



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

- Sketch Plan Administrative Site Plan
 Preliminary/Final Site Plan Conditional Use Permit
 Preliminary/Final Subdivision
No Subdivision

Reviewed by:

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

PROJECT INFORMATION

Project Name: Blessed Hope Community Church
 Project Address: 1280 Creek St
 City, State, ZIP: Webster NY 14580
 Project Description: Construction of a 4,050 square foot building to serve as the new location for Blessed Hope Community Church

Parcel Tax ID#: 093.15-1-2.115
 Zoning District: LB (Limited Business) Project Size (acres): 2.54

Owner(s) Name: Blessed Hope Community Church
 Mailing Address: 44 E Main St STE 5 Webster NY 14580
 Email: john@blessedhope.org
 Phone: 585-662-5759

Applicant Name: Same
 Address: _____
 Email: _____
 Phone: _____

Applicant Signature: *John R. Wingfield* Date: 8/31/22

Agent/Engineer: Matt Tomlinson
 Company: Marathon Engineering
 Address: 39 Cascade Dr Rochester NY 14614
 Email: mtomlinson@marathoneng.com
 Phone: 585-458-7770

APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 709.00
Check #	Total \$ 1,209.00

- See *Required Fees Table* for \$\$ Amounts

FOR OFFICE USE ONLY

Application # 22P-0025 Date Received: 09/02/2022



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

September 2, 2022

Mark Valentine
Town of Penfield
3100 Atlantic Ave
Penfield NY 14526

Re: Blessed Hope Community Church
1280 Creek St
Town of Penfield

Dear Mark,

On behalf of our client, Blessed Hope Community Church, we are submitting plans of the above referenced project for your review. We are requesting this project be placed on the Planning Board agenda of October 13th, 2022 for Conditional Use Permit Approval and Preliminary/Final Site Plan Approval and on the Zoning Board of Appeals agenda of October 20th, 2022 for Variance Approval.

The project site consists of a 2.5+/- acre vacant parcel zoned LB (Limited Business) owned by the applicant who is proposing to construct a 4,050 +/- square feet building which will operate as a church. For 20 years, Blessed Hope Community Church has been meeting the needs of the community in the Webster and Penfield area in rented locations as a portable church. They wish to make the move from portable to permanent and establish deeper roots in the community they seek to serve. The proposed building would be used for Sunday morning services, offices for staff (1-2 people), evening bible studies (8-10 people), and occasional special events.

The site plan shows 60 spaces, complying with the number of spaces required by code – note that 18 of these spaces are proposed to be land-banked (constructed if/as necessary in the future) as 42 spaces provide more than enough parking for the church's current staff and congregation.

There are two ingress/egress points onto Pen-Web Park. As the site is in a developed area, only service connections to existing utilities will be necessary.

Staff has advised that as the parcel's southern property line is also the boundary line between the BN-R district and the adjacent R 1-20 district, a variance from the required 50-foot buffer is required for the entrances from Pen-Web Park (§ 250-7.2-A).

Going the distance for you.

Prelim/Final Site Plan, Conditional Use Permit, & Variance
Blessed Hope Community Church
1280 Creek St
09/02/2022

Enclosed is the following information to aid in your review:

Planning Board

- 4 copies of this Letter of Intent
- 4 copies of the Planning Department Application Form
- 4 copies of the Short Environmental Assessment Form
- 4 copies of Responses to Factors for Consideration (Site Plan and Conditional Use Permit)
- 1 copy of the Planning Board Fee Calculation Sheet
- 2 copies of the Engineers Report
- 2 copies of the Stormwater Pollution Prevention Plan
- 7 copies of the Site Plan Set (11x17)
- 11 copies of the Building Rendering (11x17)
- 11 copies of Building Elevations and Floor Plans (11x17)
- 4 copies of the Site Plan Set (Full size)
- 1 CD with pdf files of all the above listed material
- 1 check for the Application Fees in the amount of \$ 1,209

Zoning Board of Appeals

- 4 copies of this Letter of Intent
- 4 copies of the Area Variance Application Form
- 4 copies of the Short Environmental Assessment Form
- 4 copies of the Criteria to Support Area Variance
- 4 copies of the Layout Plan (Full Size)
- 4 copies of the Building Rendering (11x17)
- 4 copies of Building Elevations and Floor Plans (11x17)
- 1 CD with pdf files of all the above listed material
- 1 check for the Area Variance Application Fees in the amount of \$110

We look forward to presenting this project to the Planning Board and the Zoning Board of Appeals. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Prelim/Final Site Plan, Conditional Use Permit, & Variance
Blessed Hope Community Church
1280 Creek St
09/02/2022

