



**TOWN OF PENFIELD  
PLANNING DEPARTMENT APPLICATION FORM**

**APPLICATION TYPE**

- Sketch Plan                       Administrative Site Plan  
 Preliminary/Final Site Plan     Conditional Use Permit  
 Preliminary/Final Subdivision

**Reviewed by:**

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

**PROJECT INFORMATION**


Project Name: Elezabi Property Site Plan  
 Project Address: 1527 Empire Boulevard  
 City, State, ZIP: Webster, NY 14526  
 Project Description: Site plan approval of +/-4,018 s.f. of asphalt pavement expansions throughout the property in several locations and an EPOD permit

Parcel Tax ID#: 93.19-01-001

Zoning District: LB Light Business District                      Project Size (acres): 0.629 acres

**Owner(s) Name:** Creek Ranch LLC  
 Mailing Address: 1527 Empire Boulevard, Webster, NY 14526  
 Email: ter@thecreekranch.com  
 Phone: (585) 771-7570

**Applicant Name:** Sahar Elezabi MD  
 Address: 1527 Empire Boulevard, Webster, NY 14526  
 Email: ter@thecreekranch.com  
 Phone: (585) 771-7570

Applicant Signature:                       Date: 01/24/2022

**Agent/Engineer:** Donald H. Lewis, Jr., PE  
 Company: Marathon Engineering  
 Address: 39 Cascade Drive, Rochester, NY 14614  
 Email: dlewis@marathoneng.com  
 Phone: (585) 458-7770

**APPLICATION FEES**

Planning Review Fee	\$ 1,173.00
Engineering Review Fee	\$
Check #	Total \$ 1,173.00

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

**FOR OFFICE USE ONLY**  
 Application # 22P-0004                      Date Received: 01/25/2022



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

January 25, 2022

Doug Sangster  
Town Planner  
Town of Penfield  
3100 Atlantic Avenue  
Penfield, NY 14526

Re: Site Plan Preliminary-Final Review  
Elezabi Property - 1527 Empire Boulevard  
Town of Penfield, County of Monroe, State of New York

Dear Doug,

On behalf of our client, Sahar Elezabi MD, we are pleased to submit preliminary-final plans of the above referenced project for your consideration.

The owner is seeking site plan approval for the recently installed asphalt pavement expansions on her property on Empire Boulevard. The property is currently zoned in a LB Limited Business District and is an existing medical office with a walk out garage and parking area in the rear. The property has two existing accesses off Empire Boulevard, the south entry for her property and a shared drive to the north.

Prior to our involvement, the owner had added +/-4,081 sf of pavement area on the property in multiple locations to her facility's client parking. The Town's threshold for a site plan approval is anything < 1,000 sf, thus the reason for this application. The site plan depicts the location of the existing pavement limits as well as the expanded areas. In the process of the pavement expansions, the new asphalt was pushed toward the Town's Steep Slope EPOD district line running along the west property line. The EPOD line is shown on the plan along with the closet dimensions to the new pavement. We are requesting an EPOD Permit as well due to the pavement being 32' +/- from the top of the slope instead of the required 50'.

Enclosed is the following information to aid in your review:

Subdivision and Site Plan Concept Approval

- 4 copies of this Letter of Intent
- 4 copies of the Site Plan Application
- 4 copies of the Factors for Consideration
- 4 copies of the Short Form EAF
- 4 copies of the Site Plans
- Application fees of \$1,173

*Going the distance for you.*

Preliminary/Final Site Plan Review  
Elezabi Property - 1527 Empire Boulevard  
Town of Penfield  
1/25/2022

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Donald H. Lewis, Jr., PE  
MARATHON ENGINEERING

cc: Sahar Elezabi MD

