



FAITH LUTHERAN CHURCH
2576 BROWNCROFT BLVD., ROCHESTER (PENFIELD), NY 14625-1530

Office: 585/381-3970
Fax: 585/381-6407

January 4, 2024

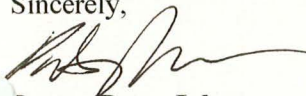
To the Penfield Zoning Board of Appeals,

This letter serves as Faith Lutheran Church's Letter of Intent for an area variance to accommodate the construction and use of a 30'x60' pavilion for various events on our property (2576 Browncroft Blvd, Rochester, NY 14625). The pavilion will be in the area north of our church's west wing (between the building and our entrance drive/parking lot). In a previous application to the Penfield Zoning Board of Appeals (Application Number 23Z-0023 approved on May 18, 2023). The approval was for a 56' variance from the 100' setback, and 6' encroachment into the 50' buffer, resulting in a setback of 44' from the west side property line. This was based on an estimate assuming the north entrance to the west wing was centered on the north wall. When Passero Associates did their survey and sitework it was determined the north entrance to the west wing was 4' 8" off center resulting in shifting the pavilion to the west to have it centered on the entrance door to the west wing. This is necessary to avoid conflict with the pavilion columns. Faith's Buildings & Grounds Manager, Kurt Finkbeiner, has the authority to submit this application and act on Faith's behalf.

This area variance is to have the pavilion 39' 4" off the west side property line versus 44' as previously approved. This would result in the pavilion being 4' 8" closer to the west side property line. The Penfield Zoning Board of Appeal approved the pavilion as conditional use based on the application # 23Z-0023 on May 18, 2023. The following address the five factor the Penfield Zoning Board of Appeal will consider in granting the area variance:

1. The existing west wing building is 38' 1" from the west side property line which 1' 3" closer to the property line than the 39' 4" requested for the pavilion. There is an approximate 250' buffer of woods between the pavilion and the nearest neighbor to the west. The 44' approved setback did not create an undesirable change to the neighborhood, and it is felt the 39' 4" requested setback will not adversely affect the neighborhood either.
2. The proposed location of the pavilion north of the west wing building is the best option considering ease and safety of accessibility. It will be close to bathrooms, and it does not diminish any parking space or other current outdoor activity space. All other possible locations would result in difficult accessibility, a great distance from bathrooms and reduced parking or outdoor activity space.
3. The requested setback variance is only 4' 8" closer than the approved setback variance of 44 feet.
4. The existing west wing building is 38' 1" from the west side property line which 1' 3" closer to the property line than the 39' 4" requested for the pavilion. There is an approximate 250' buffer of woods between the pavilion and the nearest neighbor to the west. The 44' approved setback did not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district and it is felt the 39' 4" requested setback will not have an adverse effect either.
5. It is not felt that the requested area variance is self-created since we are locating the pavilion north of an existing building that is only 38' 1" off the property line.

For over 60 years, our church has been a gathering place for people of all ages to learn, grow, and connect with each other. We know that this pavilion will allow us to continue to learn, grow, and connect with our Penfield neighbors in the beautiful outdoors for years to come. We are proud to be part of the Penfield community and we look forward to serving its residents for years and decades to come!

