



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

Sketch Plan
 Preliminary/Final Site Plan
 Preliminary/Final Subdivision

Administrative Site Plan
 Conditional Use Permit

Reviewed by:

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

PROJECT INFORMATION

Project Name: _____

Project Address: _____

City, State, ZIP: _____

Project Description: _____

Parcel Tax ID#: _____

Zoning District: _____ Project Size (acres): _____

Owner(s) Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Applicant Name: _____

Address: _____

Email: _____

Phone: _____

Applicant Signature: _____ Date: _____

Agent/Engineer: _____

Company: _____

Address: _____

Email: _____

Phone: _____

APPLICATION FEES

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

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

FOR OFFICE USE ONLY

Application # 22P-0014 Date Received: 04/04/2022



April 4, 2022

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

ATTN: Doug Sangster
Town Planner

RE: McDonald's Restaurant
Baytowne Plaza
1854 Empire Blvd.

Dear Mr. Sangster:

On behalf of McDonald's USA, LLC, we are submitting the following documents for review by the Planning Board

- Planning Department Application Form
- Application fee of \$675
- Short Form EAF
- Site Plan Set (Full Size)
- Site Plan Set (Half Size)

We respectfully request to be placed on the agenda for the Planning Board Meeting on May 12, 2022.

Project Data

The proposed project is located at 1854 Empire Blvd. in the Baytowne Plaza, on the east side of Empire Blvd, north of Creek Street. The existing site is approximately 1.13 acres and is currently developed. The property is owned by DiMarco Baytowne Associates, LLC and zoned GB – General Business.

Project Scope

The proposed project will involve the construction of a side-by-side drive thru which will add one additional drive thru ordering menu board along the southside of the site. The project will also include a small (31 SF) Building Addition to relocate the existing drive thru window to allow for the necessary drive thru window spacing for best operation. The project also includes sealing and re-striping a portion of the existing parking lot.

Construction Schedule/Phasing

It is anticipated that this project will be construction in one phase and is currently anticipated to start construction in June 2022.



Zoning \ Off-street Parking

It is our understanding that the project is in substantial compliance with all the applicable zoning code requirements for the GB zoning district. The site currently has 67 existing parking spaces, to install the new side-by-side drive thru 11 parking spaces will need to be removed. This will result in a total proposed parking spaces of 56 on this site. Based on Town Code section 250-7.7 Off-street parking, the off-site parking space requirement for restaurant use is “1.5 for each 2 persons of legal occupancy as established by the Town’s Fire Marshall consistent with the New York State Fire Prevention and Building Code; and 1 per each employee”. Base on the 2018 building plans and code compliance evaluation a total occupancy of the building including employees was determined to be 71. Based on the total required off-site parking requirements with an occupancy of 71, the total off-street parking spaces required for this restaurant would be 53 spaces. With the revised off-street parking total of 56 this is still greater than the minimum of 53 parking spaces. This would place the off-street parking for this site in compliance with the Town Code.

Permitting

Based on the minor impacts to the property to complete the proposed modifications to this site it is our understanding the proposed improvements will be limits to Town Building permits only. We currently do not anticipate County, State, and Federal Permits for this project. Based on the location of the project and review of the Town GIS mapping this project is not located within an EPOD district.

Please do not hesitate to contact us with any questions or comments on the enclosed.

Sincerely,

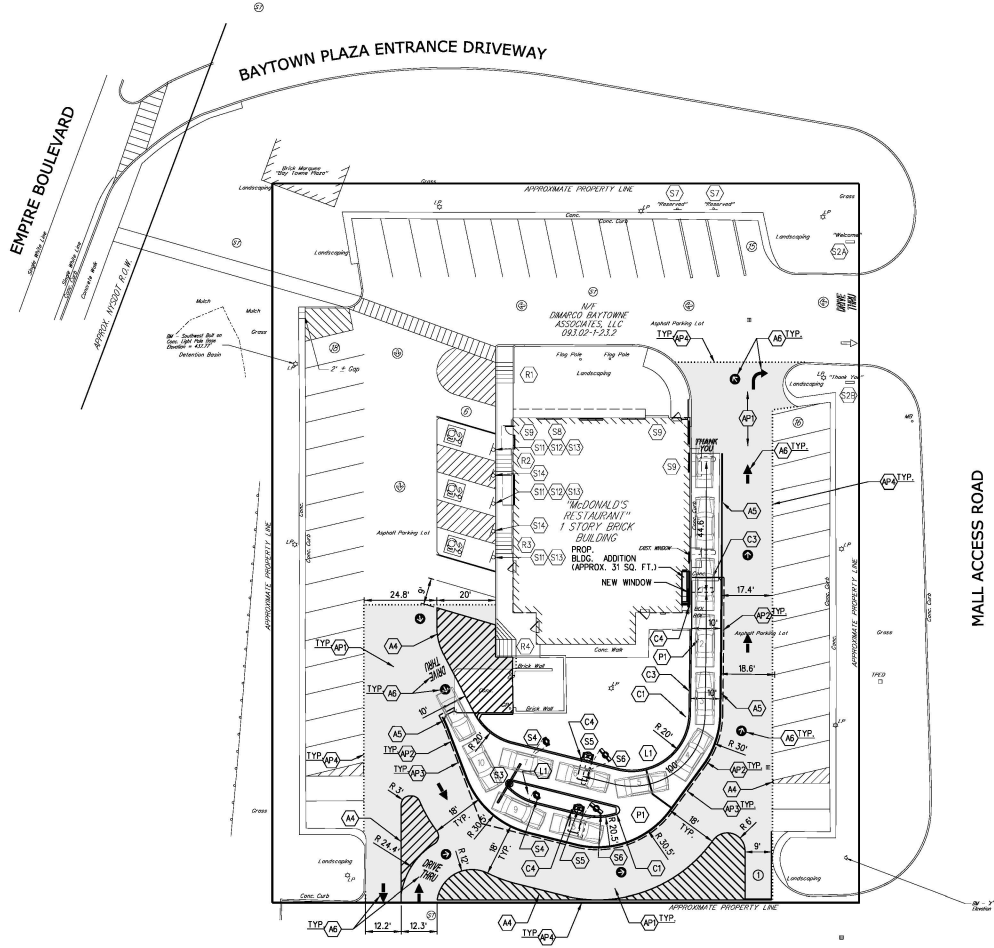
T.Y. Lin International Engineering & Architecture, P.C.

