



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)

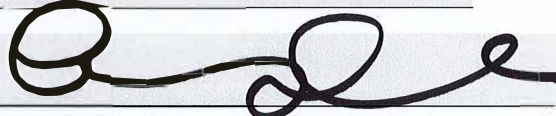
PROJECT INFORMATION

Project Name: Penfield Car Wash
 Project Address: 1922 Empire Blvd.
 City, State, ZIP: Rochester, NY
 Project Description: Automatic Car Wash

Parcel Tax ID#: 093.02-1-20
 Zoning District: General Business District (GB) Project Size (acres): .82

Owner(s) Name: Royal Wash Development, LLC
 Mailing Address: 2851 Monroe Avenue, Rochester, NY 14618
 Email: ajd@danielefamily.com
 Phone: 585-271-1111

Applicant Name: Royal Wash Development, LLC
 Address: 2851 Monroe Avenue, Rochester, NY 14618
 Email: ajd@danielefamily.com
 Phone: 585-271-1111

Applicant Signature:  Date: 10/27/22

Agent/Engineer: David Cox, PE
 Company: Passero Associates
 Address: 242 W. Main St. S100, Rochester, NY 14614
 Email: dcox@passero.com
 Phone: 585-325-1000

APPLICATION FEES

Planning Review Fee	\$
Engineering Review Fee	\$
Check #	Total \$ 0

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

FOR OFFICE USE ONLY

Application # 22P-0028 Date Received: 10/28/2022

October 28, 2022

Town of Penfield
Planning Board
Attn: Allyn Hetzke, Chairman
3100 Atlantic Avenue
Penfield, NY 14526

**Re: Penfield Car Wash
1922 Empire Boulevard
Letter of Intent – Site Plan Review, Condition Use Permit, and Subdivision**

Dear Chairman Hetzke and Members of the Board:

On behalf of our client, Royal Wash Development, LLC (The Daniele's), we respectfully request to be placed on the December 8, 2022, Planning Board agenda for review.

Existing Conditions

The subject property is a 0.82-acre parcel at the east side of Empire Boulevard, just north of the intersection of Bay Road and Creek Street in the Town of Penfield. The property is in the GB – General Business District and is currently being used as a drive through restaurant. The existing site has a single two-way public access from Empire Boulevard to the west, and a private two-way access from the neighboring commercial property to the south. There is mature landscaping along the perimeter of the property, which provides a visual buffer from adjacent commercial properties and the right-of-way.

Empire Boulevard is a fully developed commercial corridor, and is characterized by a mix of retail stores, banks, medical offices, and restaurants in a suburban setting. There is very little undeveloped land in the immediate area.

Proposal

The proposal is to construct a single-bay, 4,100 +/- square foot automatic car wash. The development includes the reuse of two existing two-way access driveways along Empire Boulevard and at the south side of the property along a private road. The site includes queuing lanes for entry into the automatic car wash; surface parking; vacuum stations; perimeter landscaping; and site lighting. The existing drive-through restaurant will cease operation by the end of 2022 and will be demolished for the construction of the car wash facility. The site includes eight parking spaces for employee use, and 10 vacuum parking spaces for customer use. The hours of operation are Monday through Saturday 7:00 AM to 9:00 PM and Sunday from 8:00 AM to 8:00 PM.

There will be two to six employees on the site at any given time to assist customers with a maximum of eight employees during Saturday hours. There is no retail on site, no

**Town of Penfield
1922 Empire Boulevard
Letter of Intent – Site Plan Review**

detailing, hand dressing, or drying of the vehicles. Everything is done in the car washing process.

The traffic created at a car wash is similar in nature to gas station traffic. These uses are not considered to be regional destinations, and therefore rely on pass-by traffic that already exists within the street network. The proposed car wash will generate similar traffic as a drive through restaurant, and less traffic than other uses permitted in the GB – General Business District. The site has been designed with ample stacking for up to 29 cars before reaching the pay booths, and on-site stacking of up to 41 vehicles. Ample stacking will prevent traffic backups onto Empire Boulevard or into the neighboring property to the south. It has been our experience that when the line is long, customers will choose to come back when the line is shorter.

The cleanliness and appearance of our properties conveys to our customers that we will care for their vehicle with the same level of detail that we care about our business. Our car wash design uses the latest advanced technology in car care, as well as green cleaning products. The car wash utilizes water-saving features that use 40% less water than the typical car wash, and some of the water used in the car washing process is reclaimed and used for under carriage wash. Another added benefit to the community is free vacuum stations.

Review Process

Site Plan Review is required for all uses in commercial districts pursuant to Article XII, and §250-7.7D. Additionally, “Vehicle Wash” uses require a Conditional Use Permit in accordance with §250-5.7C(1)(f). Conditional Use Permits are reviewed by the Planning Board when Site Plan Review is also required, per Article XIII, 250-13.2.