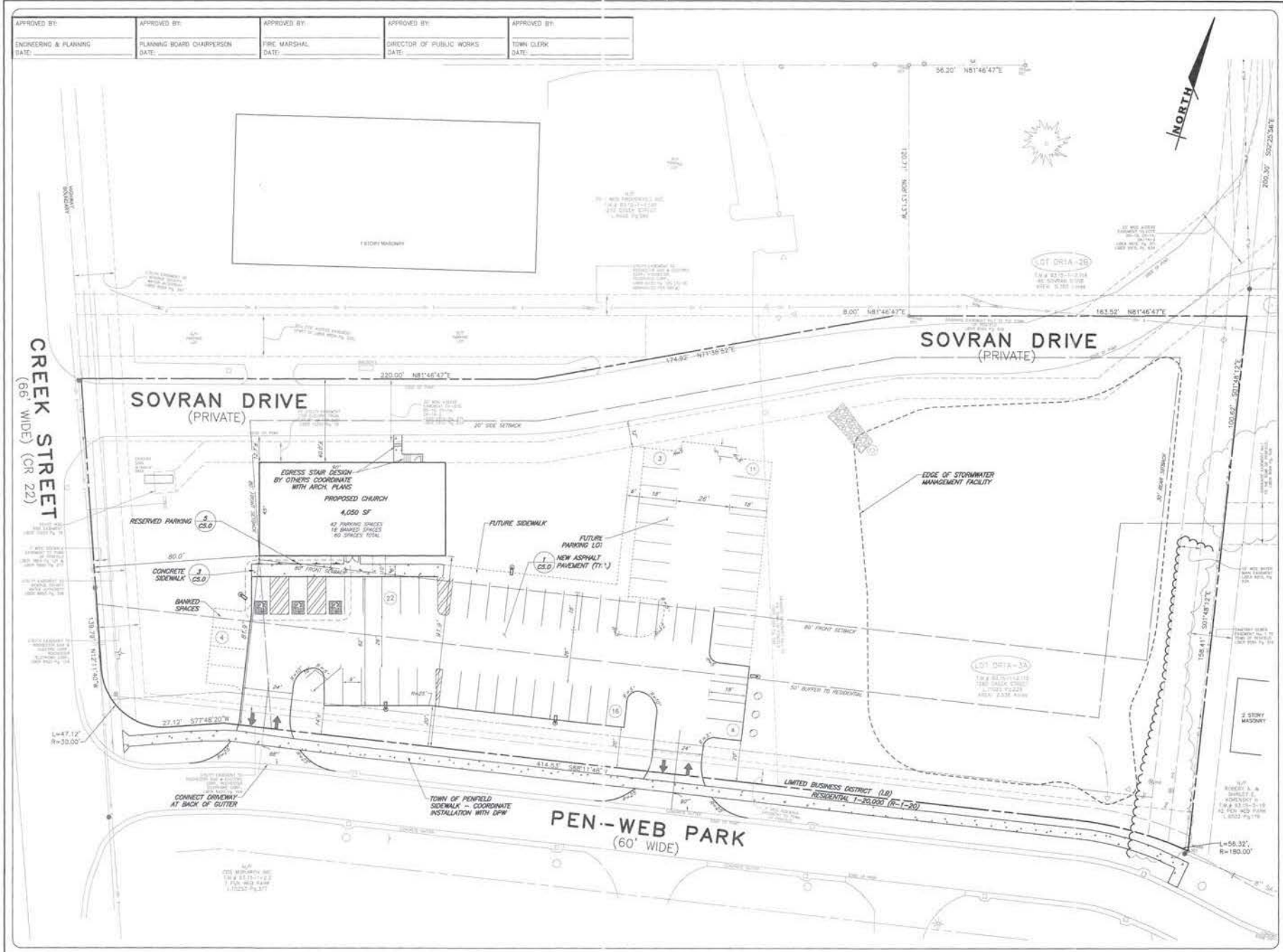
Respectfully submitted,



Matt Tomlinson, Partner
MARATHON ENGINEERING

cc: Pastor John Wurzbacher, Blessed Hope Community Church

File: Z:\Engineering\Auto Files\10828-17\Drawings\10828-17-01.dwg, Last saved: 9/1/2022, Plot Date: 9/1/2022, By: MFC06402021, Plot: 25/04



APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
ENGINEERING & PLANNING	PLANNING BOARD CHAIRPERSON	FIRE MARSHAL	DIRECTOR OF PUBLIC WORKS	TOWN CLERK
DATE:	DATE:	DATE:	DATE:	DATE:

MARATHON ENGINEERING
 REGISTERED LOCATION:
 70 CASCADE DRIVE
 ROCHESTER, NY 14644
 585.450.7770
 OFFICE LOCATION:
 840 FRANKLIN ST. STE A
 LITTON, NY 14850
 807.241.2444
 www.marathoneng.com

PRELIMINARY/FINAL SITE PLANS
 for
BLESSED HOPE CHURCH
 1280 CREEK STREET
 MONROE COUNTY
 TOWN OF PENFIELD
 STATE OF NEW YORK

JOB NO.	0828-22	
SCALE	1"=20'	
DRAWN	RLB	
DESIGNED	MT	
DATE	09/02/22	
REVISIONS		
DATE	BY	REVISION
<p>STATE OF NEW YORK SEAL OF THE STATE OF NEW YORK ROBERT P. BRINGLEY</p>		

DRAWING TITLE:	LAYOUT PLAN
3 of 8	
SHEET No:	C1.0
ISSUE No:	
JOB No:	DRAWING No: