



# 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: LB - Limited Business (Commercial)  
 Project Address: 2055 Empire Boulevard  
 City, State, ZIP: Webster, New York 14580

Project Description: Rebuild of an electrical substation adjacent to existing substation to support upgrades to transmission and distribution lines in the region, providing back-up circuits to support the electrical load in the Penfield & Webster areas.

Parcel Tax ID#: 093.07-2-38  
 Zoning District: LB - Limited Business (Commercial)      Project Size (acres): 0.65

Owner(s) Name: Okan Erol  
 Mailing Address: 2055 Empire Boulevard Webster NY 14580  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Applicant Name: Megan Yoshida - Rochester Gas and Electric Corporation  
 Address: 3 City Center, 2nd Floor, 180 S Clinton Ave Rochester NY 14604  
 Email: megan\_yoshida@rge.com  
 Phone: (585) 303.6858

Applicant Signature: Megan Yoshida Digitally signed by Megan Yoshida  
DN: cn=Megan Yoshida, c=US, o=RG&E,  
ou=Environmental & Permitting,  
email=megan\_yoshida@rge.com  
Date: 2023.11.01 12:26:43 -04'00'      Date: 11/01/2023

Agent/Engineer: Mary Steblein, PE, CPESC  
 Company: LaBella Associates  
 Address: 300 State Street, Suite 201, Rochester NY 14614  
 Email: msteblein@labellapc.com  
 Phone: (585) 295-6652

### APPLICATION FEES

Planning Review Fee	\$ 300.00	Check # <u>165036</u>
Engineering Review Fee	\$	
Conditional Use Permit Fee	\$	
Total	\$ 300.00	- See <i>Required Fees Table</i> for \$\$ Amounts

### FOR OFFICE USE ONLY

Application # \_\_\_\_\_ Date Received: \_\_\_\_\_

## Existing Conditions & Proposed Development

The proposed development includes the 0.65-acre parcel known as 2055 Empire Boulevard, Tax Map 093.07-2-38. The parcel is an active commercial property which contains a structure, parking lot, and grass lawn with trees/brush at the western and property line.

The proposed construction would consist of developing an electrical substation meeting the standards of Rochester Gas and Electric Corporation (RG&E) and the required industry codes such as the National Electrical Safety Code (NESC). The substation would replace the existing Station 55 located adjacent to the property, to the north. It will support upgrades to transmission and distribution lines in the region, providing back-up circuits to support the electrical load in the Penfield & Webster areas. The new substation will contain gas-insulated switchgear (GIS) equipment, which will be housed inside of a GIS building.

A similar project was proposed to the Town of Penfield in June 2022. Based on feedback from previous meetings, RG&E sought a location closer to the existing substation.

The substation would include

- four pre-engineered metal-sided GIS buildings
- one control building (also pre-engineered, metal-sided)
- two transformers with oil-containment foundations and fire walls,
- electrical vaults and handholes, duct banks, conduit trenches, new stone substation yard, security fencing with vehicle gates, and lighting.

The lighting will consist of building-mounted wall-packs and perimeter, security lighting that will be on from dusk to dawn. Additional task lighting will be installed; however, it will only be in use if night work is required. Fixtures are full cut-off and are not anticipated to spill light beyond the property boundary.

The substation will be unmanned and does not require parking (occasional vehicles will be able to park within the substation yard), sanitary lateral, water service, or trash storage.

We understand that screening will be an important consideration for this development. RG&E prefers no vegetation for safety/security purposes.

RG&E has attempted to make contact with the property owner at #18 Kirkland Drive (including knocking on the door and leaving a door hanger for follow-up), however, contact has not been established, to date.

Following the construction of the new substation, the existing substation building and transformer at 2075 Empire Boulevard will be decommissioned and removed offsite. The fence between the existing substation and the new substation will also be removed.

We note that this iteration of the project eliminates the impact on Empire Blvd. Any site which is not adjacent to the existing substation would have involved temporary closures on Empire Blvd, potentially impacting vehicle traffic for a large duration of the substation's construction.

### **Zoning District & Property Owner**

The parcel is currently owned by Okan Erol and located within the Limited Business district. See the enclosed letter of permission from the Owner.

The adjacent residential neighborhood (Kirkland Drive) to the west of the property is zoned R-1-20 (Residential 1-20,000).

### **Schedule & Phasing**

Construction is anticipated to start at the end of 2025, although the schedule is subject to change. The construction sequence and phasing are still in development and will be shared with the Town when available, closer to construction.

### **Permits & Approvals**

The project will require a variety of Town approvals, including Site Plan, area variances (likely), and a building permit. Due to the proximity of the Town of Penfield/Town of Webster municipal border, and the location on a New York State road, Monroe County will review the project under General Municipal Law §239.

There are no State or Federal approvals anticipated. The project site is 0.65 acres and therefore will not trigger the need for coverage under the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001.

Possible area variances to the Penfield Town Code include:

250-5.6(D)(2) Lot coverage	65% maximum lot coverage
250-5.6(D)(3) Setbacks	80-foot minimum front setback, 20-foot side setback 30-foot rear setback
250-7.1 (D) Fencing	Fence height within 20 feet of any front property line Maximum of six feet in height
250-7.2(A)	Buffer, boundary line between LB and a residential zoning district.

### **Environmental Protection Overlay Districts**

According to the Town's GIS viewer, no EPODs are present on the subject property or adjacent properties.

