



**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: Parkside Commons Medical Office Building  
 Project Address: 2067 Fairport Nine Mile Point Road  
 City, State, ZIP: Penfield New York 14526  
 Project Description: Demolition of part of the existing building located at 2067 Fairport Nine Mile Point Road and expansion of the associated parking area. Site improvements also involve landscaping and lighting.

Parcel Tax ID#: 140.05-1-1.2/2067  
 Zoning District: GB w/ TFOD                      Project Size (acres): 8.77 acres

**Owner(s) Name:** Conifer Penfield Associates  
 Mailing Address: 205 St. Paul Street Rochester New York 14604  
 Email: fredr@rainaldibros.com  
 Phone: 585-232-4408

**Applicant Name:** Same as Owner  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Applicant Signature:                       Date: 1/25/23

**Agent/Engineer:** James G Cretekos, P.E.  
 Company: BME Associates  
 Address: 10 Lift Bridge Lane East Fairport New York 14450  
 Email: jcretekos@bmepe.com  
 Phone: 585-377-7360

**APPLICATION FEES**

Planning Review Fee	\$ 600.00
Engineering Review Fee	\$ 754.00
Check #	Total \$ 1,354.00

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

**FOR OFFICE USE ONLY**

Application # 24P-0004                      Date Recieved: 01/27/2023



January 27, 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**

**2689A**

Dear Board Members:

On behalf of our client, Conifer Penfield Associates, we are requesting Planning Board review for a Preliminary/Final Site Plan application. The project site is located within the Parkside Commons Plaza at the northwest of the 2067 Fairport Nine Mile Point Road (NYS RT 250), the existing medical building behind Valvoline Instant Oil Change. We request to appear at the Planning Board's March 9, 2023 meeting, and we have enclosed the following application materials for your review:

- Nine (9) copies of the Penfield Planning Department Application Form
- Nine (9) copies of Short Environmental Assessment Form
- Nine (9) full size copies of the Site Plans
- Five (5) 11"x17" copies of the Site Plans
- Nine (9) copies of 3D Rendering
- Nine (9) copies of Building Elevations
- Two (2) copies of Factors of Consideration
- One (1) copy of Permission Letter
- One (1) Planning Review Fee of \$600
- Engineering Review Fee of \$754 (\$100 per 1,000 sf for ±7540 sf)

This re-development project includes demolishing a ±3,088 SF portion of the existing building and modifying the adjacent parking lot to provide an additional 10 parking spaces along the front of the building. The property is within the General Business (GB) and Routes 441/250 Overlay District (TFOD), and the current use is allowable with a Conditional Use Permit from the Planning Board.

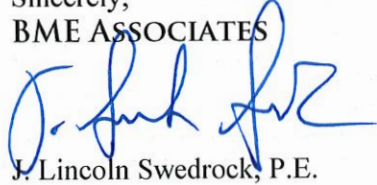
Existing utilities to the modified existing building will remain to serve the building. Stormwater runoff and drainage patterns will remain and continue to be collected by existing private storm sewers and conveyed to the existing stormwater facility located along the western property limits. Access to the property will be maintained, including cross access agreements, which are currently in place with the properties adjacent to the redevelopment area. Existing light poles within the redevelopment area will be removed, replaced, and reinstalled per the proposed lighting plan. The project will also include new landscaping.

The property is not within any of the Town's EPOD districts, and the re-development area does not contain any state or federal wetlands and is not within a mapped FEMA floodplain. No work is proposed within the NYSDOT Route 250 right-of-way. It is anticipated the site improvements would commence during summer 2023 after receiving the necessary approvals and permits.

We look forward to meeting with Planning Board on March 9, 2023. Please let us know if you need anything else for this application prior to your next Planning Board meeting.

Thank you.

Sincerely,  
BME ASSOCIATES

A handwritten signature in blue ink, appearing to read "J. Lincoln Swedrock".

