



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 13<sup>th</sup>, 2022 for Conditional Use Permit Approval and Preliminary/Final Site Plan Approval and on the Zoning Board of Appeals agenda of October 20<sup>th</sup>, 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).

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

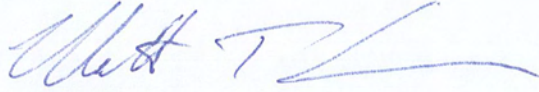
Zoning Board of Appeals

- 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

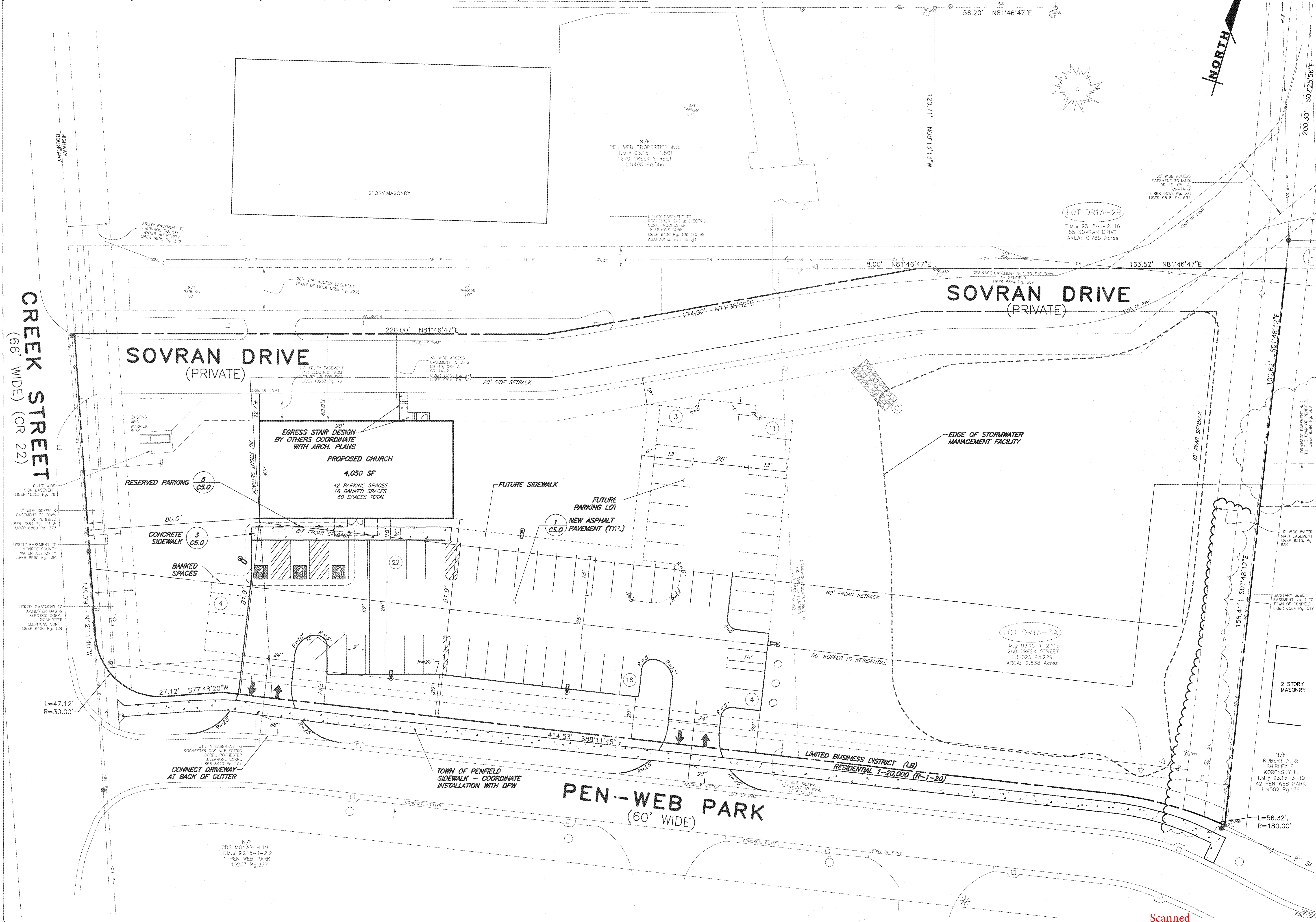
Scanned

# BLESSED HOPE COMMUNITY CHURCH

WEBSTER, NEW YORK



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



CREEK STREET (66' WIDE) (CR 22)

**MARATHON ENGINEERING**  
ROCHESTER LOCATION  
39 CASCADE DRIVE  
ROCHESTER, NY 14614  
585-458-7770  
ITHACA LOCATION  
840 HANSHAW RD, STE 6  
ITHACA, NY 14850  
607-241-2917  
www.marathoneng.com

