



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:

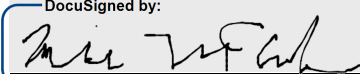
- Planning Board
 Town Board
 Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name:	Taco Bell - Empire Blvd (Webster, NY)	
Project Address:	1800 Empire Blvd	
City, State, ZIP:	Webster NY, 14580	
Project Description:	Taco Bell to construct a +/-2,000 SF restaurant with drive-thru within Home Outlet parking lot. Project will include minor modifications to Home Outlet parking lot.	
Parcel Tax ID#:	093.15-1-57	
Zoning District:	GB	Project Size (acres): +/- 1.9

Owner(s) Name:	E.C. Barton & Company	
Mailing Address:	2929 Brown's Lane, PO Box 16360, Jonesboro AR 72403	
Email:	tyson.teel@ecbarton.com	
Phone:	870-336-6083	

Applicant Name:	Fairlane Dr LLC	
Address:	290 Elwood Davis Road, Suite 320, Liverpool, NY 13088	
Email:	mikem@hrgweb.com	
Phone:	315-451-1957	

Applicant Signature:	DocuSigned by:  <small>DF2A2E8CBC134F1...</small>	Date:	11/30/2021
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Agent/Engineer:	Stephanie Albright	
Company:	APD Engineering & Architecture	
Address:	615 Fishers Run Victor, NY 14564	
Email:	salbright@apd.com	
Phone:	585-742-0204	

APPLICATION FEES

Planning Review Fee	\$ 300.00
Engineering Review Fee	\$
Check #	Total \$ 300.00

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

FOR OFFICE USE ONLY

Application # 22P-0001 Date Received: 12/03/2021

APD ENGINEERING & ARCHITECTURE

BRINGING YOUR DESIGN TO LIFE

Town of Penfield – Planning Board
3100 Atlantic Ave
Penfield, NY 14526

December 3, 2021

APD Project No.: 19-0124

RE: Taco Bell, Empire Blvd – Concept Sketch Plan Review

Dear Planning Board Members,

We are pleased to submit on behalf of Hospitality Syracuse, Inc. for sketch plan review for the parcel at 1800 Empire Boulevard. This project (Tax Parcel # 093.15-1-57) is proposing to construct a Taco Bell with drive thru within the northern portion of the Home Outlet parking lot. The property fronts on Empire Boulevard and Creek Street. The property is zoning General Business and is not located in any overlay districts.

The existing Home Outlet parcel is approximately 1.9 acres and is nearly all impervious. We expect to increase green space for the project. The existing building/business will remain and minor site plan improvements will be made to the southern portion of the site. Some of the work on this portion of the site would include replacing the broken asphalt drive to the south of the building and replacing the fencing along Creek St.

The Taco Bell will be open seven days a week from 7am – 11pm. The drive thru will stay open later than the restaurant (approximately 2am) and final hours are subject to change. There will be a total of 25 employees for the restaurant with a maximum of 7 per shift. Trash generated by the restaurant will be taken out to the enclosed dumpster in the parking lot where a local company will empty the dumpsters twice per week. Alcohol will not be served at the restaurant. Tractor trailers (WB-62) will provide at-grade deliveries 1-2 times per week.

The project will include subdividing the parcel to create a ±0.7-acre lot for the proposed Taco Bell. All new utilities will be extended to the Taco Bell. It is assumed that there will be less than 1 acre of project disturbance and that the project will not create any additional disturbance. This will be further analyzed when the survey is obtained and the full site plan set is prepared. The property is not located in the floodplain. Due to the extents of existing development, wetlands are not anticipated.

We anticipate the following for review, approval, permits, etc:

- Planning Board
 - Site Plan approval (two separate applications will be submitted to Home Outlet and Taco Bell)
 - Conditional Use Permit
 - Subdivision
- County 239m review
- Zoning Board of Appeals for both projects. Some of the variances may include front setback, lot coverage, number of parking spaces, and signage. A preliminary code review spreadsheet is provided on the Sketch Plan.
- NYSDOT and Monroe County for the new curb cuts and utility connections

If we are able to obtain all required approvals this winter, the applicant would be looking to begin construction in the Spring of 2022 and have the restaurant open by the end of 2022.

