

**PLANNING BOARD AGENDA**

Public Hearing Application #3

2070 Empire Blvd.

Healthcare Facility

Application #21P-0008

*See Pages to Follow*



# 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: Healthcare Facility  
 Project Address: 2070 Empire Boulevard  
 City, State, ZIP: Penfield, NY  
 Project Description: Construction of a 6,200+/- S.F. building and related site improvements.

Parcel Tax ID#: 093.02-01-1.121  
 Zoning District: LB (Limited Business District)      Project Size (acres): 2.43

**Owner(s) Name:** J J & A Development LLC  
 Mailing Address: 1950 Brighton-Henrietta Town Line Road, Rochester, New York 14623  
 Email: pcolucci@dimarcogroup.com  
 Phone: 585-272-7760

**Applicant Name:** J J & A Development LLC  
 Address: 1950 Brighton-Henrietta Town Line Road, Rochester, New York 14623  
 Email: pcolucci@dimarcogroup.com  
 Phone: 585-272-7760

Applicant Signature: **Paul Colucci** Digitally signed by Paul Colucci  
DN: C=US, E=pcolucci@dimarcogroup.com,  
O=Dimarco Group, OU=Development and  
Construction, CN=Paul Colucci  
Date: 2021.02.26 08:13:50-05'00'      Date: \_\_\_\_\_

**Agent/Engineer:** Derrick Lich  
 Company: Costich Engineering, DPC  
 Address: 217 Lake Avenue, Rochester, New York 14608  
 Email: delich@costich.com  
 Phone: 585-458-3020, ext. 113

### APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 1,085.00
Check #	Total \$ 1,585.00

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

### FOR OFFICE USE ONLY

Application # 21P-0008      Date Received: 02/26/2021



February 26, 2021

Mr. Allyn Hetzke, Planning Board Chairman  
Town of Penfield  
3100 Atlantic Avenue  
Penfield, New York 14526

Re: Proposed 6,200 sq.ft. Building – 2070 Empire Boulevard, Penfield, NY  
Letter of Intent for Site Plan Modification

Dear Planning Board Members:

It is the intent of the applicant, J J & A Development LLC, with offices at 1950 Brighton-Henrietta Town Line Road, Rochester, New York 14623, to construct a 6,2000± S.F. Healthcare Facility and related site improvements at 2070 Empire Boulevard located in a LB (Limited Business) District.

The sites previous use was a restaurant but is now vacant. The redevelopment plans to utilize the existing infrastructure on the site.

The site is in the Floodplain EPOD. No fill will be placed in the floodplain.

We respectfully request to be placed on the agenda for the April 8, 2021 meeting for consideration of issuance of Site Plan approval.

If you have any questions or comments, please feel free to contact our office.

Very truly yours,

COSTICH ENGINEERING, D.P.C.