A handwritten signature in cursive script, appearing to read 'Nathan Buczek'.

Nathan Buczek, P.E.
Project Manager

CC: Al Burgazoli – McDonald’s

T:\Rochester\Projects\3012.0003031.001\300_CORR\Town of Penfield\Planning Board\Baytowne Plaza_Zoning Board_LOI_4-4-22



BUSINESS SIGN DATA TABLE						
SIGN #	SIGN QUANTITY	SIGN TYPE	SIGN MODEL	NO. OF SIDES	SIGN AREA PER SIDE (SQ. FT.)	TOTAL AREA (SQ. FT.)
S2A	1	EXIST. DIRECTIONAL "WELCOME"	NO ARCH INT. ILLUMINATED	2	3.8	3.8
S2B	1	EXIST. DIRECTIONAL "THANK YOU"	NO ARCH INT. ILLUMINATED	2	3.8	3.8
S3	1	POLE "DOUBLE WELCOME POINT GATEWAY"	NON-ILLUMINATED CHARCOAL	1	6.6 SQUARED	6.6
S4	2	PRE-BROWSE BOARD	DIGITAL	1	13.0 SQUARED	26.0
S5	2	SPRINGSBOARD CANOPY WITH COD	CHARCOAL/YELLOW	1	3.6 SQUARED	7.2
S6	2	MENU BOARD	DIGITAL	1	24.8 SQUARED	49.6
S7	2	EXIST. PULL FORWARD SIGN "RESERVED DRIVE-THRU"	NON-ILLUMINATED	1	4.6 SQUARED	9.2
S8	1	EXIST. WALL WORDMARK "MCDONALD'S"	24" NEXT GEN INT. ILLUMINATED	1	32.9 SQUARED	32.9
S9	3	EXIST. WALL "BUILDING ARCH"	42" NEXT GEN INT. ILLUMINATED	1	14.0 SQUARED	42.0
TOTAL BLDG. SIGNAGE						74.9

LEGEND

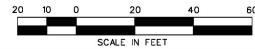
- NEW CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT AREA
- SEAL AND RESTRIPE PAVEMENT AREA
- LIMIT OF NEW PAVEMENT
- LIMIT OF SEAL AND RESTRIPE PAVEMENT AREA

SUMMARY OF PARKING
 EXISTING SPACES: 67 SPACES
 SPACES AFTER IMPROVEMENTS: 56 SPACES
 NET CHANGE IN PARKING: -11 SPACES

SITE DATA	
TAX ACCOUNT NUMBERS: 093.020-01-023.100	
SITE AREA: APPROX. 1.125 ACRES (49,000 SQ. FT.)	
CURRENT ZONING: G.B.-GENERAL BUSINESS	
ADA/STRIPE LEGEND	
A4	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 4", 2" O.C.
A5	6" YELLOW PAINTED DRIVE-THRU LANE STRIPE
A6	PAVEMENT SYMBOL AND/OR LETTERS
ASPHALT PAVING/CONCRETE PADS/PATIO	
AP1	SEAL AND RESTRIPE PAVEMENT AREA
AP2	NEW ASPHALT PAVEMENT AREA
AP3	LIMIT OF NEW PAVEMENT
AP4	LIMIT OF SEAL AND RESTRIPE PAVEMENT AREA
AP5	6" THICK, REINFORCED CONC. DRIVE-THRU PAD
CURBING/BOLLARDS	
C1	6"x8" CONCRETE CURB
C2	END NEW/MATCH EXIST.
C4	6" CONCRETE BOLLARD W/YELLOW COVER
L1	NEW LAWN/LANDSCAPE AREA
GUIDANCE SIGNS	
S11	EXIST. "RESERVED PARKING" ACCESSIBLE SIGN
S12	EXIST. "VAN ACCESSIBLE" SIGN
S13	EXIST. "VIOLATION" SIGNAGE
S14	EXIST. "NO PARKING ANYTIME" SIGN MIN. 32" CLEAR WITH REQUIRED BETWEEN BOLLARD/SIGNAGE BELOW 80" ABOVE FINISH GRADE AND THE SIDE OF THE ACCESS AISLE.
SIDEWALKS/RAMPS	
R2	EXIST. ACCESSIBLE SIDEWALK RAMP *

Dig Safely New York
 800-962-7962
 www.digsafelynewyork.org

Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care



McDONALD'S RESTAURANT
 McDONALD'S USA, LLC
 956 East Avenue
 Rochester, New York 14604
 585-512-2000 | 888-887-3449

SITE PLAN

PROJECT NO.: 3012.0003031.001
 DATE: 04/04/22 SCALE: 1"=20'
 PROJECT: NEB XDM NEB
 DRAWING NO.: C-1
 SHEET NO.: 4 OF 11