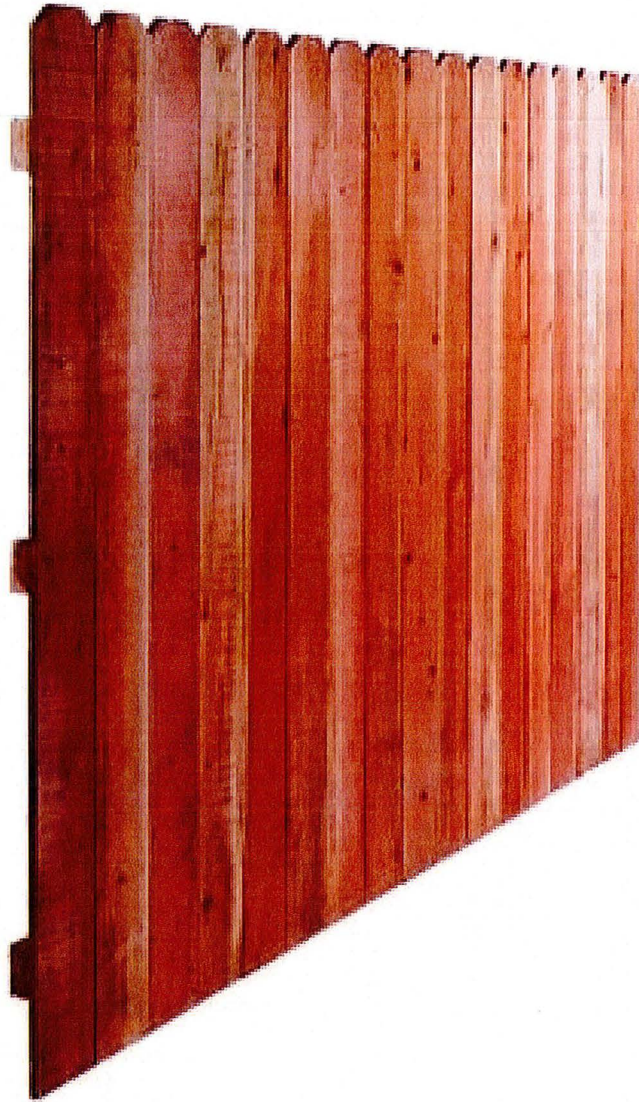
All buildings on premises and any apparent encroachment by or on premises are shown.
 Main front wall is (is not) on apparent uniform set-back line.