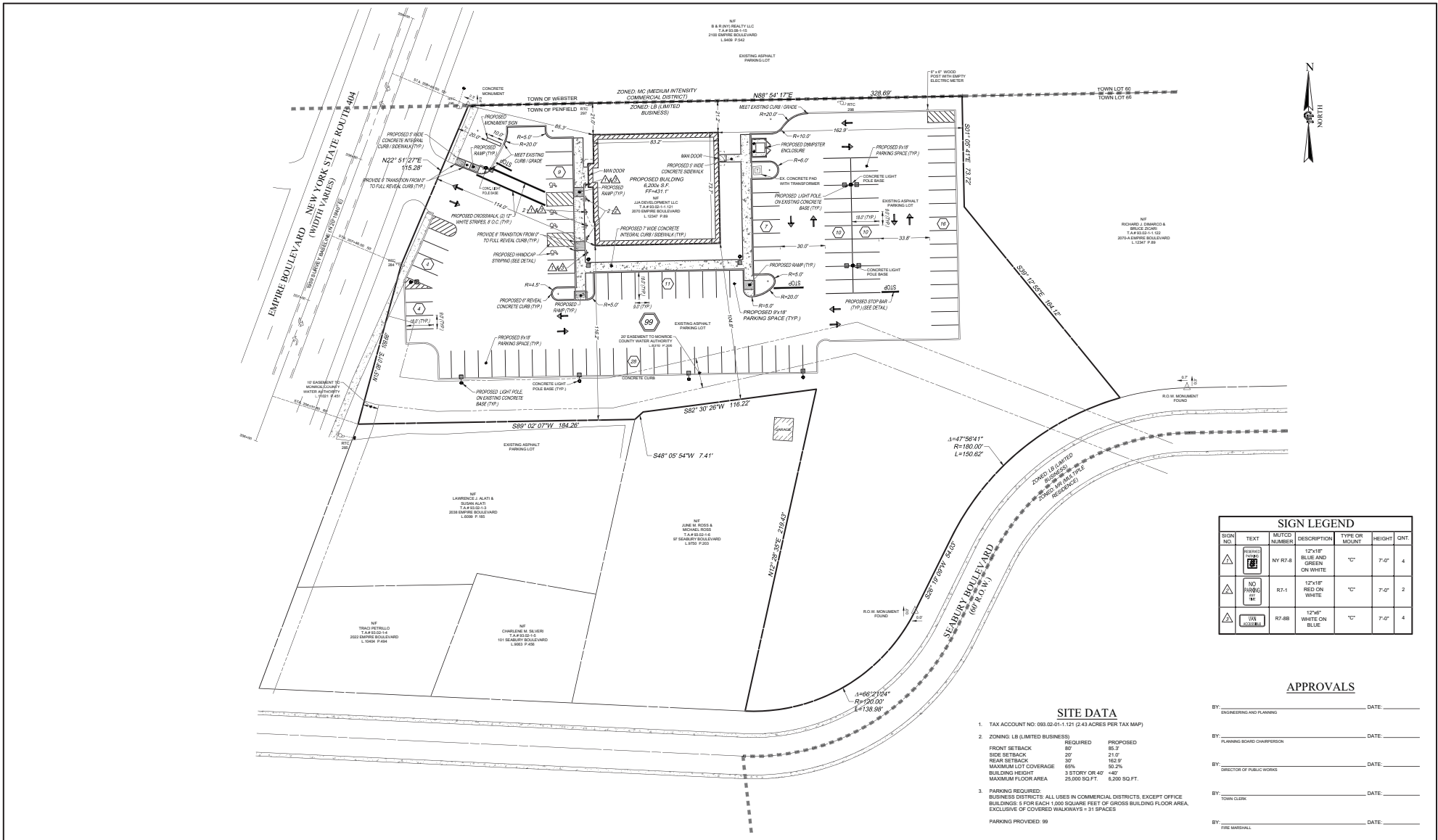


Derrick Lich

DL/ew

xc: Paul Colucci - J J & A Development LLC

h:\job\6496\documents\correspondence\2021-02-26 letter of intent - site plan mod



SIGN LEGEND						
SIGN NO.	TEXT	SHIELD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QTY.
1	PROPOSED SIGN	NY RT-8	12"x18" BLUE AND GREEN ON WHITE	"C"	7'-0"	4
2	NO PARKING	RT-1	12"x18" RED ON WHITE	"C"	7'-0"	2
3	ONE WAY	RT-5B	12"x6" WHITE ON BLUE	"C"	7'-0"	4

**APPROVALS**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ENGINEERING AND PLANNING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD CHAIRPERSON

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN CLERK

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FREE MARSHAL

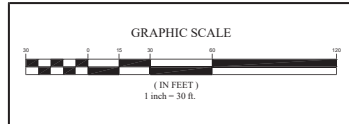
**SITE DATA**

- TAX ACCOUNT NO: 093-02-01-1.121 (2.43 ACRES PER TAX MAP)
- ZONING: LB (LIMITED BUSINESS)
 

	REQUIRED	PROPOSED
FRONT SETBACK	80'	85.0'
SIDE SETBACK	20'	21.0'
REAR SETBACK	30'	162.0'
MAXIMUM LOT COVERAGE	80%	80.2%
BUILDING HEIGHT	3 STORY OR 40'	42.0'
MAXIMUM FLOOR AREA	25,000 SQ.FT.	6,500 SQ.FT.
- PARKING REQUIRED: BUSINESS DISTRICTS: ALL USES IN COMMERCIAL DISTRICTS, EXCEPT OFFICE BUILDINGS: 5 FOR EACH 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA, EXCLUSIVE OF COVERED WALKWAYS = 31 SPACES  
 PARKING PROVIDED: 99

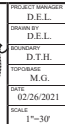


EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



NO.	DATE	REVISION	BY	CHKD	APPLD

COPYRIGHT © 2021 COSTICH ENGINEERING, D.P.C.  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LANDSCAPE ARCHITECT TO ALTER ANY PORTION OF THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO NOTIFY HIS OR HER SUPERVISOR IMMEDIATELY. THIS DOCUMENT IS VALID ONLY IF SIGNED AND SPECIFIC DESIGNATION OF THE ALTERATOR, TO THE DOCUMENT.



PROJECT MANAGER: D.E.L.  
 DRAWN BY: D.E.L.  
 CHECKED BY: D.T.H.  
 TOWNSEAL: M.G.  
 DATE: 02/26/2021  
 TITLE: 1"=30'

2070 EMPIRE BOULEVARD  
**SITE AND PAVEMENT MARKING PLAN**  
 LOCATION OF PROPOSED DEVELOPMENT: PART OF TOWN LOT 60, TOWNSHIP 11, RANGE 4, OF THE PHILIPS AND GORHAM PURCHASE, TOWN OF PENFIELD, COUNTY OF MONROE, STATE OF NEW YORK.  
 CLIENT: J & A DEVELOPMENT LLC  
 1100 BOSTON HENRIETTA TOWN LINE ROAD  
 ROCHESTER, NEW YORK 14623  
 SHEET # 6495  
 OF 110