J. Lincoln Swedrock, P.E.

/JLS

Enclosure

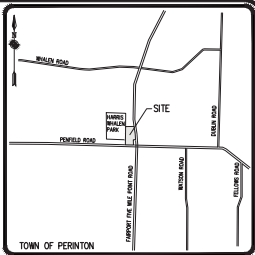
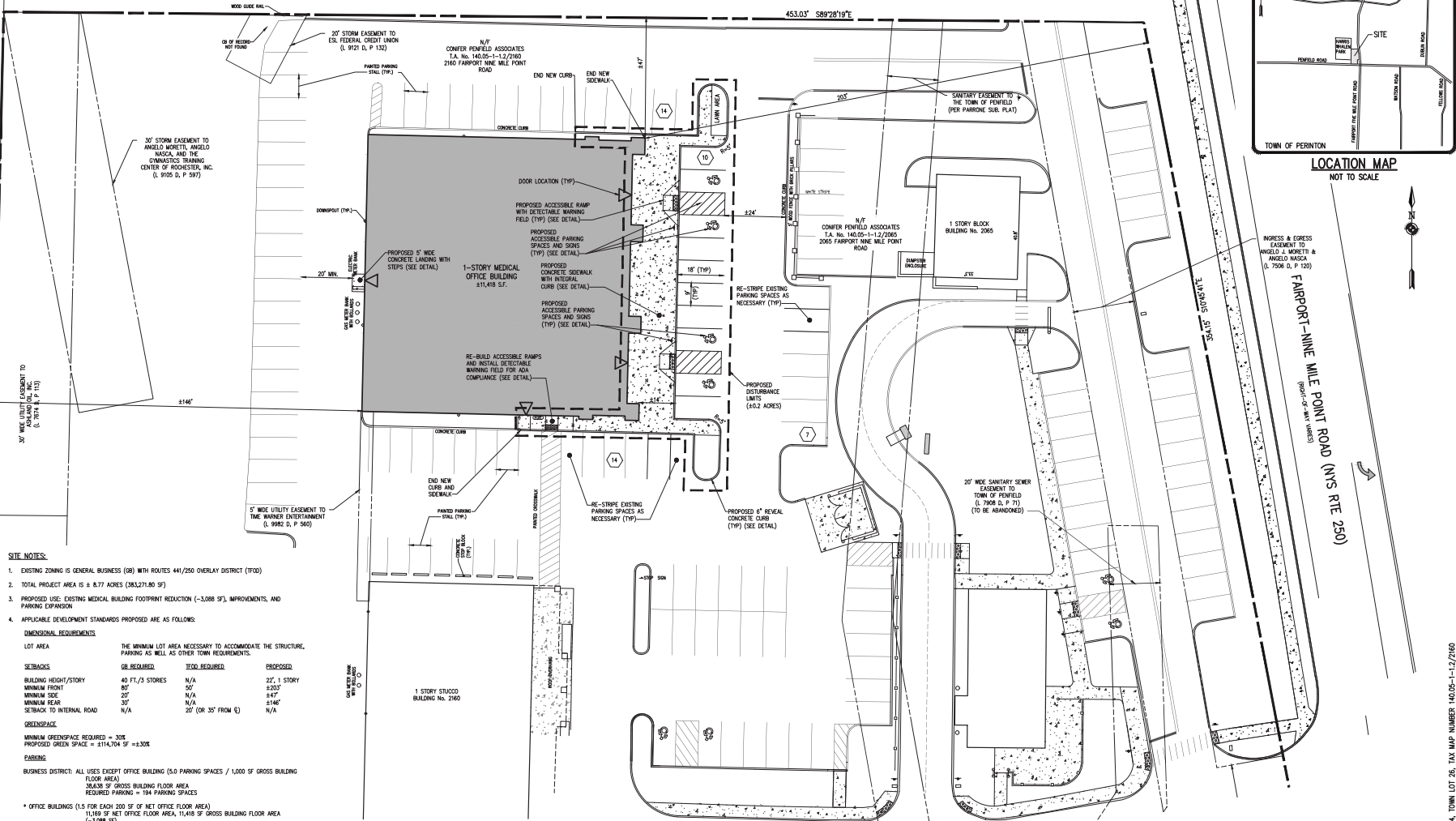
c: Fred R Rainaldi; Conifer Penfield Associates

P:\2024\Drawings\Township Layouts\Bldg.dwg

N/7  
ESL FEDERAL CREDIT UNION  
T.A. No. 140.05-1-1.004  
2059 FAIRPORT NINE MILE POINT  
ROAD

LINE OF PROPERTY

453.03' 589'28"19"E



LOCATION MAP  
NOT TO SCALE

**SITE NOTES:**

- EXISTING ZONING IS GENERAL BUSINESS (GB) WITH ROUTES 441/250 OVERLAY DISTRICT (TFOO)
- TOTAL PROJECT AREA IS ± 8.77 ACRES (383,271.80 SF)
- PROPOSED USE: EXISTING MEDICAL BUILDING FOOTPRINT REDUCTION (-3,088 SF), IMPROVEMENTS, AND PARKING EXPANSION
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