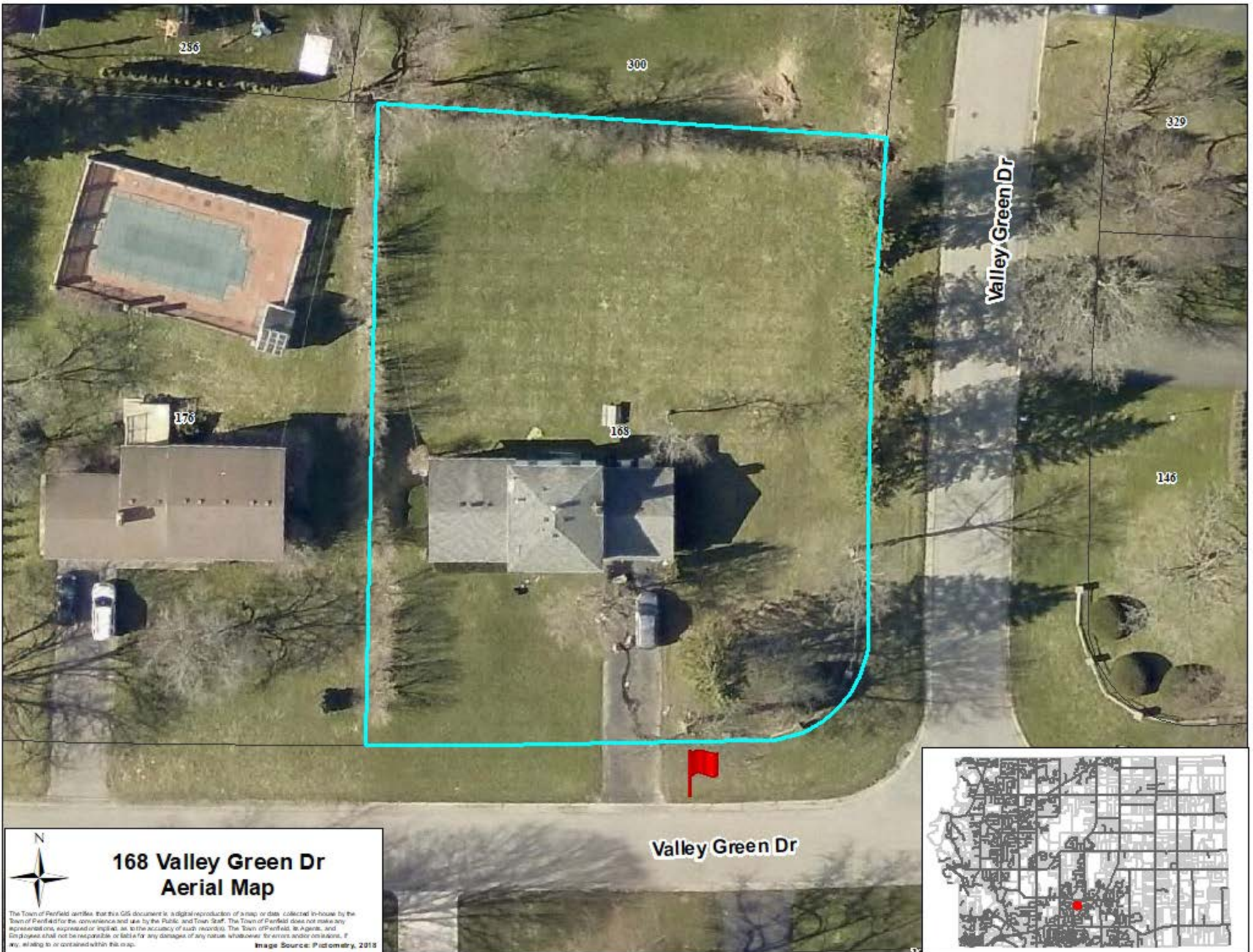
RECEIVED
 JAN 13 2022
 By _____



Rendering of proposed fence for 168 Velley7 Green Drive.

RECEIVED
JAN 14 2022
By _____





168 Valley Green Dr Aerial Map

The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representation, suggested or implied, as to the accuracy of such records. The Town of Penfield, its Agents, and Employees shall not be responsible or liable for any damages of any nature whatsoever, for errors and/or omissions, if any, relating to or contained within this map. Image Source: Pictometry, 2018



ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #4

Application # 22Z-0010
1698 Penfield Rd
Matthew Newcomb/Passero Associates
Eagle Cleaners

See Pages to Follow



January 14, 2022

Town of Penfield
Attn: Penfield Zoning Board of Appeals
3100 Atlantic Avenue
Penfield, NY 14526

**RE: Eagle Cleaners Site Redevelopment
1698 Penfield Road (Tax ID: 139.05-1-52)
Letter of Intent – Zoning Board Application – Area Variance (Revised)**

Dear Zoning Board of Appeals:

On behalf of our client, Eagle Cleaners, we respectfully submit an Area Variance Application for review at the February 17, 2022, meeting of the Penfield Zoning Board of Appeals in consideration of two (2) Area Variance request to:

- Permit a front yard setback of 62.6' instead of the 80' minimum setback required in accordance section 250-5.6D(3).
- Permit a pole sign setback of 4.2' instead of the 20' minimum setback for freestanding business signage and is only 5.9' from the adjacent commercial property, instead of the 25' minimum requirement, in accordance with section 250-10.12D.

Existing Conditions

The existing site is 0.69 acres in size and is located along the north side of Penfield Road between Panorama Trail S. and County Route 441 in the LB – Limited Business Zoning District. This area is characterized primarily by suburban shopping plaza's, suburban offices, and multi-family housing developments. The existing project site includes a +/- 3,000-sf suburban commercial building, and 15 vehicle parking lot.

Project Proposal

The proposal is to construct a 5,400-sf, single-story building for a drycleaner. The site includes a parking lot with 25 parking spaces, a refuse containment area, a 20sf and 13.5' tall freestanding business sign, and a building drive-through entry canopy for pick-ups and drop-offs. The existing +/- 3,000-sf, single-story commercial building is not large enough to meet the needs of Eagle Cleaners, and is not outfitted to accommodate their equipment., therefore, the existing building will need to be demolished. Existing site paving and curb cuts will be retained, and an additional area of the site will be paved to create a refuse areas and additional parking spaces for the larger building.

