



Mark A. Pandolf  
1851 Clark Road  
Rochester, NY 14625

July 1, 2021

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

Re: Letter of Intent – Preliminary & Final Site Plan Review  
Property: 1851 Clark Road, Rochester, NY 14625

Dear Members of the Planning Board:

Please accept this Letter of Intent for the Renovations and Addition to 1851 Clark Road.

1) Detailed summary of the existing conditions of the site and proposed development:

Applicant Response:

The existing conditions are an existing 1,400 square feet, 2-story wood frame house on a 1-acre property. The existing house was built in 1890 as a farmhouse, and has gone through multiple iterations of renovations over the decades. There is an existing 1905 wood-frame barn on the property that will remain, and is not part of this project.

The proposed development is to construct a new one-story wood frame addition, and free-standing 3-car wood frame garage. The new addition will connect to the existing house on the north side, with a transparent entrance foyer and adjacent circulation and program spaces. The new addition will then step back to respect the front setback requirement of the Zoning Code. The new entrance foyer and adjacent front portion of the addition will require a Zoning Area Variance from the Zoning Board of Appeals.

The design intent of this project is to save and improve, rather than demolish, the existing 1890 farmhouse. The new addition is strategically placed so that by connecting the existing and new structures with a transparent entrance foyer, the two structures are differentiated yet tied together. The original farmhouse will be brought back to its 19<sup>th</sup>-Century form, by removing the mid-20<sup>th</sup>-Century entrance, and the front dining room, which will be converted (back) into an open porch consistent with the period of construction. An existing mid-Century projecting bay window will be removed and replaced with a new projecting bay.

The design of the new addition is consistent with the form and materials of the original farmhouse, with horizontal clapboard siding, roof overhangs, large 2-over-2 clad wood windows, and a standing seam metal roof. The new addition and separate garage will wrap around an exterior courtyard, which looks out to the remainder of the 1-acre property to the West.

A new asphalt driveway will be in a new location to the south of the existing house. The garage will be set back to reduce its visibility from the street, and create a turn-around for vehicles so they are able to exit the property nose first, for convenience and safety.

The front (East) portion of the property will be re-graded to accommodate the new addition. The large tree and smaller cherry tree in the front yard will be removed, and replaced with two specimen trees.

The existing 1-inch domestic water service will remain. But the overhead electrical service will be replaced with a new 200-AMP underground service; A new storm, sanitary, and natural gas service will be provided.

2) Identification of the Zoning District and current Property Owner:

Applicant Response:  
Zoning District is R-1-20  
Current Property Owner is Mark A. Pandolf (Applicant)

3) Proposed Construction Schedule:

Applicant Response:  
The construction is anticipated to begin in the Fall of 2021 and take approximately one year.

4) Identification of all applicable Town, County, State, and Federal permits, area variances, and any other regulatory approvals needed to complete the proposed development:

Applicant Response:  
Asbestos Abatement of Existing House – Selective Demolition Permit from Town of Penfield, and Permit from NYS Department of Health for asbestos abatement.

Site Plan Approval from Town of Penfield  
Zoning Area Variance from Town of Penfield Zoning Board of Appeals  
Building Permit from Town of Penfield

5) Presence of Environmental Protection Overlay Districts (EPODs), including, but not limited to, the delineation of floodplains and wetlands.

Applicant Response: None.

Thank you for your consideration of this Site Plan Review Application.

