



6/15/2023

To: Town of Penfield

From: Randy McKay

625 Panorama Trail, Suite 2130

Rochester, NY 14625

585-261-8565

Re: 1506 Empire Blvd

Penfield, NY 14580

We are excited to request permitted usage for 1506 Empire Blvd, currently zoned mixed usage residential and commercial. Our request is to be permitted usage under 250-5.6 Limited Business District (LB) B.1f, Garden Supply store. The purpose of which is to operate our Property Management business that contracts for lawn mowing, lawn maintenance, Snow plowing and Salting of both commercial parking lots and residential drive ways. Our Property Management Division employees 6 Full and 2 part time employees. Hours of operation are from 6am - 6pm primarily Monday thru Friday with some weekends. Property is to be utilized for our crews to meet, load up materials and equipment for the day, and storage of vehicles overnight.

Our expectation is to continue to utilize the 2 story frame residential property and Garage as rental property as it currently has tenants. The 2 story Block and Frame Barn will be utilized for storage and servicing of the Lawn mowing and Snow plowing equipment. The Future Office building will be remodeled and utilized as office space for our McKay Property Management, McKay Family Restaurants, and McKay Hospitality office employees. The Property Management Workshop building will be utilized for a staging area for materials needed in the servicing of our Lawn and Garden contracts. Tool Storage and Equipment storage buildings will be for storage of hand tools and Landscaping equipment. And the Trailer storage to be utilized for storage of some of the smaller trailers. We have 6 Chevrolet 2500 HD Pickup trucks with 6 trailers, a C7500 Dump truck, and a Pro master 2500 Van to be parked in the parking lot area inside the fenced and locked gate area. Construction of a stone drive to the Garden Display area will need to be completed to give access. The Outdoor Display Area will feature examples of our Patio and Garden designs and layout for display. The Garden Center will have a limited amount of public access, only to be utilized to show and discuss projects with our current customers by appointment.

We have no plans or need for additional ingress or egress at this time. The existing parking lot is adequate for our maintenance vehicles listed above. Our use is consistent with other permits in the area, a natural barrier exists of trees on the property between the residence and our areas used for equipment parking and storage. Any signage we would propose would be consistent with what is already permitted. A minimum amount of noise due to our vehicle's and trailers being loaded and

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unloaded with our maintenance equipment in the morning and afternoon. Normal hours are 7am to 5pm Monday thru Friday. No changes are needed to the already present visibility needs of the property. We do not have any additional odors being created at this property. Low level lighting would be added in a localized place that is unintrusive for safety and security purposes.

The residence on the property, a single family home will continue to be utilized as a rental property for the existing tenant.

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1 SITE PLAN
1" = 30'-0"

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CONSULTANT:

CLIENT/LOCATION:

GARDEN CENTER
MUSAY REAL ESTATE HOLDINGS,
LLC
625 PANORAMA TRAIL, BLDG 2,
SUITE 130, ROCHESTER, NY
14623

REVISIONS:

#	DATE	BY	DESCRIPTION

PRELIM SITE PLAN

DRAWN: XW	DATE: 05/31/23
PROJECT: 23152	SHEET: AS1.C

1506 Empire Blvd Aerial Map

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