The proposed building has a setback of 80-feet meeting the requirement for building setbacks on this site. The entry canopy protrudes in the minimum setback area by 17.4' requiring an Area Variance in accordance with section 250-5.6D(3). The proposed freestanding business sign is located 4.2' and 5.9' from the property frontage and adjacent commercial property, respectively, not meeting the 20' and 25' setbacks in accordance

**Eagle Cleaners Site Redevelopment
 1698 Penfield Road (Tax ID: 139.05-1-52)
 Letter of Intent – Area Variance Application (Revised)**

with 250.10.12D. Traffic control signage is exempted from permitting in accordance with section 250-10.24, therefore, there are no review requirements for the enter/exit signage proposed at the project site.

Review Considerations

(1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

The existing neighborhood is defined by commercial strip mall plazas, and suburban retail and office establishments as well as suburban multi-family housing. The existing building and site exhibit the same massing and overall design as other strip retail buildings in the area.

There are 9 properties located in the LB District along Penfield Road. A front yard setback analysis was conducted on all 9 properties located within this zoning district. The Monroe County Parcel Viewer, Google Maps and a visit to the project site were used to calculate approximate front yard setback distances for each building located within the district. Existing properties in this zoning district that do not meet the current zoning setback requirements are highlighted in yellow on the analysis chart below.

#	Address	Tax ID	Property Use	Front Yard Building Setback	Signage Location Setback		Distance from Subject property
					Front*	Adjacent*	
1	1694 Penfield Rd	139.05-1-53	Retail Plaza	80'	+/- 0'	25'+	23'
2	1675 Penfield Rd	138.08-1-32	Restaurant	86.5'	+/- 5'	25'+	580'
3	1676 Penfield Rd	139.05-1-56	Tailor Shop	25.5'	+/- 0'	25'+	480'
4	1671 Penfield Rd	138.08-1-33	Wellness Center	86.5'	+/- 18'	25'+	660'
5	1672 Penfield Rd	139.05-1-57	Veterinary Hospital	62'	+/- 5'	25'+	600'
6	1669 Penfield Rd	138.08-1-34	Retail Plaza	51.5'	N/A	N/A	840'
7	1670 Penfield Rd	138.08-1-30.1	Retail Plaza	72.5'	+/- 15'	25'+	800'
8	1660 Penfield Rd	138.08-1-26.1	Car Wash/Gas Station	35'	+/- 60'	25'+	990'
9	1650 Penfield Rd	138.08-1-24	Restaurant	100'	N/A	N/A	1,350'

*Numbers are a visual approximation based on Google Maps and visitation of the project site.

These findings demonstrate that 5 of the 9 existing properties within the LB District area do not meet the minimum front yard setback of 80-feet. The average front yard setback of buildings within the LB Zoning District along Penfield Road is 66.6-feet. Additionally, 6 of the 7 applicable properties within the district do not meet signage street setback requirements in section 250-10.12D of the Town Code. All other applicable properties were found to meet the commercial property

Eagle Cleaners Site Redevelopment
1698 Penfield Road (Tax ID: 139.05-1-52)
Letter of Intent – Area Variance Application (Revised)

distance requirements. In our analysis we determined that a central placement of the proposed sign poses a safety concern. Our team determined that the safest and most logical location for signage with this consideration in mind is at the west side frontage of the property, rather than a central placement between the entry and exit curb cuts. This is a necessary deviation from the code requirements to preserve traffic sight lines in entering and exiting the property.

Since the existing character of the zoning district shows a variation in setback design and a variety of building types and designs it is reasonable to conclude that the proposed building, minor canopy appurtenance, and proposed signage fit within the existing characteristics of the neighborhood and would be compatible with nearby properties

(2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

As part of the due diligence investigation for this project alternatives were considered for the purposes of compliance with the zoning code requirements. Our team determined that pushing the building further back would encroach into the rear yard setback of the building, and that steeper grades at the rear of the building would create engineering challenges leading to project costs that would pose an unreasonable hardship for the applicant. The canopy cannot be changed in size or dimensions as it is functionality of accommodating vehicle idling, circulation, and pedestrian traffic entering and exiting the building requires the proposed size, dimensions and placement. The proposed canopy is an extremely important building asset to the operator and is a feature of the building consistent with their mission of offering the highest quality of service to their patrons.

To make the most efficient use of space, to meet the needs of Eagle Cleaners and create an efficient and safe parking lot for customers, the proposed location of the freestanding business sign is the most logical location for signage. This is echoed on other properties in the area which have placed freestanding signage at similar locations on their properties (listed in the table in the previous section).