Yours Truly,

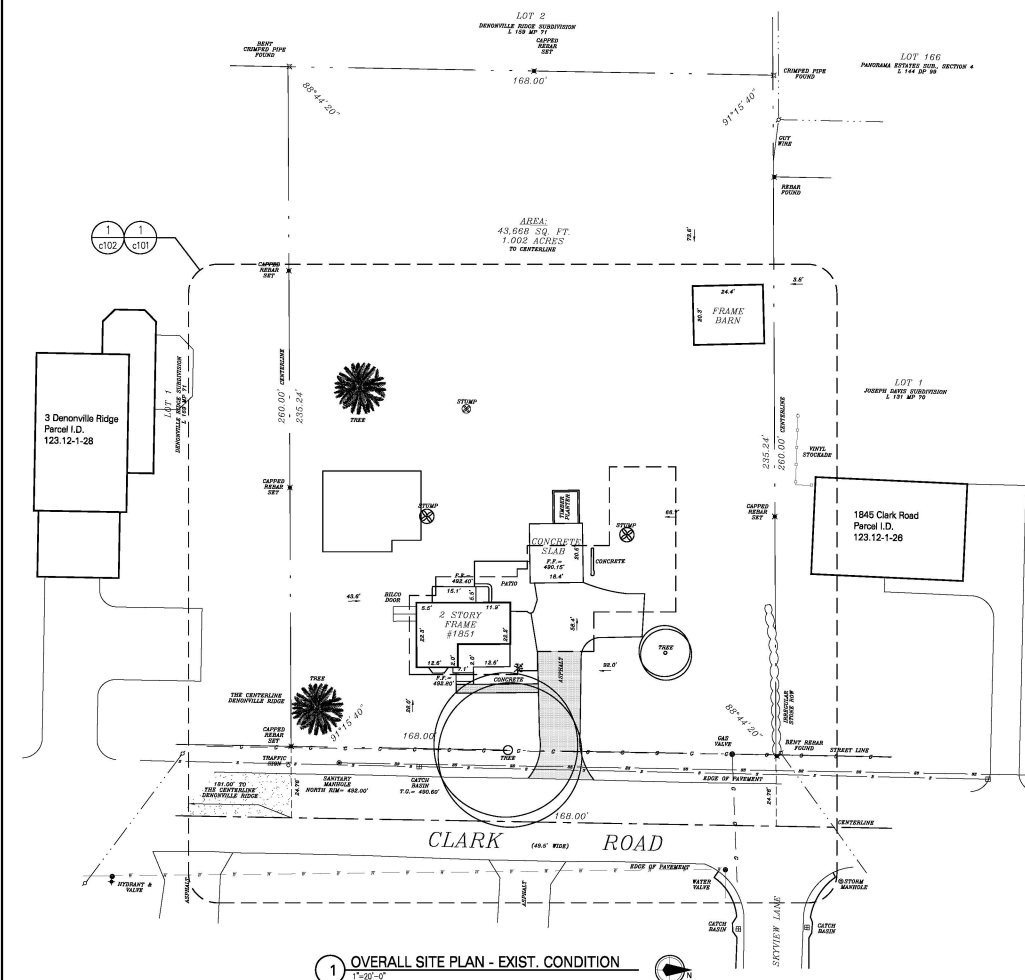


Mark A. Pandolf, AIA, LEED AP

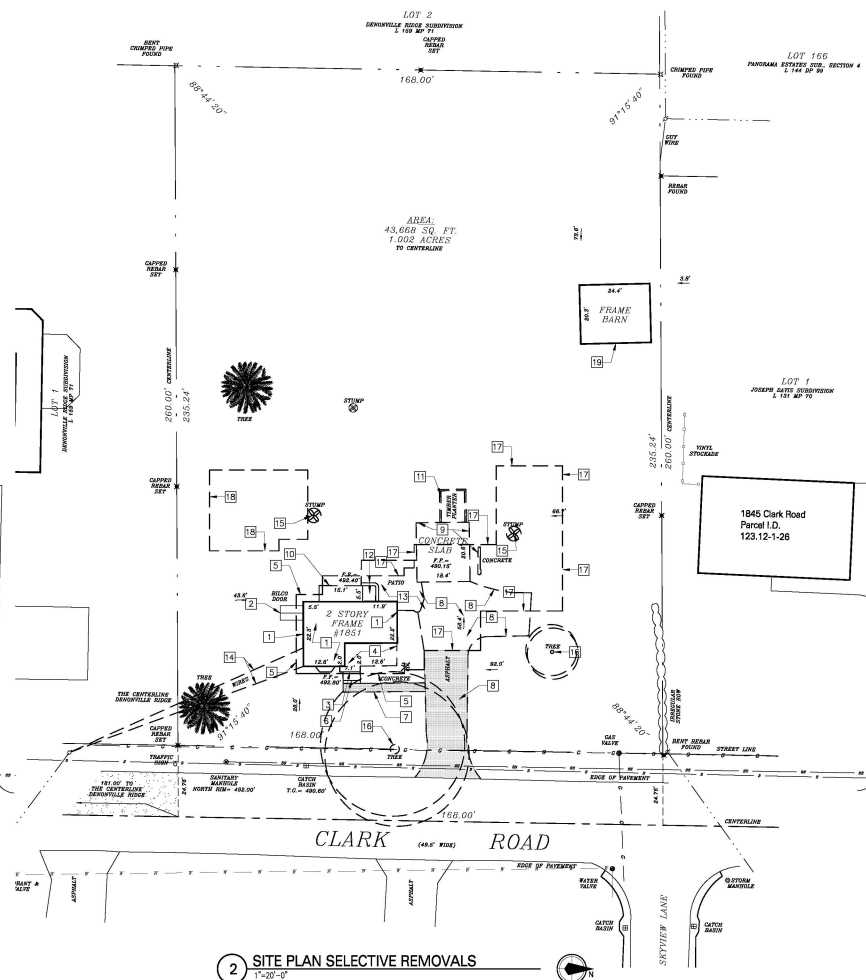
**LEGEND**

---	PROPERTY LINE	---	MALE
- - -	SETBACK LINE	---	SALT FENCE
---	CENTERLINE	+	PROPOSED SPOT ELEVATION
---	EXIST. CONTOUR	+	DETAIL NUMBER
---	PROPOSED CONTOUR	+	DETAIL REFERENCE SHEET NUMBER
---	NEW STORY NUMBER	+	EXISTING IMPERVIOUS SURFACES
---	NEW SANITARY SEWER	+	EXISTING STRUCTURE
---	NEW NATURAL GAS SERVICE	+	PROPOSED NEW STRUCTURE
---	EXIST. WATER SERVICE	+	
---	NEW ELECTRICAL SERVICE	+	

- KEYNOTES (SITE PLAN SELECTIVE REMOVALS)**
- EXISTING 2-STORY WOOD FRAME HOUSE TO REMAIN.
  - EXISTING CONCRETE BASEMENT ACCESS AREA TO REMAIN.
  - REMOVE PORTION OF FRONT ENTRANCE, ASSOCIATED WALLS, ROOF, AND FOUNDATION (SEE FLOOR PLANS).
  - REMOVE EXTERIOR WALLS AND ROOF OF EXISTING ENCLOSED DRIVING ROOM. EXISTING FLOOR TILING AND FOUNDATION TO REMAIN FOR NEW OPEN PORCH.
  - EXCAVATE AROUND DRIVE FOOTINGS OF EXISTING HOUSE DOWN TO TOP OF FOOTING, INCLUDING REMOVAL OF ASSOCIATED PLUMBING. PROVIDE NEW FOUNDATION UNDERPINNING & DRAINAGE MAT, AND NEW PERFORMED DRIVIN TILE TO NEW MANHOLE, STORM SEWER.