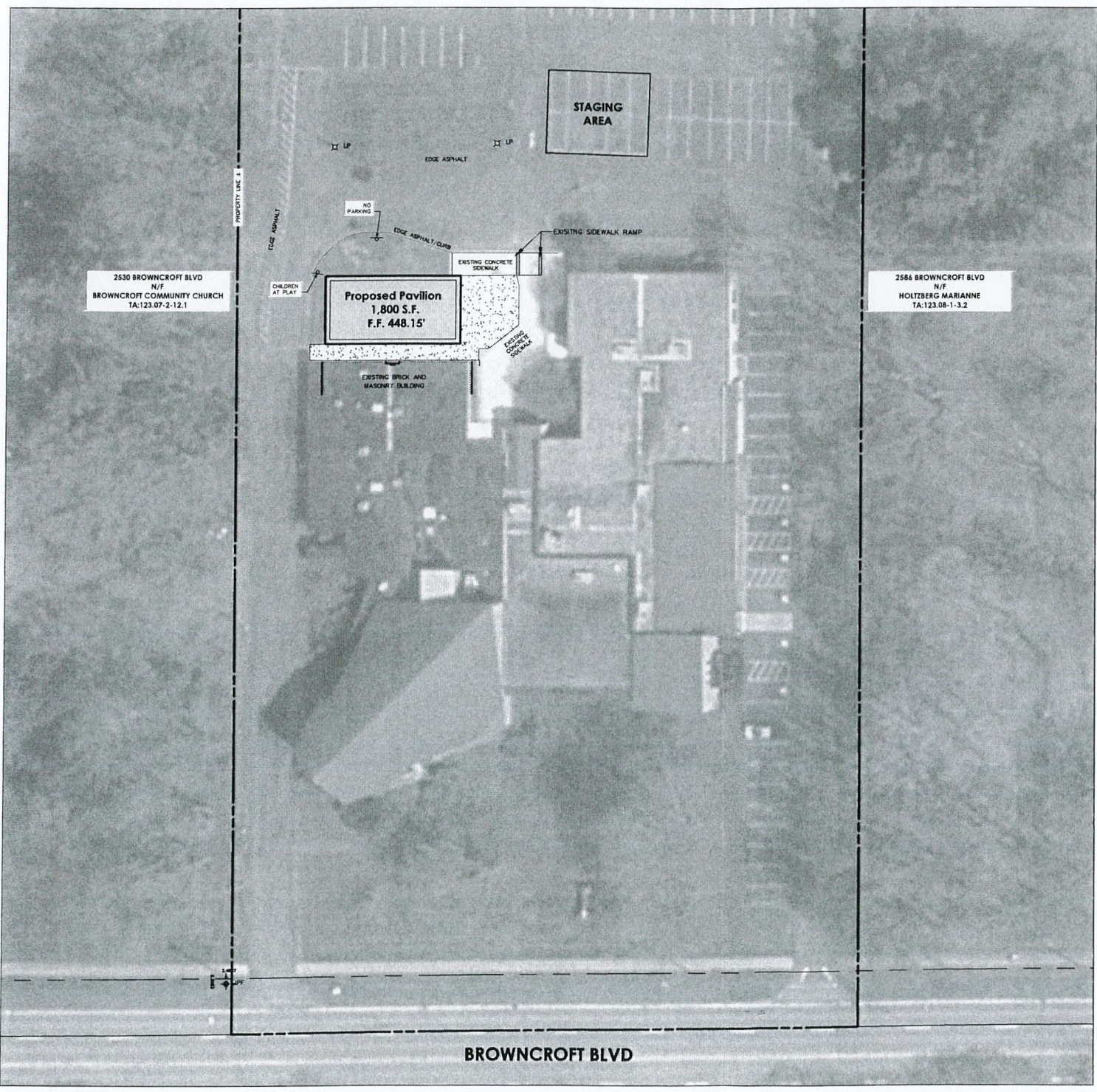
Sincerely,

Pastor Peter Johnson

Pastor at Faith Lutheran Church - Office: (585)381-3970 x16 peter@faithpenfield.org



OVERALL SITE DEVELOPMENT PLANS FOR FAITH LUTHERAN CHURCH PAVILION

PENFIELD, MONROE COUNTY, NEW YORK
P.N. 20121577.0002



DRAWING INDEX

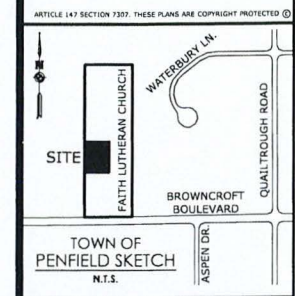
- C 101 COVER
- C 102 EXISTING CONDITIONS AND DEMOLITION PLAN
- C 103 SITE PLAN, GRADING AND UTILITY PLAN
- C 104 DETAIL SHEET

SITE DATA

1. TAX ACCOUNT NUMBER: 123.08-1-2
2. PARCEL ADDRESS: 2576 BROWNCROFT BLVD.
3. TOTAL PARCEL AREA: 5.6 ACRES
4. AREA OF DISTURBANCE: 0.10 ACRES
5. EXISTING ZONING: R-1-20, Single-Family Residential
6. PROPOSED ZONING: R-1-20, Single-Family Residential
7. EXISTING USE: RELIGIOUS
8. PROPOSED USE: RELIGIOUS
9. AREA REQUIREMENTS:

PROPOSED ZONING DISTRICT: R-1-20, Single-Family Residential		
	REQUIRED	PROPOSED
LOT		
WIDTH	100 FT	279 FT
DEPTH	N/A	N/A
AREA	20,000 SF	243,936 SF
SETBACK		
FRONT	50 FT	291 FT
SIDE	10 FT	39 FT
REAR	30 FT	520 FT
BUILDING		
HEIGHT	35 FT MAX	13 FT, 3 IN

8. STATE REGULATED WETLANDS (NYSDEC ERM): NO X YES
9. FEDERALLY REGULATED WETLANDS (USFWS NFW): X
10. FLOOD PLAIN (FEMA NFHL): X
FIRM PANEL: 34055C0238G
DATED: 8/28/2008
11. PUBLIC WATER PROVIDED BY: MCWA
12. ELECTRIC SERVICE PROVIDED BY: RG&E
13. GAS SERVICE SUPPLIED BY: RG&E
14. SANITARY SEWER PROVIDED BY: MCPW
15. STORM SEWER & DRAINAGE WILL BE: PRIVATE (MAINTAINED BY THE OWNER)
16. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY



Client:
FAITH LUTHERAN CHURCH
2576 BROWNCROFT BLVD.
ROCHESTER, NY, 14625

ATTN: KURT FINKBEINER

PASSERO ASSOCIATES

243 West Main Street Suite C0
Rochester, New York 14614
(585) 325-1900
Fax: (585) 325-1491
Principal-in-Charge: David L. Cox, PE
Project Manager: David L. Cox, PE
Designed by: Jacob D. Torrell



Revisions			
No.	Date	By	Description
1			

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COVER
FAITH LUTHERAN
PAVILION

Town/City: Penfield
County: Monroe State: New York

Project No.
20121577.0002




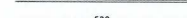
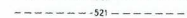