(3) Whether the requested variance is substantial.

This Area Variance request is not substantial in terms of the scale of this redevelopment project, existing neighborhood setback considerations, and the design of the building and project site. The entry canopy proposed is not a primary segment of the proposed building, and functions as an accessory feature of the building to serve parking and pedestrian circulation on site. This request is minor in relation to the benefits to the applicant – furthering their ability to offer exceptional service to their customers by supplying a weather protected area to pick-up and drop-off clothing for dry cleaning.

When considering that all properties within the LB District have signage that is similar in setback, location and design to the signage proposed by Eagle Cleaners it is clear to see that the proposed signage is *typical* of the area, rather than an exception. Therefore, an area variance related to signage is not a substantial request.

**Eagle Cleaners Site Redevelopment
1698 Penfield Road (Tax ID: 139.05-1-52)
Letter of Intent – Area Variance Application (Revised)**

The Town of Penfield and its residents will benefit from this project by filling an existing vacant building site with a community-oriented service business that meets all other code requirements and is a permitted use in the LB – Limited Business Zoning District.

(4) Whether the proposed area variance will have an adverse effect or impact on the physical environmental conditions of the neighborhood or the district.

Penfield Road is a suburban, vehicle-oriented corridor that serves several types of commercial businesses from strip malls, shopping plazas, and individual commercial business sites each having either monument or pole mounted freestanding business signs directly adjacent to the property lot lines. The proposed redevelopment is compatible with the existing physical environment and will not create any adverse physical disturbance to this area.

The construction of a building canopy, not meeting front setback requirements, has no impact on the natural environment. The existing site has previously been developed and is +/-1,000 feet from Irondequoit Creek and a freshwater pond, located south and west of the site, and identified by the New York State Department of Environmental Conservation (DEC) as wetlands or waterbodies in the area. There are no other environmentally significant areas within the vicinity of the project site in accordance with available data from the DEC and further site investigation as part of this proposal.

(5) Whether the alleged difficulty was self-created. Finding that the difficulty was self-created shall not in and of itself preclude the granting of the area variance).

While the front yard setback requirements were considered as part of the design of this project, we believe that the addition of a canopy not meeting the required front yard setback requirements would increase the attractiveness of the building and site and improve internal circulation on site while also meeting the quality-of-service needs of Eagle Cleaners. Additionally, the proposed signage is characteristic of the area and is integrated with the existing suburban streetscape.

The proposed site design is a self-created hardship, but due to the minor scale of the variance requests and the analysis and considerations listed in this report, we believe that a waiver of the setback requirements, as requested, would benefit the business operator, patrons, neighborhood, and the overall design of the site without having any adverse impact to the Town of Penfield or the greater community.

In support of our application, we have enclosed the following:

- (1) Letter of Intent
- (1) Area Variance Application
- (1) Short EAF
- (1) Site Plan
- (1) Building Elevation
- (1) Check for: \$110.00
- (1) PDF of Submission

**Eagle Cleaners Site Redevelopment
1698 Penfield Road (Tax ID: 139.05-1-52)
Letter of Intent – Area Variance Application (Revised)**

We look forward to presenting this application to the Zoning Board at their February 17, 2022, meeting. Thank you for your consideration.