**DIMENSIONAL REQUIREMENTS:**

LOT AREA	THE MINIMUM LOT AREA NECESSARY TO ACCOMMODATE THE STRUCTURE, PARKING AS WELL AS OTHER TOWN REQUIREMENTS.		
	AS REQUIRED	TTCO REQUIRED	PROPOSED
SETBACKS			
BUILDING HEIGHT/STORY	40 FT./3 STORES	N/A	22', 1 STORY
MINIMUM FRONT	80'	50'	50'±3'
MINIMUM SIDE	20'	N/A	5'±4"
MINIMUM REAR	30'	N/A	5'±4"
SETBACK TO INTERNAL ROAD	N/A	20' (OR 35' FROM E)	5'±4"

**GREENSPACE:**

MINIMUM GREENSPACE REQUIRED = 30%

PROPOSED GREEN SPACE = 2114,704 SF = ±30%

**PARKING:**

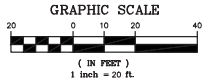
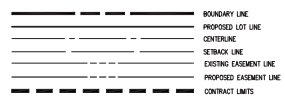
**BUSINESS DISTRICT:** ALL USES EXCEPT OFFICE BUILDING (5.0 PARKING SPACES / 1,000 SF GROSS BUILDING FLOOR AREA)  
 35,000 SF GROSS BUILDING FLOOR AREA  
 REQUIRED PARKING = 194 PARKING SPACES

**OFFICE BUILDINGS (1.5 FOR EACH 200 SF OF NET OFFICE FLOOR AREA)**  
 11,919 SF NET OFFICE FLOOR AREA, 11,419 SF GROSS BUILDING FLOOR AREA (-3,088 SF)  
 REQUIRED PARKING = 84 PARKING SPACES

**RESTAURANT (1.5 FOR EACH 2 PERSONS OF OCCUPANCY AND 1 FOR EACH EMPLOYEE)**  
 APPROXIMATE OCCUPANCY = 40 PERSONS, AND 6 EMPLOYEES  
 REQUIRED PARKING = 36 PARKING SPACES

TOTAL REQUIRED PARKING = 314 PARKING SPACES  
 TOTAL PROPOSED PARKING = 304 PARKING SPACES

**LEGEND**



**NOT APPROVED**

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

BY:	DATE:
ENGINEERING AND PLANNING	
DIRECTOR OF PUBLIC WORKS	
TOWN CLERK	
FIRE MARSHAL	
PLANNING BOARD CHAIRMAN	

**APPROVALS**

**Drawing Attention**  
 The liability is on accept from the New York State Office of General Services Section 205 and apply to the drawing.  
 This is a location of this plan for any person, unless they are notified under the provisions of the Uniform Land Use Review Procedure Act or any other law, that the drawing is not to be used for any purpose other than that for which it was prepared and that the drawing is not to be used for any purpose other than that for which it was prepared and that the drawing is not to be used for any purpose other than that for which it was prepared.

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 14 ALPHEUS AVENUE, SUITE 100  
 FAIRPORT, NEW YORK 14450  
 PHONE: 516-377-7260  
 FAX: 516-377-7269  
 WWW.BME-INC.COM



**PARKSIDE COMMONS**  
**MEDICAL OFFICE BUILDING**  
 TOWN OF PENFIELD, WARREN COUNTY, NEW YORK STATE  
 CONFER PENFIELD ASSOCIATES  
 2160 FAIRPORT NINE MILE POINT  
 ROCHESTER, NEW YORK 14614  
 PROJECT NO. 2689A  
 DRAWING TITLE: FINAL SITE PLAN

PROJECT: PARKSIDE COMMONS  
 LOCATION: TOWN OF PENFIELD, WARREN COUNTY, NEW YORK STATE  
 CLIENT: CONFER PENFIELD ASSOCIATES  
 PROJECT MANAGER: L. SHERROCK  
 PROJECT ENGINEER: J. CHETKOVS  
 DRAWN BY: M. SERINI  
 SCALE: 1"=20'  
 DATE ISSUED: JANUARY 27, 2023  
 PROJECT NO.: 2689A  
 DRAWING NO.: 02

PHELPS & CORHAM PURCHASE, TOWNSHIP 13, RANGE 4, TOWN LOT 26, TAX MAP NUMBER 140.05-1-12/2160