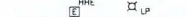



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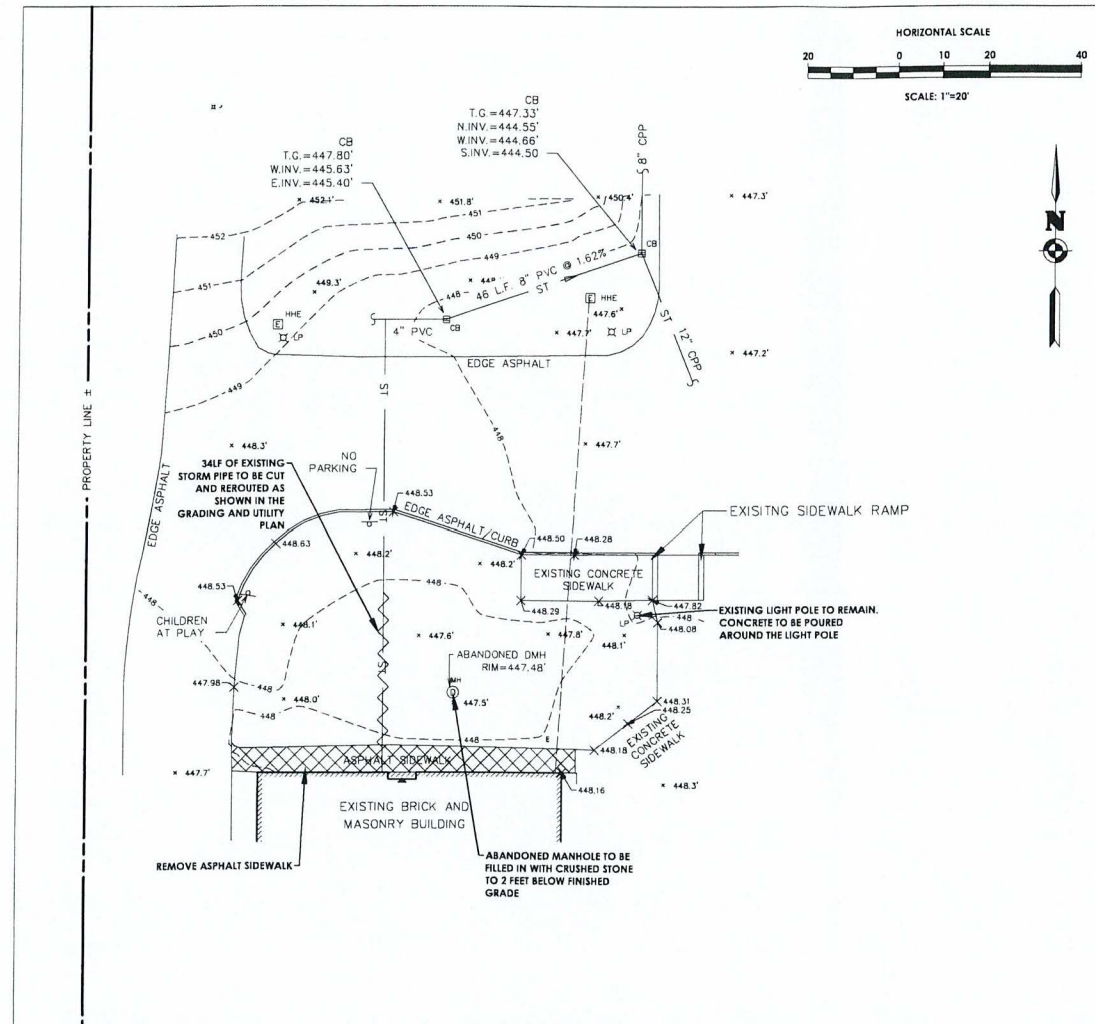
Scale:
1" = 30'

Date
AUGUST 2023

SCANNED
242-0005

LEGEND

-  PROPERTY LINE
-  EXISTING BUILDING
-  EXISTING SIGN
-  EXISTING PAVEMENT EDGE AND CURB
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING STORM SEWER, CB & MH
-  EXISTING ELECTRIC LINE
-  EXISTING HAND HOLE & LIGHT POLE
-  EXISTING FEATURE TO BE REMOVED
-  ASPHALT TO BE REMOVED

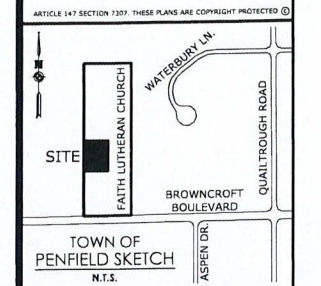


If you excavate anywhere in New York State, except NYC or Long Island, call **Dig Safely. New York** 1-800-942-7962. Notice = www.DigSafetyNewYork.com



DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
3. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
6. OWNER IS RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND ALL FEES ASSOCIATED WITH THOSE PERMITS.
7. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
8. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
9. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYS DOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.



TOWN OF PENFIELD SKETCH
N.T.S.