Sincerely,

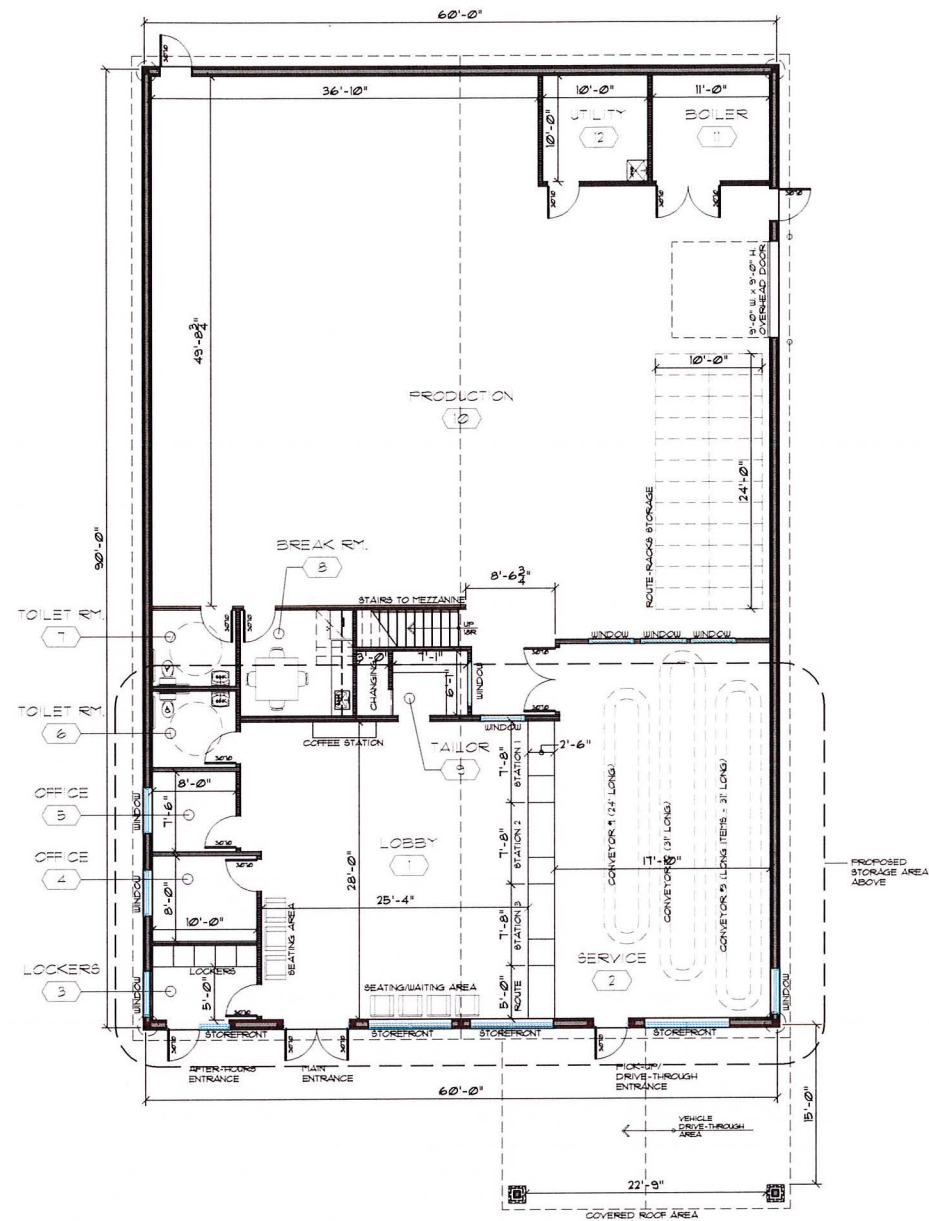
A handwritten signature in blue ink that reads "Matthew Newcomb". The signature is written in a cursive style with a large, sweeping initial "M".

Matthew Newcomb
Project Manager

MNpaf
Encs:

CC: File
Eagle Cleaners

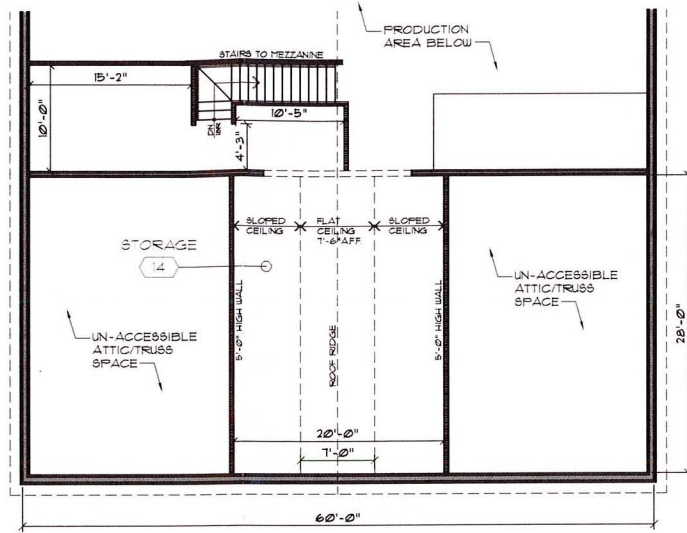
222-0010



1
A1
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"
OPTION 4

RECEIVED
JAN 14 2022
By

- BACK AREA PLATE HEIGHT 16'-0"
- FRONT AREA PLATE HEIGHT 12'-0"
- TOP OF ALUM. STOREFRONT 13'-0"
- FINISHED FLOOR ELEV. 0'-0"



