

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 2

Application # 21Z-0025
1527 Empire Blvd
Creek Ranch, LLC

See Pages to Follow



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March 20, 2021

Town of Penfield
Zoning Board
3100 Atlantic Avenue
Penfield, New York 14526

Re: Property Address: 1527 Empire Blvd, Penfield, New York 14580; Tax Id. 093.19-1-1
Owner: Creek Ranch LLC
Request: Special Permit for Change of Use
LETTER OF INTENT

Dear Zoning Board,

I write this letter of intent on behalf of my client Creek Ranch LLC, owners of the property at 1527 Empire Blvd., Penfield, New York 14580. We purchased the property on August 6, 2020. We are now seeking this Boards approval of a change of use from its former residential use to a physicians office. This sought use falls within the property's current zoning designation of Limited Business District (LB).

Dr. Sahar Elezabi is the sole member of Creek Ranch LLC and also the sole member of Webster Psychiatry & Medicine, PLLC. This is an Outpatient psychiatry practice. The practice consists of two doctors one MD and one NP. Support Staff consists of one full time practice manager and 2 part-time administrative assistants. These part-time assistants alternate schedules so that only one is working at a time. Thus, at any given time the maximum staff at the office is three. At most there are only two patients on premises at a given time. Therefore, the total average attendance at the office during operating hours will be five. Office hours are as follows:

- Monday is a Administrative day with no patients and hours of 1pm – 5 pm.
- Tuesday through Thursday the office hours are 7:30am – 5:30pm.

The practice currently consists of approximately 400 patients. A significant majority of patient appointments are conducted via telehealth and therefore in-person appointments at the office

FILE

Creek Ranch LLC: Change of Use Letter of Intent

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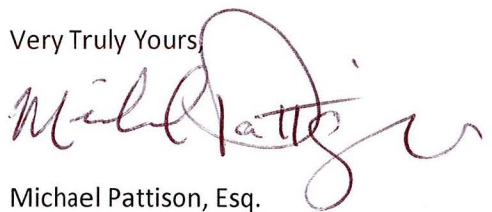
Dr. Elezabi is a resident of Penfield and also has had her current practice located in Penfield since 2006.

Our proposed change of use is sought to allow us to utilize this property under a permitted use under the current zoning designation of Limited Business District. There are no physical exterior alterations being sought on this premises at this time. The improvement on this parcel is a single story building with a size of 1,729 sqft. The interior consisted of 2 bedrooms, single bathroom and kitchen and dining area. Minor interior remodeling was performed to retrofit the bedrooms into offices and to readjust the layout. Exterior parking on this parcel is already large enough to allow for the minimal daily vehicular traffic that this proposed use will have.

In conclusion, we seek this Boards approval of a change in use to allow the property owner to operate her practice that primarily consists of telehealth, thus very minimal increased foot traffic to the property.

Should the Board have any additional questions or concerns or desire additional documentation, please do not hesitate to contact me at the above contact information. I thank you for your time and consideration with this matter.

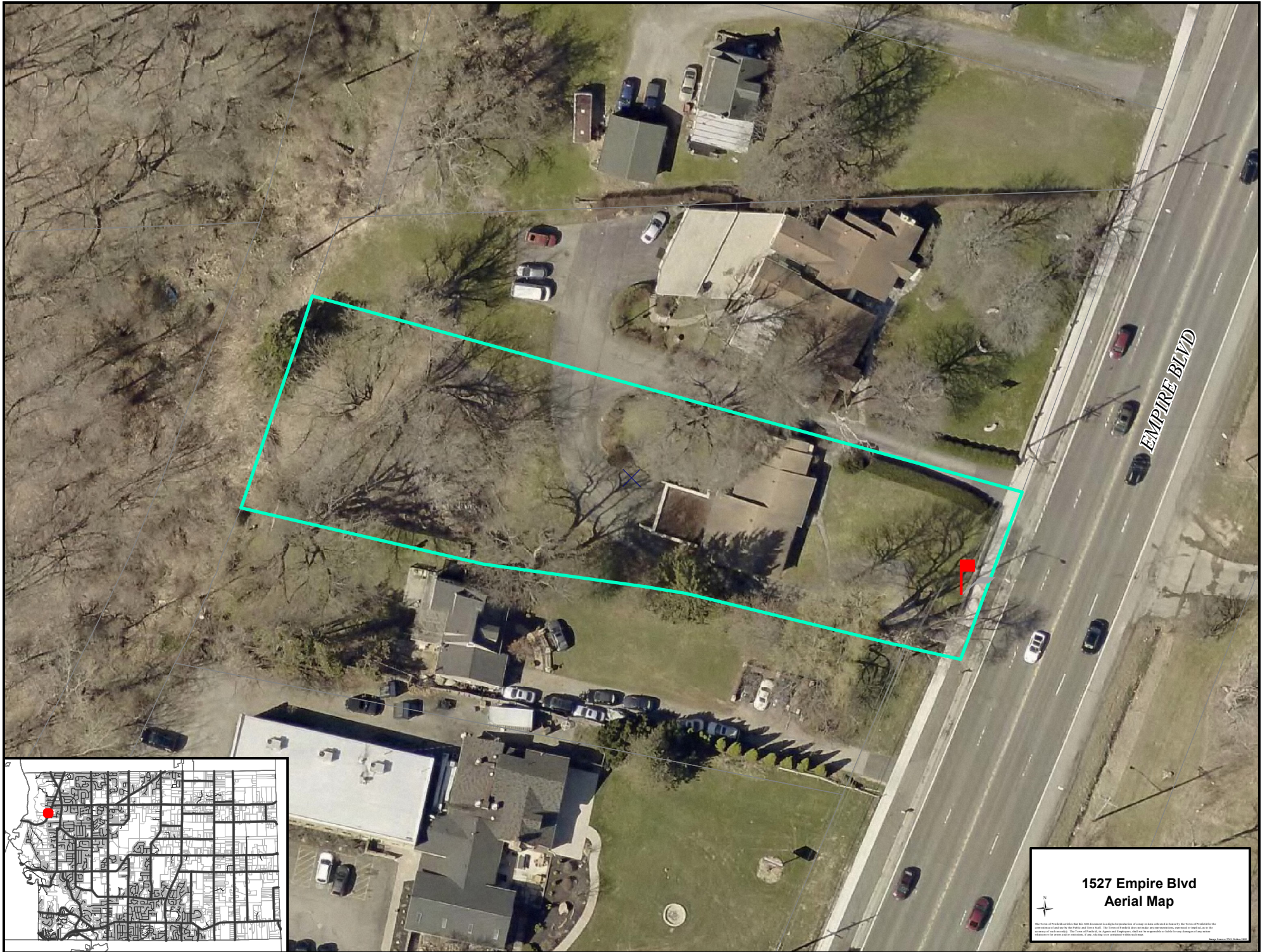
Very Truly Yours,



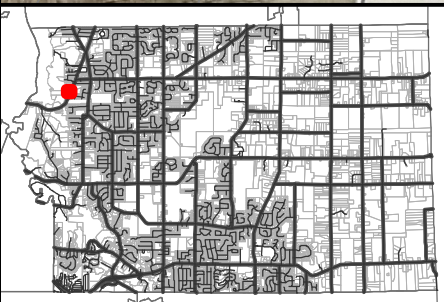
Michael Pattison, Esq.

SCANNED

FILE



EMPIRE BLVD



**1527 Empire Blvd
Aerial Map**

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