Client:
FAITH LUTHERAN CHURCH
2576 BROWNCROFT BLVD.
ROCHESTER, NY, 14625

ATTN: KURT FINKBEINER
PASSERO ASSOCIATES
243 West Main Street, Suite 101
Rochester, New York 14614
Principal-in-Charge: David L. Cox, PE
Project Manager: David L. Cox, PE
Designed by: Jacob D. Tarrell



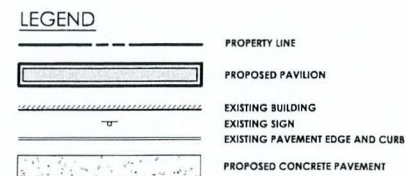
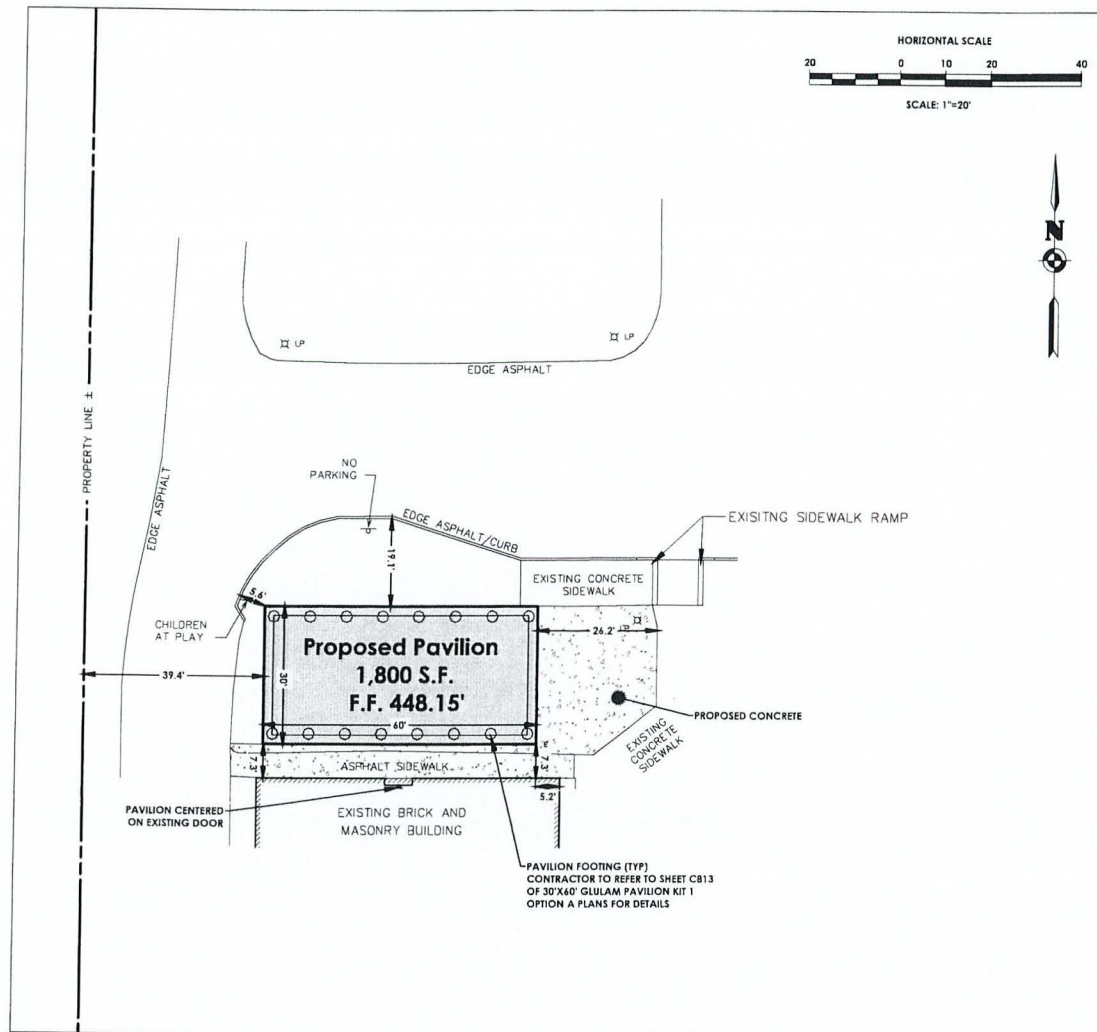
Revisions		
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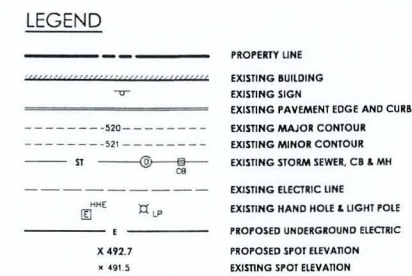
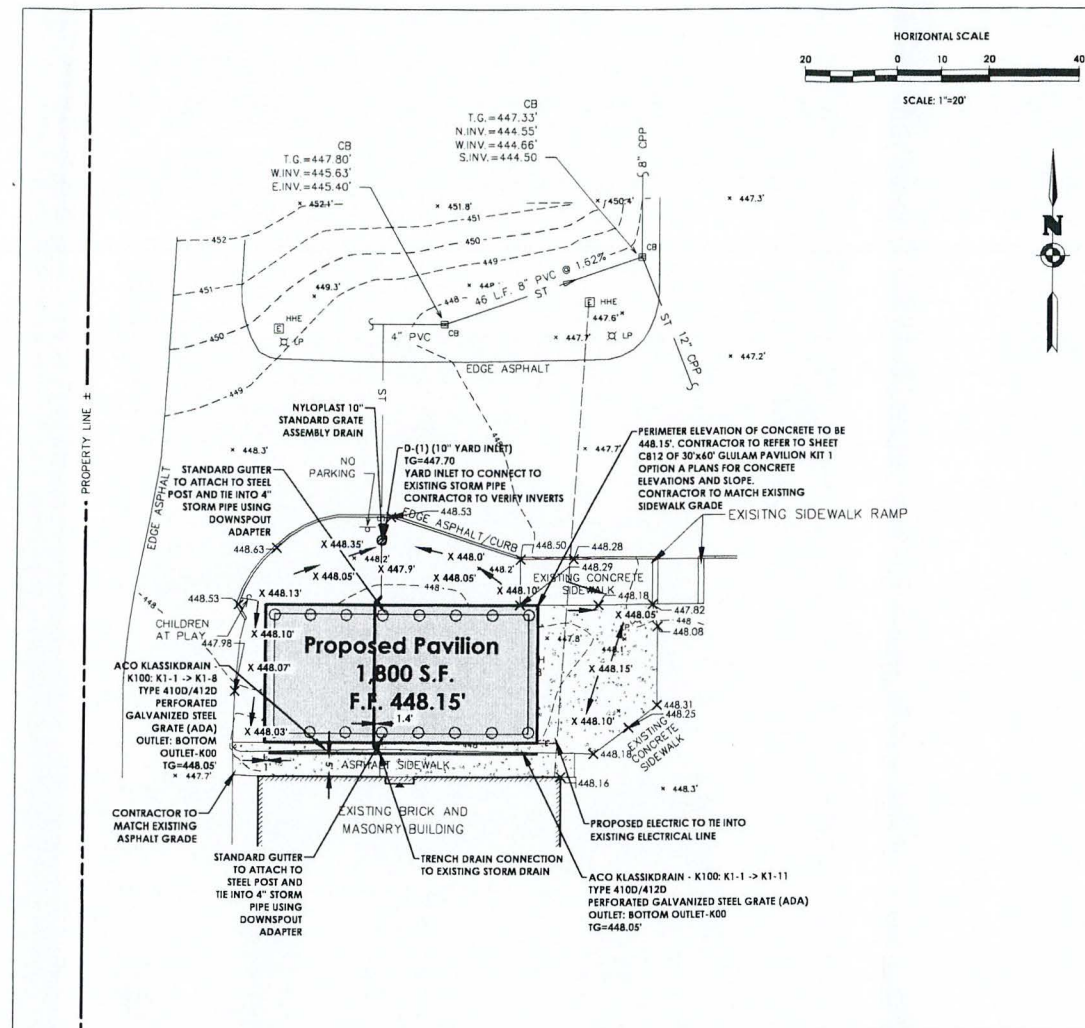
EXISTING CONDITIONS & DEMOLITION PLAN
FAITH LUTHERAN PAVILION

Town/City: Penfield
County: Monroe State: New York
Project No: 20121577.0002
Drawing No: C 102
Scale: 1" = 20'
Date: AUGUST 2023

SITE PLAN



GRADING AND UTILITY PLAN

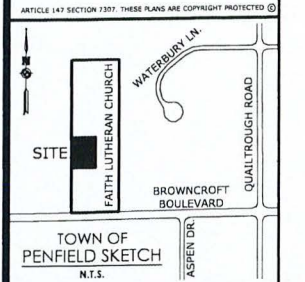


APPROVALS

APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

APPROVED BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS



Client:
FAITH LUTHERAN CHURCH
 2576 BROWNCROFT BLVD.
 ROCHESTER, NY, 14625

ATTN: KURT FINKBEINER
PASSERO ASSOCIATES
342 West Main Street Suite 201
 Rochester, New York 14614
 (585) 325-1900
 Fax: (585) 325-1871
 Principal-in-Charge: David L. Cox, PE
 Project Manager: David L. Cox, PE
 Designed by: Jacob D. Torrell



Revisions

No.	Date	By	Description
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SITE PLAN
FAITH LUTHERAN PAVILION
 Town/City: Penfield
 County: Monroe State: New York

Project No.
20121577.0002

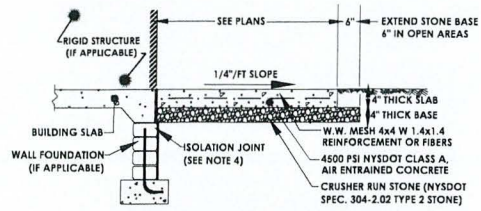
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Scale:
1" = 20'

Date
AUGUST 2023

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SITE PLAN DETAIL



1. SIDEWALK WILL BE SEALED WITH TWO (2) COATS OF CURING AND SEALING COMPOUND. COMPOUND TO BE SUBMITTED TO ENGINEER.
2. APPROVED CONCRETE FINISH WILL BE PERPENDICULAR TO SLOPE.
3. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE INCREASED TO A 6" THICKNESS WHERE APPLICABLE.
4. CONCRETE SIDEWALKS ABUTTING STRUCTURE WALLS ARE TO INCLUDE A CLOSED-CELL POLYETHYLENE ISOLATION JOINT FILLED WITH SEALANT.
5. CONCRETE SIDEWALKS ABUTTING STRUCTURE DOORS ARE TO BE CONSTRUCTED ACCORDING TO ARCHITECTURAL / STRUCTURAL DESIGN PLANS.