2
A1
PROPOSED STORAGE PLAN
SCALE: 1/8" = 1'-0"



1
A4
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:

SYMBOL	DESCRIPTION
	INTERIOR WALL CONSTRUCTION: -2X4 STUDS @16" O.C.
	INTERIOR -METAL PANELS. -2X4 HORIZONTAL GIRTS.
	NEW EXTERIOR WALL CONSTRUCTION: -2X6 STUD DEPTH, SEE WALL & BUILDING SECTIONS. -WOOD POST AS NOTED. -2X4 HORIZONTAL GIRTS. -METAL SIDING.
	EXTERIOR TYPICAL NEW FOOTERS: -24" DIA. CONCRETE FOOTERS (MIN. 4'-0" BELOW GRADE). -VERIFY DEPTH, EXACT SIZE & LOCATION WITH PRE-ENG. BUILDING MANUFACTURER.
	NEW DOOR CONSTRUCTION: SEE DOOR AND FRAME TYPES, ELEVATIONS & SCHEDULE.

HEADER SCHEDULE:

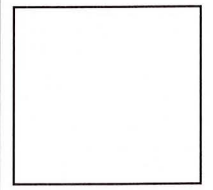
OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12

NOTE:
-PROVIDE (2) 3/4" PLYWOOD GUSSETS - 2X6 WALL
-PROVIDE (1) 3/4" PLYWOOD GUSSETS - 2X4 WALL

GENERAL NOTES:

- 1 ALL DIMENSIONS ARE ROUGH, EDGE OF STUD OR BLOCK UNLESS OTHERWISE NOTED AS FIN.
- 2 ELECTRICAL WORK, ALL ELECTRICAL WORK SHALL BE DESIGNED BY OTHERS. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERN. BUILDING CODE.
- 3 HVAC WORK, ALL HVAC WORK SHALL BE DESIGNED BY OTHERS. ALL HVAC WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- 4 PLUMBING WORK, ALL PLUMBING WORK SHALL BE DESIGNED BY OTHERS. ALL PLUMBING WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

REVISIONS NO.	DATE	BY	CHKD	DESCRIPTION



EAGLE CLEANERS
NEW BUILDING
PENFIELD ROAD
PENFIELD, NEW YORK 14526

EAGLE CLEANERS
NEW BUILDING
PENFIELD ROAD
PENFIELD, NEW YORK 14526

DATE	DRAWN	CHECKED
1122	GA	GA

SCALE: AS NOTED
SHEET TITLE: PROPOSED FLOOR PLAN

EAGLE
A1
DRAWING NUMBER

SCANNED

Double sided 33"h x 87"w illuminated pole sign, 12" deep cabinet, LED internal illumination, white lexan faces with high performance translucent vinyl graphics, extruded aluminum framed cabinet painted black.
 8" diameter 10'-9"h steel pole set in concrete base per engineered requirements with 0.080 formed aluminum surround.



sign area of 33" x 87"
 equals 20 sf

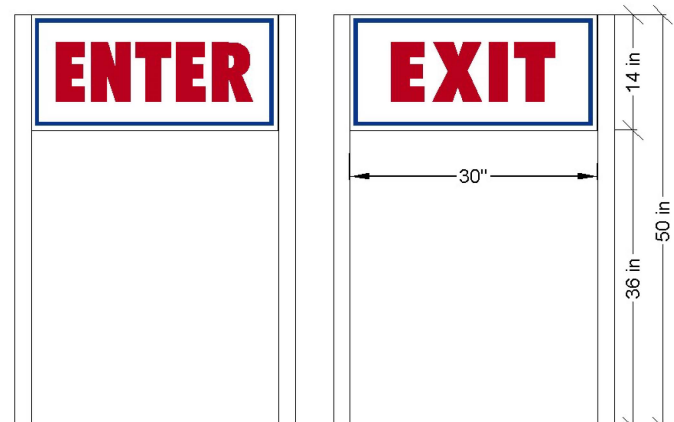
1698

13.5 feet

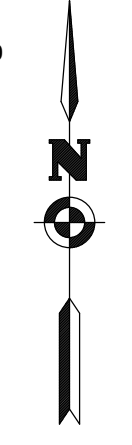
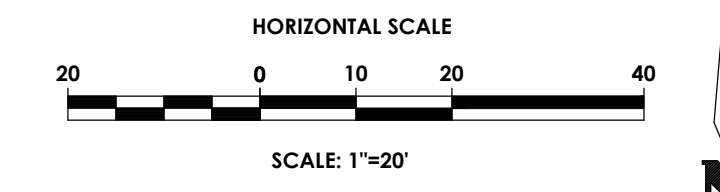
Comparable signs