HEADQUARTERS

615 Fishers Run, Victor, NY 14564
Phone: 585.742.2222 ● Fax: 585.924.4914
Website: www.apd.com ● eMail: info@apd.com

OFFICE LOCATIONS

17961 Cowan, Irvine, CA 92614 ● Phone/Fax: 714.987.1380

The following information is provided for your review and consideration:

1. Five (5) copies of Letter of Intent (this letter)
2. Five (5) copies of the Sketch Plan Application form, including checklist
3. Three (3) full size copies and five (5) 11"x17" prints & PDF of Sketch Plan
4. Three (3) full size copies and five (5) 11"x17" prints & PDF of Conceptual Utility Plan
5. Five (5) copies of 11"x17" color conceptual building elevation
6. Five (5) copies of Google Earth photos of the site
7. Five (5) Photos of similar Taco Bells in the area
8. Owners Letter of Authorization
9. \$300 Application Fee
10. USB Flash Drive with PDF's of above referenced items

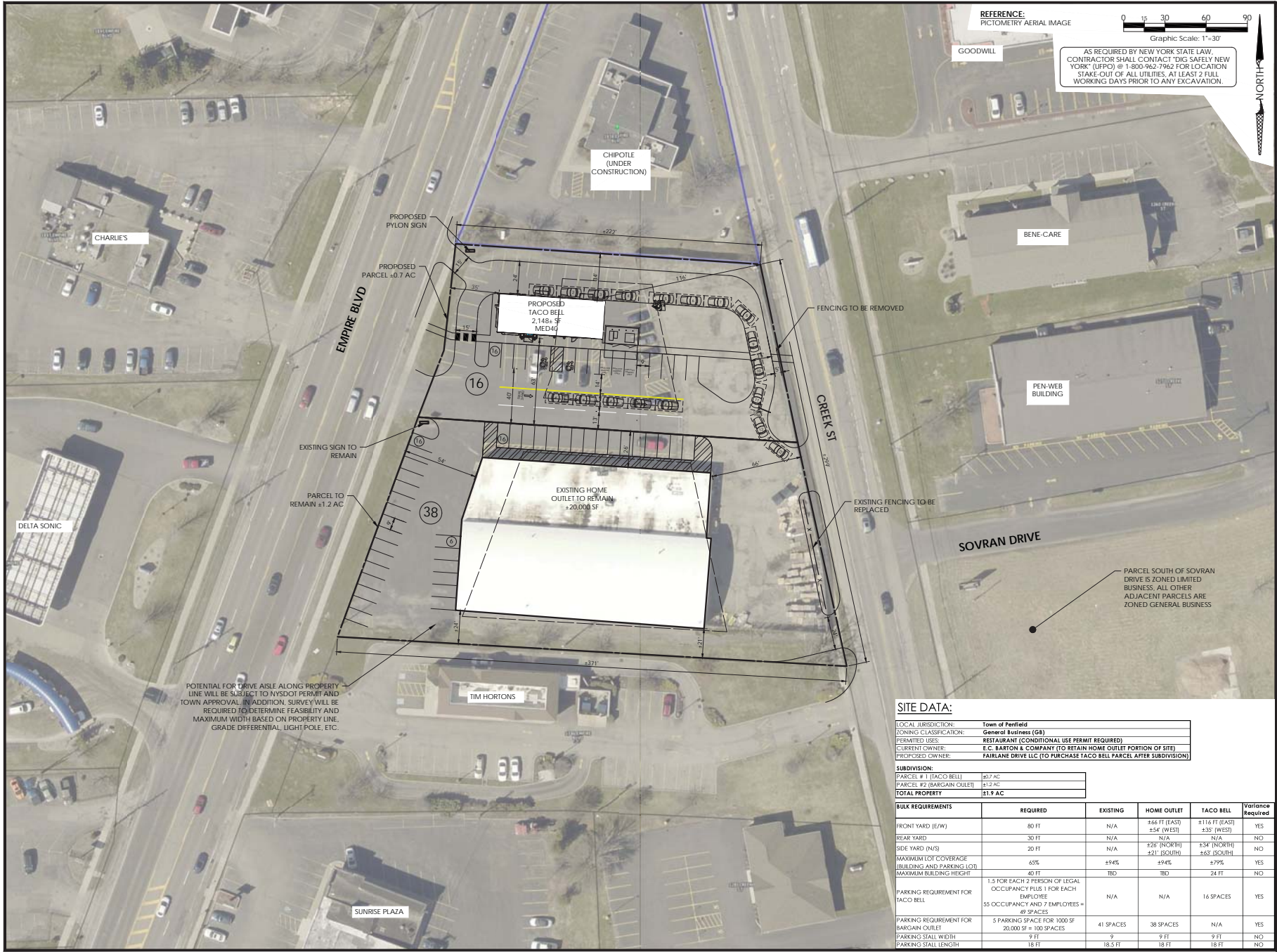
We respectfully request to be added to the agenda for the January 13, 2022 Planning Board meeting to discuss the sketch plan.

