



March 17, 2023

Town of Penfield  
3100 Atlantic Avenue  
Penfield, New York 14526

**Re: Parkside Commons Medical Office Building  
2067 Fairport Nine Mile Point Road  
T.A. #140.05-1-1.2/2067  
Conditional Use Permit**

**2689A**

Dear Board Members:

On behalf of our client, Conifer Penfield Associates, we are requesting the current Preliminary/Final Site Plan application be updated to include (2) Condition Use Permits for tenant areas within the building to be utilized for food services. Bars, taverns, restaurants or other eating places are allowed within the General Business (GB) zoning district with a Conditional Use Permit per Town Code Section 250-5.7.C.(1)(a). We look forward to the March 23, 2023 Planning Board meeting, and we have enclosed the following additional or updated application materials for your review:

- Two (2) copies of the Tenant Area Sketch Plan
- Two (2) copies of the Factors of Consideration (updated for Conditional Use Permits)
- Two (2) copies of updated 3D Renderings
- Two (2) copies of updated Site Plans
- Two (2) \$100.00 Conditional Use Permit Fees (to be provided under separate cover)

The Tenant Area Sketch Plan shows the three separate tenant area currently planed for the building. The food service areas are planned at the Northeast and Southeast corners of the building with approximate areas of 1,502 sf and 2,905 sf, respectively. The remaining central tenant area of approximately 6,635 sf is currently planned for a retail use.

We have also enclosed an updated Factors of Consideration Form with responses to the Conditional Use Permit questions. An updated Site Plan set has also been provided per comments received and discussions with the Planning Board during their March 9, 2023 meeting.

Please let us know if you need anything else for this application prior to the upcoming Planning Board meeting.

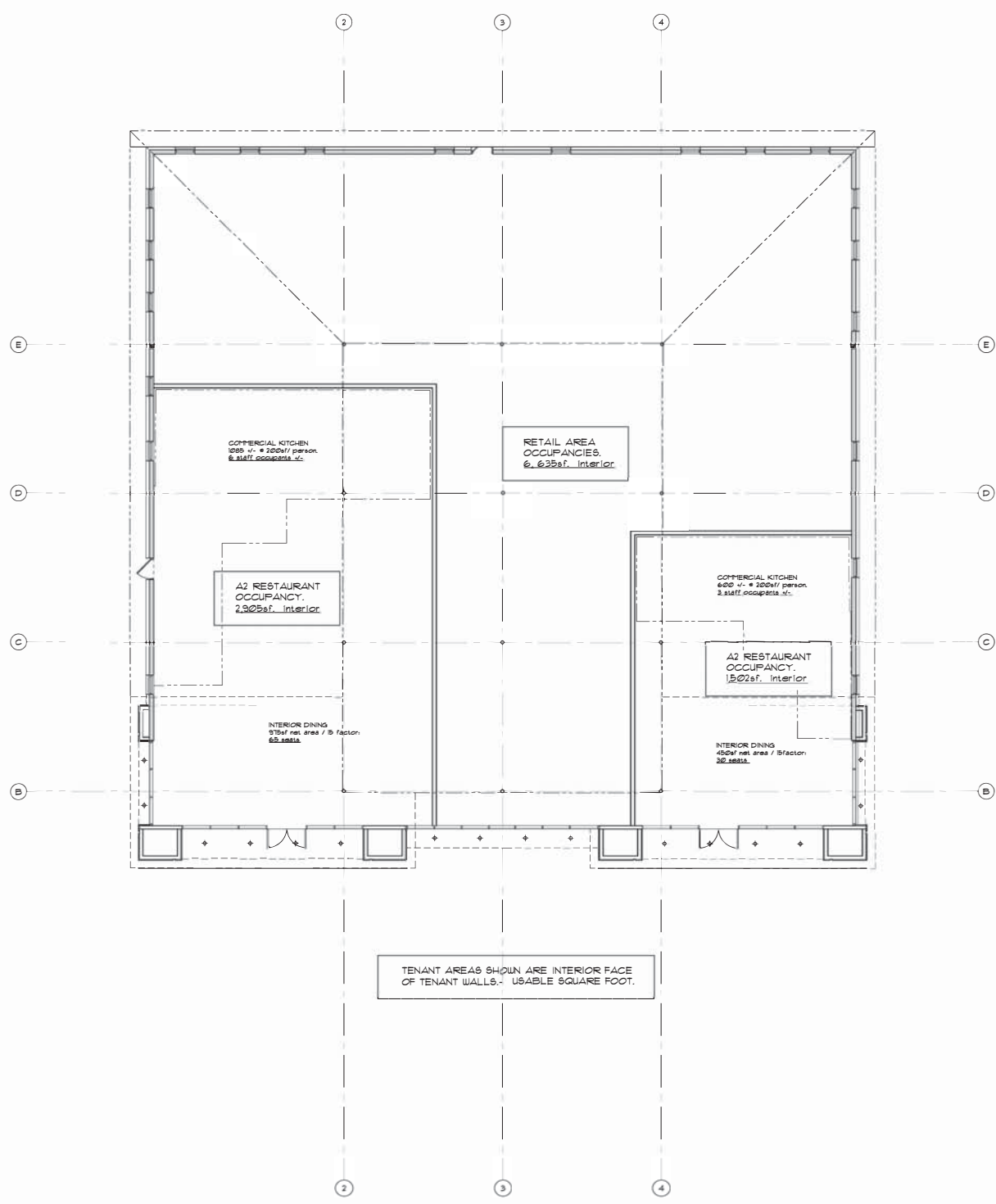
Thank you.

Sincerely,  
**BME Associates**

A handwritten signature in blue ink, appearing to read 'J-GC', is written over the printed name of James G. Cretekos.

James G. Cretekos, P.E.  
/JGC  
Enclosure

c: Fred R Rainaldi; Conifer Penfield Associates



**TENANT AREA SKETCH**  
 SCALE: 1/8" = 1'-0"