14"h x 30"w double sided post and panel directional signs.
 2.25" square extruded aluminum posts with matching aluminum frame and sign panels and vinyl applied graphics

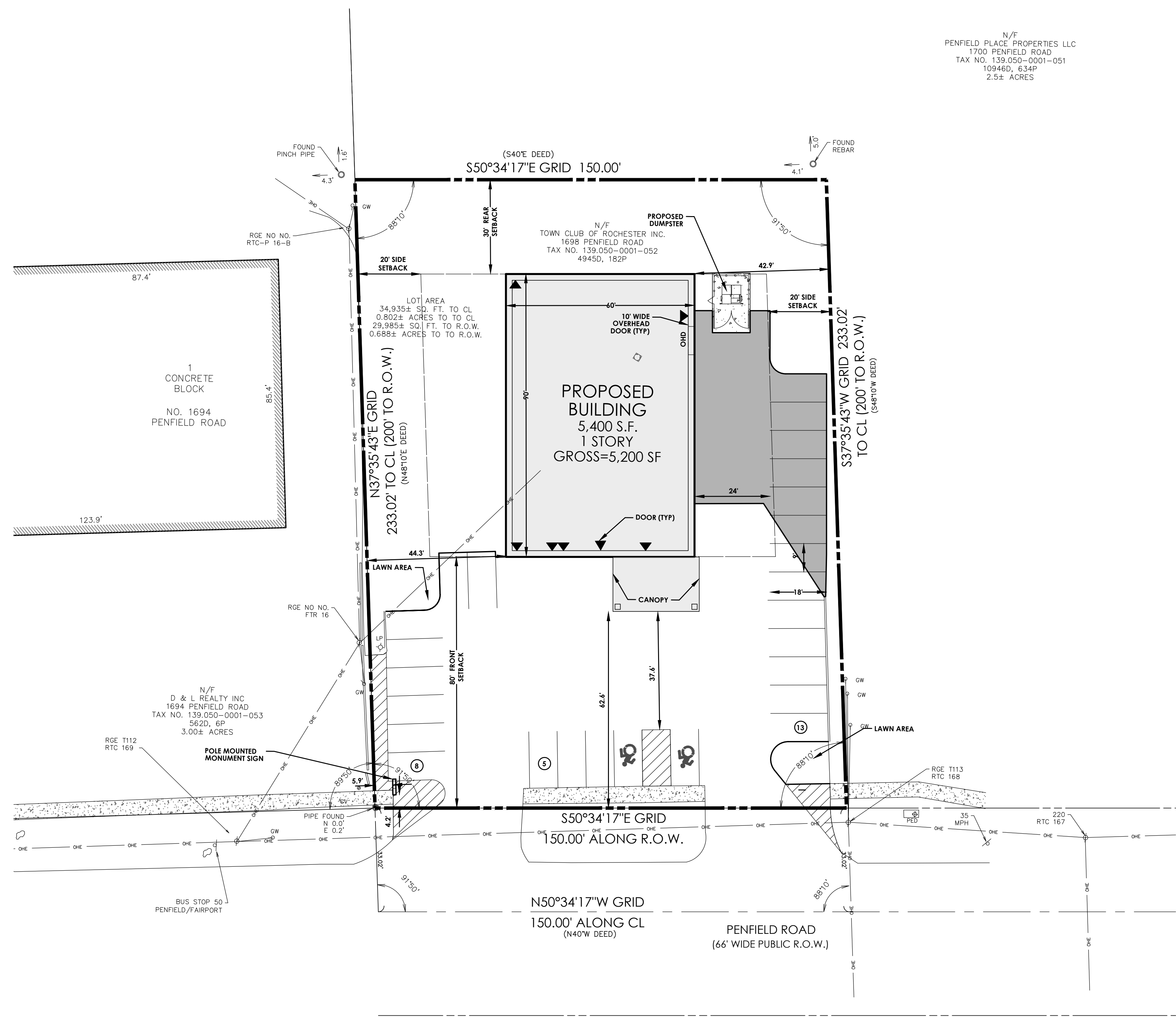


Y:\PROJECTS-NEW\2021\20213270\01 CAD BIM MODELS\CIVIL\20213270\01 SITE.DWG 1/19/2022 10:53 AM Math Newcomb



N/F
PENFIELD PLACE PROPERTIES LLC
1700 PENFIELD ROAD
TAX NO. 139.050-0001-051
10946D, 634P
2.5± ACRES

- LEGEND:**
- PROPERTY BOUNDARY
 - ASPHALT OR CONCRETE TO BE REMOVED
 - GRAVEL AREA TO BE REMOVED
 - BUILDING REMOVAL
 - TREE AND BRUSH REMOVAL
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING SITE FEATURE TO BE REMOVED
 - SAW CUT LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXIST. ELECTRIC LINE AND POLE
 - EXISTING STORM SEWER & MH
 - EXISTING WATER SERVICE & VALVE
 - EXISTING SIGN
 - EXISTING SANITARY SEWER AND MANHOLE



SITE DATA

TAX ACCOUNT NUMBER:	139.05-1-52
PARCEL ADDRESS:	1698 Penfield Road
TOTAL PARCEL AREA:	0.68 ACRES (29,985 SF)
AREA OF DISTURBANCE:	
EXISTING ZONING:	LB Limited Business
EXISTING USE:	vacant
PROPOSED USE:	Dry Cleaner

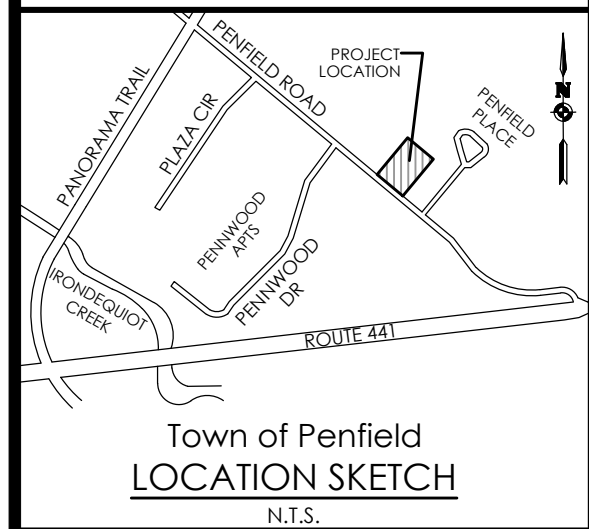
AREA REQUIREMENTS:

	CO Commercial District		
	REQUIRED	EXISTING	PROPOSED
LOT			
WIDTH	NO REQ	150'	150'
AREA	NO REQ	29,985	29,985
GREEN SPACE	35% MIN	N/A	36.10%
SETBACK			
FRONT	80'	N/A	60'
SIDE	20'	N/A	42.9'
REAR	30'	N/A	30'
BUILDING			
HEIGHT AND AREA	3 stories or 40'	1 STORY	1 STORY
LOT COVERAGE	65% Max	N/A	64%
PARKING			