TYPICAL SIDEWALK DETAIL
N.T.S.

GRADING AND UTILITY PLAN DETAILS

SOIL RESTORATION NOTES:

1. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" USING CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
2. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF 4" AND LARGER ARE CLEANED OFF SITE.
3. APPLY TOPSOIL TO A DEPTH OF 6 INCHES ON ALL AREAS BEING RETURNED TO GRASS.
4. VEGETATE AS REQUIRED BY APPROVED PLAN.

TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

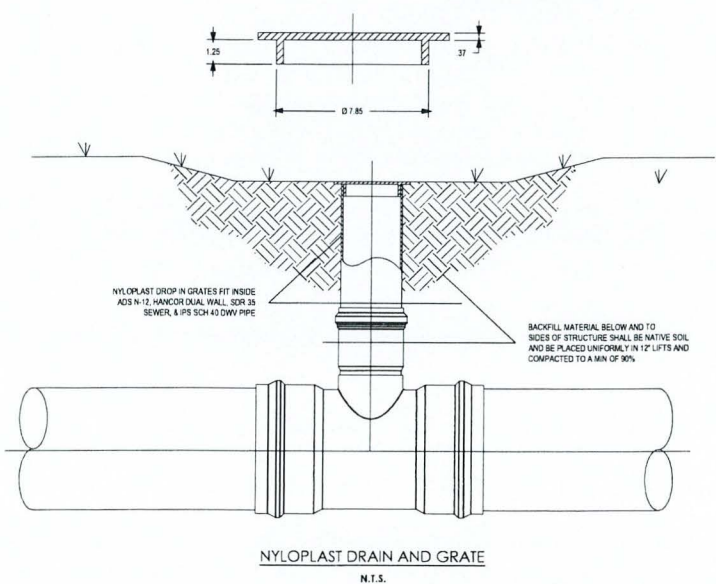
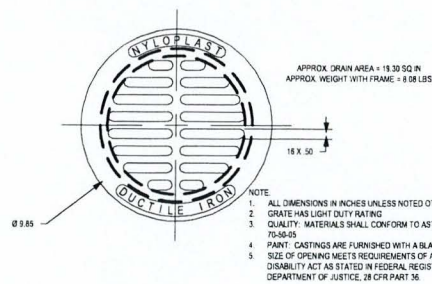
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING MUST TAKE PLACE WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL WILL BE NEEDED PRIOR TO SEEDING.
3. TYPICALLY FERTILIZER OR LIME IS NOT USED FOR TEMPORARY SEEDINGS.
4. ANY SEEDING METHOD MAY BE USED THAT PROVIDES UNIFORM APPLICATION OF SEED TO THE AREA.
5. SEEDING

PLANTING SEASON	SPECIES	RATE IN LBS./ACRE
SPRING, SUMMER, OR EARLY FALL	RYEGRASS (ANNUAL OR PERENNIAL)	30
LATE FALL OR EARLY WINTER	WINTER RYE (CEREAL RYE)	100

*MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO SPECIFICATIONS.

COMPACTION NOTES

1. THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS WITHIN THE PROPOSED GRADING LIMITS PRIOR TO PLACEMENT OF FILL MATERIAL.
2. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.

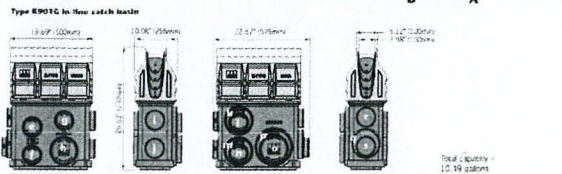
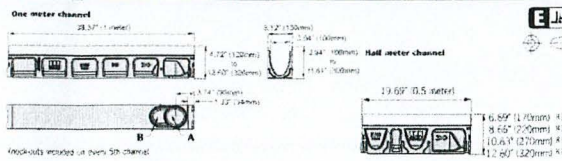


NYLOPLAST DRAIN AND GRATE
N.T.S.