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

JOB NO: 0828-22  
SCALE: 1"=20'  
DRAWN: RLB  
DESIGNED: MT  
DATE: 09/02/22

REVISIONS		
DATE	BY	REVISION

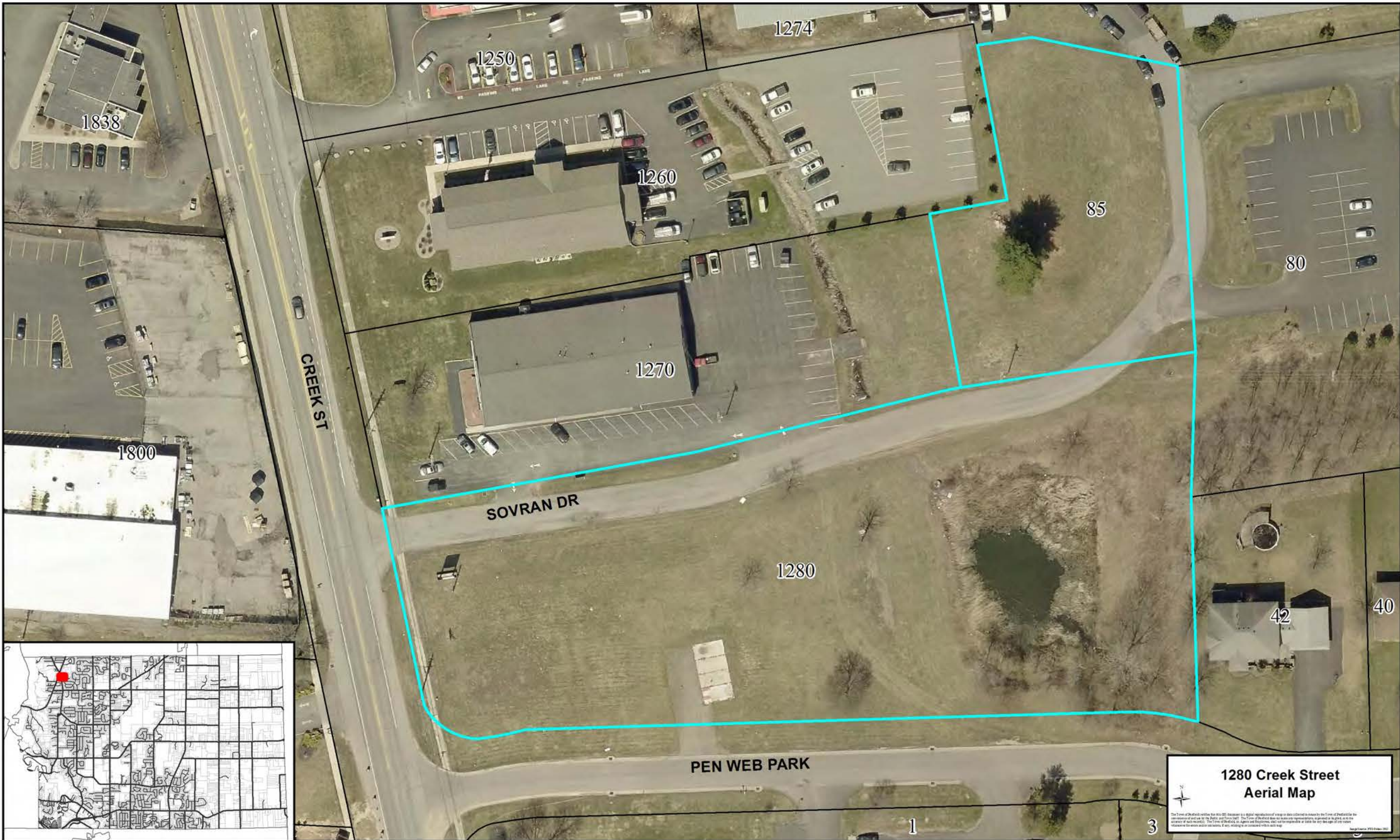
ROBERT P. BRINGLEY  
Professional Engineer  
No. 10253  
State of New York

DRAWING TITLE:  
**LAYOUT PLAN**

3 of 9 SHEET No:	<b>C1.0</b>
0828-22 JOB No:	DRAWING No:

File: Z:\Engineering\Job Files\0828-17\Drawings\Sheets\C1.0.dwg, Last saved: 9/1/2022, Plot Date: 9/1/2022, Plot Style: -----

Scanned



CREEK ST

SOVRAN DR

PEN WEB PARK

1838

1800

1250

1260

1274

1270

85

80

1280

42

40



### 1280 Creek Street Aerial Map

The Town of Bedford uses GIS (Geographic Information System) to create digital representations of maps. These digital representations are made by the Town of Bedford for the convenience of public use on the Public and Town (GIS). The Town of Bedford does not make any representations, expressed or implied, as to the accuracy of such information. The Town of Bedford, 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 caused by this map.

1

3