There are four (4) area variances anticipated for this project. These will need to be obtained as part of this application. These anticipated area variances include:

- §250-5.7D(2): A lot that provides 22% of area as green space where 35% is required.
- §250-5.7D(3): A side property line setback of 5 feet at the north side of the property, where 20 feet is required.
- §250-7.7D: A total of 18 parking spaces where 20 parking spaces (5 spaces for each 1,000 SF of gross floor area) is required.
- §250-10.12A: The proposed freestanding sign is 18’ and 13’ from the west and south property lines, respectively, where a minimum of 35’ from all property lines is required. All other size and design requirements of signage will comply with Zoning Code requirements.

Town of Penfield
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In support of our application, we have enclosed the following:

- (4) Copies of the Application form, signed by the applicant
- (7) Letters of Intent
- (4) Copies of Factor for Consideration Responses
- (7) Copies of a Permission Letter
- (4) Copies of Site Plans, Full size: 22" x 34", ANSI D
- (7) Copies of Site Plans, Reduced Size: 11" x 17"
- (7) Copies of Building Elevations, 11" x 17"
- (7) Copies of Short EAF
- (3) Checks: \$1,3616.80, Application Fee's
- (1) Digital Copy of the Complete Application, emailed to:
planning@penfield.org

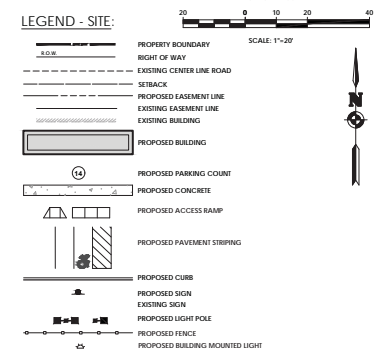
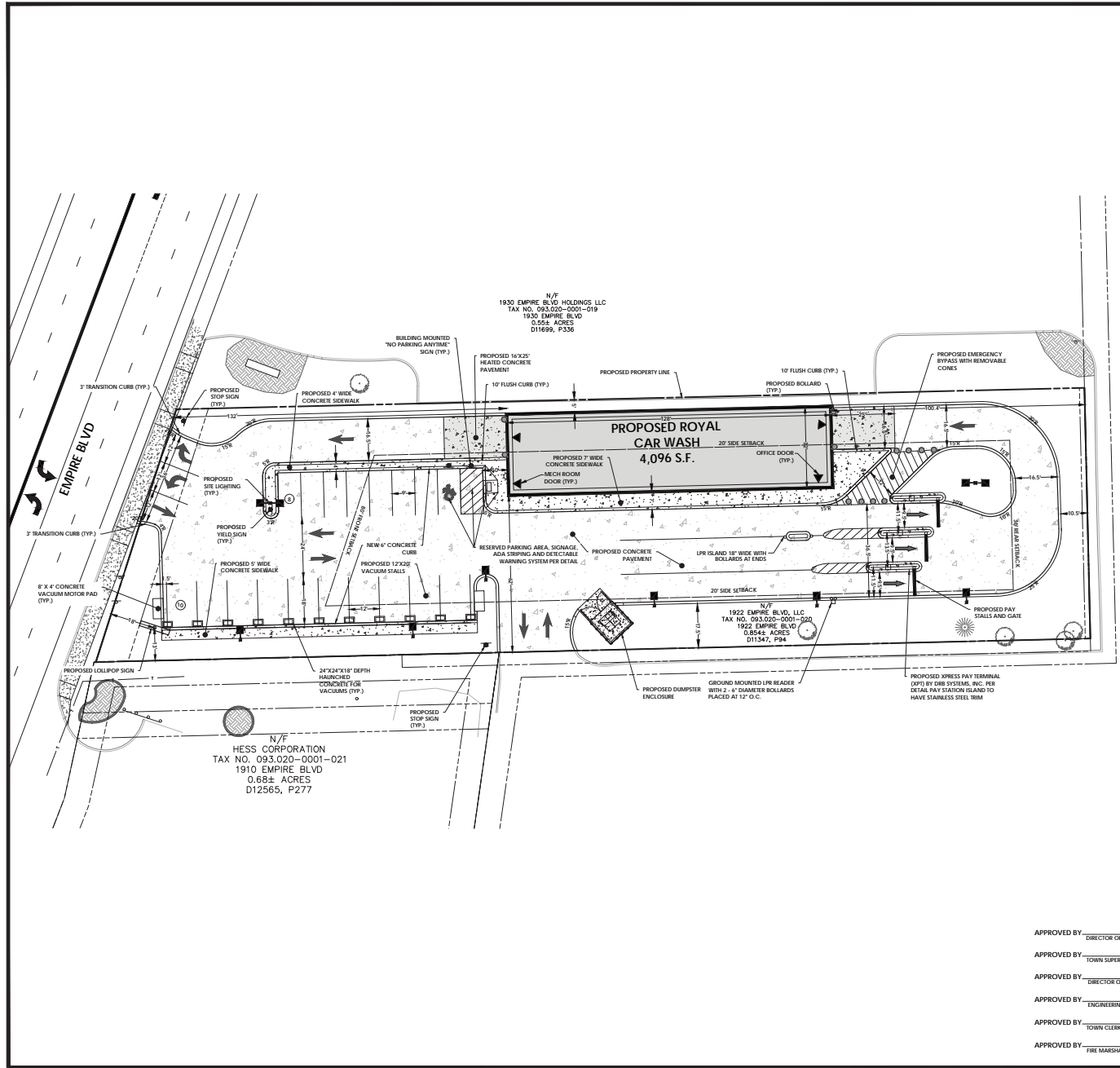
We look forward to presenting this application to the Planning Board on December 8, 2022. If you have any questions or require additional information, please contact me at dcox@passero.com or (585) 325-1000.

Thank you for your consideration.

Sincerely,



David Cox, P.E.
Associate | Civil Department Manager



SITE DATA

1. TAX ACCOUNT NUMBER:	093.02.1.20
2. PARCEL ADDRESS:	1922 EMPIRE BOULEVARD
3. TOTAL PARCEL AREA:	0.87 AC (37,897 SF)
4. AREA OF DISTURBANCE:	0.76 AC (32,946 SF)
5. EXISTING ZONING:	GENERAL BUSINESS DISTRICT (GB)
6. PROPOSED ZONING:	GENERAL BUSINESS DISTRICT (GB)
7. EXISTING USE:	RESTAURANT
8. PROPOSED USE:	AUTOMATIC CAR WASH
9. EXISTING GREEN SPACE:	0.22 AC (9,749 SF)
10. PROPOSED GREEN SPACE:	0.19 AC (8,412 SF)

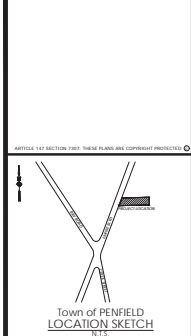
PROPOSED ZONING DISTRICT: GENERAL BUSINESS DISTRICT (GB)

LOT	REQUIRED	PROPOSED
WIDTH	N/A	105
DEPTH	N/A	393
AREA	N/A	0.87 AC (37,897 SF)
OPEN SPACE	35%	13%
SETRACK		
FRONT	80'	137.8'
SIDE	20'	5' AND 62'
REAR	30'	100.4'
BUILDINGS		
HEIGHT	40'	36'
PARKING		
STALLS CITY	20	18
STALL SIZE - PERPENDICULAR	9'	9' AND 12'
STALL SIZE - PARALLEL	18'	18'
DRIVE AISLE WIDTH	24'	24'
INCHES		

9. STATE REGULATED WETLANDS (NYS DEC ERM)	NO	YES
10. FEDERALLY REGULATED WETLANDS (USFWS NHD)	X	
11. FLOOD PLAIN (FEMA NFHL); FIRM PANEL: 34050C0209G DATED: 06/29/2008	X	
12. PUBLIC WATER PROVIDED BY:	M/CWA	
13. ELECTRIC SERVICE PROVIDED BY:	RC&E	
14. GAS SERVICE SUPPLIED BY:	RC&E	
15. SANITARY SEWER PROVIDED BY:	TOWN OF PENFIELD SEWER DISTRICT	
16. STORM SEWER & DRAINAGE WILL BE (MAINTAINED BY THE OWNER)	PRIVATE	
17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		

APPROVED BY: _____ DATE: _____
 TOWN SUPERVISOR
 DIRECTOR OF PUBLIC WORKS
 DIRECTOR OF DEVELOPMENT SERVICES
 ENGINEERING & PLANNING
 TOWN CLERK
 FIRE MARSHALL

VEHICLE STACKING	
	AMOUNT
BEFORE THE PAY BOOTHS	29 VEHICLES
AFTER THE PAY BOOTHS	9 VEHICLES
AFTER TUNNEL EXIT	6 VEHICLES
TOTAL	41 VEHICLES



Client:
DANIELE FAMILY COMPANY
 2851 MONROE AVENUE
 ROCHESTER, NY 14618

PASSERO ASSOCIATES
 140 West Main Street, Suite 108
 Rochester, New York 14614
 (585) 225-1000
 Fax: (585) 225-1691



Revisions		
No.	Date	Description
1		

SITE PLAN
GO CAR WASH
1922 EMPIRE BLVD
PENFIELD
 Town/City: PENFIELD State: NY
 County: MONROE
 Project No.: **20223436.0001**
 Drawing No.: **C 102** Sheet No.: **2**
 Scale: **1" = 20'**
 Date: **OCTOBER 2022**
 NOT FOR CONSTRUCTION

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