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TRENCH DRAIN SPECIFICATION SHEETS

ACO DRAIN KlassikDrain - K100 Galvanized steel edge rail channel system

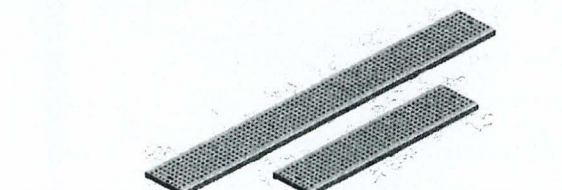


Outlet	Product	Outlet Size (Inch-Depth)	Inlet	Depth	CPM	QFS	End Cap
A	Bottom outlet - K50	4" round	1.54	1.25	1.24		
B	Bottom outlet - K60	4" round	1.18	1.87	1.82		
C	Bottom outlet - K50	4" round	1.18	1.87	1.82		
D	Bottom outlet - K60	4" round	1.18	1.87	1.82		
E	Bottom outlet - K50	4" round	1.18	1.87	1.82		
F	Bottom outlet - K60	4" round	1.18	1.87	1.82		
G	Bottom outlet - K50	4" round	1.18	1.87	1.82		
H	Bottom outlet - K60	4" round	1.18	1.87	1.82		
I	Bottom outlet - K50	4" round	1.18	1.87	1.82		
J	Bottom outlet - K60	4" round	1.18	1.87	1.82		
K	Bottom outlet - K50	4" round	1.18	1.87	1.82		
L	Bottom outlet - K60	4" round	1.18	1.87	1.82		
M	Bottom outlet - K50	4" round	1.18	1.87	1.82		
N	Bottom outlet - K60	4" round	1.18	1.87	1.82		
O	Bottom outlet - K50	4" round	1.18	1.87	1.82		
P	Bottom outlet - K60	4" round	1.18	1.87	1.82		
Q	Bottom outlet - K50	4" round	1.18	1.87	1.82		
R	Bottom outlet - K60	4" round	1.18	1.87	1.82		

February 2019

ACO DRAIN Type 410D/412D Perforated galvanized steel grate (ADA)

- Product Features**
- Complies with ADA (2010) Section 309.2.1.1
 - Used in drainage systems
 - Suitable for use with K100, K150, and K100B channels
 - Manufactured from 18 gauge galvanized steel
 - Perforated reinforcement underneath designed to prevent locking and rollover
 - Complies with ADA (2010) Section 309.2.1.1



Specifications

General
The surface drainage system shall be ACO Drain K100, K150, and K100B channels, complete with ACO Type 410D/412D Perforated galvanized steel grate with Drainlok locking as manufactured by ACO, Inc. or similar approved.

Material
The covers shall be manufactured from galvanized steel and have minimum properties as follows:

- Independently certified to meet Load Class A to EN 14188 - 3,500 lbs. / sq. yd.
- 18 gauge galvanized steel
- Intake area of 14.1 sq. in. (91.0 cm²) per half meter of grate

The overall width of 4.84" (123mm) and overall length of 39.37" (1000mm) (Type 410D) and 19.69" (500mm) (Type 412D) Perforated grates measure 0.25" (6.35mm) in diameter.

Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

April 2018

ACO DRAIN KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Unit	Weight	Description	Part No.	Unit	Weight
K100 Channel - 39.37' (10m)	74041	100	28.1	K100 Channel - 39.37' (10m)	74028	100	28.1
K100 Channel - 19.69' (5m)	74009	100	14.1	K100 Channel - 19.69' (5m)	74029	100	14.1
K100 Channel - 9.85' (2.5m)	74006	100	7.1	K100 Channel - 9.85' (2.5m)	74030	100	7.1
K100 Channel - 4.92' (1.25m)	74005	100	3.6	K100 Channel - 4.92' (1.25m)	74031	100	3.6
K100 Channel - 2.46' (0.625m)	74004	100	1.8	K100 Channel - 2.46' (0.625m)	74032	100	1.8
K100 Channel - 1.23' (0.3125m)	74003	100	0.9	K100 Channel - 1.23' (0.3125m)	74033	100	0.9
K100 Channel - 0.615' (0.15625m)	74002	100	0.45	K100 Channel - 0.615' (0.15625m)	74034	100	0.45
K100 Channel - 0.3075' (0.078125m)	74001	100	0.23	K100 Channel - 0.3075' (0.078125m)	74035	100	0.23

Specifications

General
The surface drainage system shall be ACO Drain K100 channels, complete with ACO Type 410D/412D Perforated galvanized steel grate with Drainlok locking as manufactured by ACO, Inc. or similar approved.

Material
The covers shall be manufactured from galvanized steel and have minimum properties as follows:

- Independently certified to meet Load Class A to EN 14188 - 3,500 lbs. / sq. yd.
- 18 gauge galvanized steel
- Intake area of 14.1 sq. in. (91.0 cm²) per half meter of grate

The overall width of 4.84" (123mm) and overall length of 39.37" (1000mm) (Type 410D) and 19.69" (500mm) (Type 412D) Perforated grates measure 0.25" (6.35mm) in diameter.

Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO, Inc. Northeast Sales Office: 1000 Westchester Ave., Suite 200, Westchester, NY 10804-1200. Tel: 914-949-7722. Fax: 914-949-7723. Email: sales@aco.com. Website: www.aco.com

West Sales Office: 2211 Pennsylvania St., Suite 200, Philadelphia, PA 19132-1200. Tel: 215-381-7722. Fax: 215-381-7723. Email: sales@aco.com. Website: www.aco.com

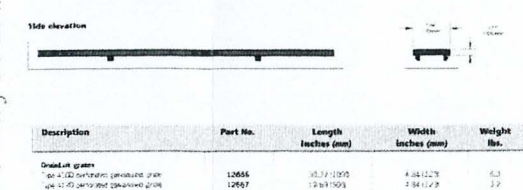
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Electronic Contact: sales@aco.com

February 2019

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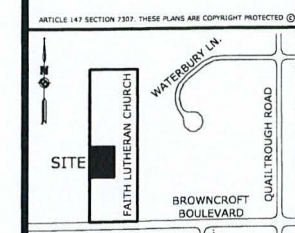
Material
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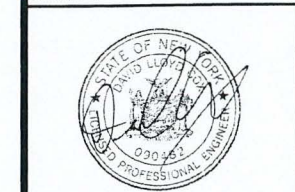
April 2018



TOWN OF PENFIELD SKETCH
N.T.S.