STALLS (QTY.)	26 (5,200SF GROSS AREA)	N/A	26
STALL SIZE (PERPENDICULAR)	9'x18'	N/A	9' x 18'
DRIVE AISLE (WIDTH)	24 ft MIN	N/A	24 ft
SIGNS			

*** REQUIRES VARIANCE**

	NO	YES
STATE REGULATED WETLANDS (NYSDEC WETLAND INVENTORY):	X	
FEDERALLY REGULATED WETLANDS (U.S. F.W.S. N.W.I.):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0238G DATED: 08/28/2008	X	
PUBLIC WATER PROVIDED BY:	MCWA	
ELECTRIC SERVICE PROVIDED BY:	RG&E	
GAS SERVICE SUPPLIED BY:	RG&E	
SANITARY SEWER PROVIDED BY:	TOWN OF PENFIELD	
STORM SEWER & DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER		

ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY



Client:
EAGLE CLEANERS
1698 PENFIELD ROAD
ROCHESTER, NY 14625

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess Sudol, PE
Project Manager: David Cox, PE
Designed by: Carole Harvey



Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN
EAGLE CLEANERS

Town/City: PENFIELD
County: MONROE State: NEW YORK

Project No.
20213270.0001

Drawing No. **C 102** Sheet No. **2**

Scale:
1" = 20'

Date
JANUARY 2022

NOT FOR CONSTRUCTION



1698 Penfield Road Aerial Map

The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representation, suggested or implied, as to the accuracy of such records. The Town of Penfield, its Agents, and Employees shall not be responsible or liable for any damages of any nature whatsoever, for errors and/or omissions, if any, relating to or contained within this map. Image Source: Pictometry, 2018