Sincerely,



Stephanie Albright, P.E.
Senior Civil Engineer

cc: M. McCracken (Hospitality Syracuse)
B. Brugg (Woods Oviatt)



REFERENCE:
PICTOMETRY AERIAL IMAGE

0 15 30 60 90
Graphic Scale: 1"=30'

AS REQUIRED BY NEW YORK STATE LAW
CONTRACTOR SHALL CONTACT TIG SAFELY NEW
YORK (TFCO) @ 1-800-962-7962 FOR LOCATION
STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL
WORKING DAYS PRIOR TO ANY EXCAVATION.

Issued:	Date:
A TOWN OF PENFIELD	12/03/21
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Revisions:	Date:
1	
2	
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FOR APPROVAL
OWNING FOR
CONSTRUCTION

Seal Seal
CIVIL ENGINEER OF RECORD
Name: Stephanie L. Albright
New York License No.: 087051
Exp. Date: December 31, 2023
Firm Reg. No.: 0014815
Exp. Date: December 31, 2023

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A.P.D. Engineering & Architecture PLLC
02010000

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clarifications.

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Hospitality Syracuse, Inc.
290 Elwood Davis Road
Suite 320
Liverpool, NY 13088
(315) 481-9400

Taco Bell - Penfield, NY
1800 Empire Blvd, Webster NY 14580
Town of Penfield, NY
Monroe County
Project Name & Location:

Sketch Plan
Drawing Name:
Date: 07/15/21
Type: CONCEPT
Project No.
19-0124
Drawn By: ROL
SK7
Scale: 1"=30'
Drawing No.

SITE DATA:

LOCAL JURISDICTION:	Town of Penfield
ZONING CLASSIFICATION:	General Business (GB)
PERMITTED USES:	RESTAURANT (CONDITIONAL USE PERMIT REQUIRED)
CURRENT OWNER:	E.C. BARTON & COMPANY (TO RETAIN HOME OUTLET PORTION OF SITE)
PROPOSED OWNER:	FAIRLANE DRIVE LLC (TO PURCHASE TACO BELL PARCEL AFTER SUBDIVISION)
SUBDIVISION:	
PARCEL # 1 (TACO BELL)	±0.7 AC
PARCEL # 2 (BARGAIN OUTLET)	±1.2 AC
TOTAL PROPERTY	±1.9 AC

BULK REQUIREMENTS	REQUIRED	EXISTING	HOME OUTLET	TACO BELL	Variance Required
FRONT YARD (E/W)	80 FT	N/A	±66 FT (EAST) ±54 (WEST)	±116 FT (EAST) ±35 (WEST)	YES
REAR YARD	30 FT	N/A	N/A	N/A	NO
SIDE YARD (N/S)	20 FT	N/A	±28 (NORTH) ±21 (SOUTH)	±34 (NORTH) ±63 (SOUTH)	NO
MAXIMUM LOT COVERAGE (BUILDING AND PARKING LOT)	65%	±94%	±94%	±79%	YES
MAXIMUM BUILDING HEIGHT	40 FT	TBD	TBD	24 FT	NO
PARKING REQUIREMENT FOR TACO BELL	1.5 FOR EACH 2 PERSON OF LEGAL OCCUPANCY PLUS 1 FOR EACH EMPLOYEE 55 OCCUPANCY AND 7 EMPLOYEES = 49 SPACES	N/A	N/A	16 SPACES	YES
PARKING REQUIREMENT FOR BARGAIN OUTLET	5 PARKING SPACE FOR 1000 SF 20,000 SF = 100 SPACES	41 SPACES	38 SPACES	N/A	YES
PARKING STALL WIDTH	9 FT	9 FT	9 FT	9 FT	NO
PARKING STALL LENGTH	18 FT	18.5 FT	18 FT	18 FT	NO

POTENTIAL FOR DRIVE AISLE ALONG PROPERTY
LINE WILL BE SUBJECT TO NYS DOT PERMIT AND
TOWN APPROVAL. IN ADDITION, SURVEY WILL BE
REQUIRED TO DETERMINE FEASIBILITY AND
MAXIMUM WIDTH BASED ON PROPERTY LINE,
GRADE DIFFERENTIAL, LIGHT POLE, ETC.

PARCEL SOUTH OF SOVRAN
DRIVE IS ZONED LIMITED
BUSINESS. ALL OTHER
ADJACENT PARCELS ARE
ZONED GENERAL BUSINESS