FAITH LUTHERAN CHURCH
2576 BROWNCROFT BLVD.
ROCHESTER, NY, 14625

ATTN: KURT FINKBEINER
PASSERO ASSOCIATES
142 West Lager Street Suite 100
Rochester, NY 14614
David L. Cox, PE
David L. Cox, PE
Project Manager
Jacob D. Torrell

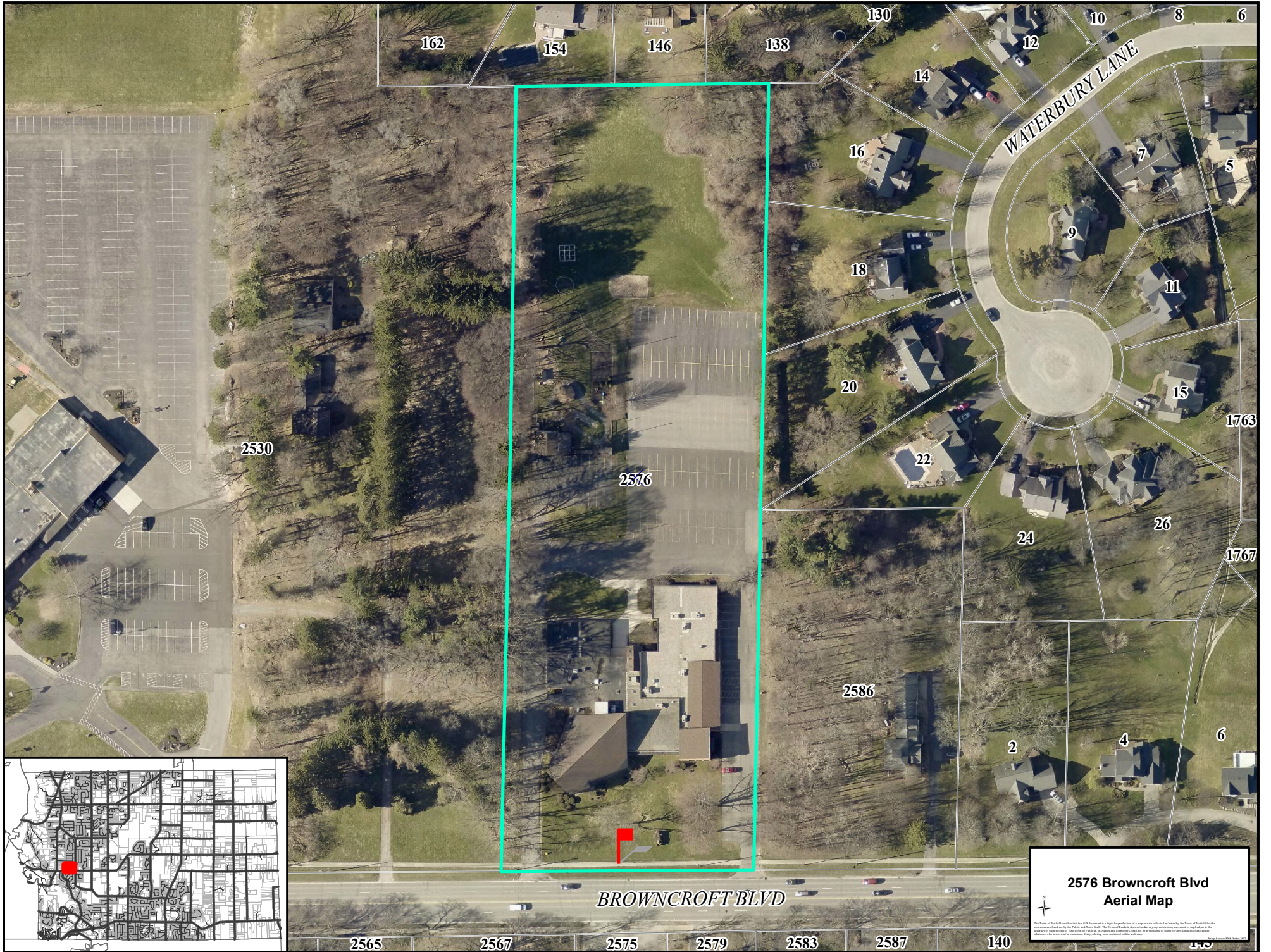


No.	Date	By	Description
1			

DETAIL SHEET
FAITH LUTHERAN PAVILION
County: Monroe State: New York
Project No. 20121577.0002

Drawing No. C 104
Scale: 1" = 20'
Date: AUGUST 2023

SCANNED
242-0005



**2576 Browncroft Blvd
Aerial Map**



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