  - REMOVE WOOD FRONT STAIRS AND ASSOCIATED FOUNDATION.
  - REMOVE CONCRETE WALK, COMPLETE.
  - REMOVE ASPHALT DRIVEWAY AND STONE BASE, COMPLETE. NOTE: PORTION STONE SEED WILL BE USED FOR STABILIZED CONSTRUCTION ENTRANCE. ONCE CONSTRUCTION IS COMPLETE THE REMAINING DRIVEWAY WILL BE REMOVED.
  - REMOVE CONCRETE SLAB AND FOUNDATION OF FORMER GARAGE, COMPLETE.
  - REMOVE 1950s-ERA REAR ADDITION AND ASSOCIATED FOUNDATION, BACK TO ORIGINAL FARMHOUSE.
  - REMOVE TIMBER PLANTER.
  - REMOVE CONCRETE STAIRS, STEPS, AND ASSOCIATED FOUNDATION.
  - REMOVE CONCRETE PATIO, COMPLETE.
  - OVERHEAD ELECTRICAL, PHONE AND CABLE SERVICE TO BE REMOVED AND REPLACED WITH NEW UNDERGROUND SERVICE. EXCAVATE FOR NEW UNDERGROUND SERVICE AS REQUIRED.
  - REMOVE EXISTING TREE STUMP.
  - OWNER TO REMOVE EXISTING TREE AND STUMP.
  - APPROXIMATE PERIMETER OF EXCAVATION FOR NEW HOUSE ADDITION.
  - APPROXIMATE PERIMETER OF EXCAVATION FOR NEW DETACHED GARAGE.
  - EXISTING WOOD-FRAME BARN TO REMAIN.



1 OVERALL SITE PLAN - EXIST. CONDITION  
1"=20'-0"



2 SITE PLAN SELECTIVE REMOVALS  
1"=20'-0"



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