



# 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: Restaurant with Drive-In services  
 Project Address: 2130 Fairport Nine Mile Road  
 City, State, ZIP: Penfield, NY  
 Project Description: Proposed ±5,600 sq. ft. restaurant building with drive through and associated site improvements

Parcel Tax ID#: 140.01-2-4.1 & 140.01-2-6.998  
 Zoning District: General Business                      Project Size (acres): 5.1

**Owner(s) Name:** Kerry Ventures Fairport Nine Mile Point Road LLC  
**Mailing Address:** 1777 East Henrietta Road, Bldg. A, Suite 109, Rochester, NY 14623  
**Email:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**Applicant Name:** Chick-fil-A, Inc (Clint Mattson)  
**Address:** 5200 Buffington Road  
**Email:** clint.mattson@cfacorp.com  
**Phone:** (770) 402-6316

**Applicant Signature:**  \_\_\_\_\_ **Date:** 4/28/22

**Agent/Engineer:** Randy Bebout  
**Company:** Bohler Engineering MA, LLC  
**Address:** 70 Linden Oaks, Third Floor, Rochester, NY  
**Email:** rbebout@bohlereng.com  
**Phone:** (585) 866-1100 o, (585) 490-1551 c

### APPLICATION FEES

|                        |                   |                                      |
|------------------------|-------------------|--------------------------------------|
| Planning Review Fee    | \$ 1,250.00       | \$500 + \$50 + \$125 * 5.6 = \$1,250 |
| Engineering Review Fee | \$                |                                      |
| Check #                | Total \$ 1,250.00 |                                      |

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

### FOR OFFICE USE ONLY

Application # 22P-0015                      Date Received: 04/29/2022

**Project Narrative**  
**Proposed Redevelopment Project**  
**2130 Fairport Nine Mile Road**  
**Town of Penfield, Monroe County, NY**  
**April 28, 2022**

**Introduction:**

The applicant, Chick-fil-A, Inc. (“CFA”) is proposing to redevelop a ±5.1-acre parcel on the east side of Fairport Nine Mile Point Road (NYS Route 250), south of the intersection with Penfield Road, (the “Project Site”) as a quick serve drive thru restaurant. The Project Site is located in the Town of Penfield. The Project Site is comprised of tax map parcel numbers 140.01-2-2-4.1 and 140.01-2-6.998. The Site is currently developed with existing asphalt parking and gravels areas as there were two former buildings on the site, which have since been demolished. All the existing features will be removed as part of the redevelopment project. Access to the proposed site is provided through an internal shared access drive off of NYS Route 250, which also serves a car wash, M&T Bank, and McDonalds. The access drive has connections to both NYS Route 250 and NYS Route 441.

**Proposed Project**

CFA proposes to redevelop the Site with a new ±5,600 SF GFA restaurant with a triple lane drive thru supporting a vehicle stack of ±50 vehicles, outdoor patio area (20 outdoor seats total), a detached ±2,050 SF meal ordering canopy and a ±1,900 SF meal delivery canopy over the drive thru (the “Project”). The project development will occur in the Town of Penfield’s GB General Business district where a restaurant with drive through service is a permitted use subject to Planning Board site plan review, with a Conditional Use permit also required for restaurants. The parcel is also located in the 250/441 Overlay District (TFOD).

The project site is surrounded by other commercial uses and the proposed use is in harmony with the surrounding neighborhood and developed corridor. There is single-family residential located adjacent to the rear property line of the project site.

In addition to the drive thru restaurant, new parking, lighting, curbing, utilities, and other appurtenances are proposed for the Project as depicted on the accompanying plan set entitled “Site Development Plans” prepared by Bohler Engineering, dated April 28, 2022, no revisions listed.

**Stormwater Management**

**Existing Conditions:** The existing site is currently developed with an existing 1-story building, asphalt access drives & parking lots, and other associated impervious surfaces that are proposed to be demolished as a part of this project. The project area currently consists of approximately 2.10-acres of existing impervious surfaces. Stormwater from the majority of the site currently sheet flows overland and is captured by a network of catch basins before eventually being conveyed to an existing detention basin located along the easterly property boundary. The existing basin eventually outfalls to an existing stormwater structure that conveys the stormwater offsite.

**Proposed Conditions:** In addition to the proposed improvements noted in the ‘Proposed Project’ part of this Narrative, the project also proposes construction of a series of stormwater management practices to provide the required quantity and quality treatment related to the redevelopment. The existing detention basin located along the easterly property boundary is also proposed to be maintained. The project proposes to increase the onsite impervious areas to approximately 2.71 acres, resulting in a net increase of

approximately 0.61 acres of impervious coverage. The increase in impervious coverage results in quality (RRv & WQv) and quantity (peak flow) requirements that are anticipated to be satisfied by the proposed stormwater system. The project proposes construction of three (3) bioretention areas located along the project perimeter as shown on the attached Site Development plans. These bioretention basins are anticipated to provide the required quality treatment (including RRv) for the proposed increase in onsite impervious areas. The proposed underground detention system located within the easterly parking lot is anticipated to provide the remaining water quality treatment and the required quantity treatment. It is anticipated that the proposed stormwater system will result in a net decrease in site runoff rates for all major storm events.

As designed, it is anticipated that the proposed Stormwater Management system will provide the required quality and quantity treatment for the proposed redevelopment project, as set forth in the 2015 New York State DEC Stormwater Design Manual.

### **Chick-fil-A Operational Summary:**

Chick-fil-A is proposing to invest ±\$1.5 million in the Town of Penfield and support the construction industry by hiring over 12 construction trades to redevelop the project site. After supporting 60-80 part time construction jobs for a ±24 week construction duration, Chick-fil-A will be hiring 125 to 150 local team members to run the store. An operator will be selected by Chick-fil-A, Inc. to live locally and operate the store on a daily basis. The store will be open ±6:30 am to ±10:00 pm Monday through Saturday and closed on Sundays. The store is open when the Drive Thru is in operations for dine-in guests as well as mobile order pick-up and guests who prefer to order inside. A typical shift will include approximately 15 team members with a 3-shift rotation throughout the day. During peak hours, the operator will staff the Drive Thru with team members to help take orders, process payment, direct traffic, and hand deliver meals to vehicles in order to expedite the Drive Thru operations and enhance the customer experience. Local waste hauling companies will be utilized for trash removal and pick-up is limited to times outside peak hours. Deliveries are typically provided 5 times a week or as needed during off peak hours as well.

During Grand Opening, Chick-fil-A will bring in an experienced grand opening team to provide support to the local operator and new team members. Approximately 20 trainers, 5 marketing professionals, and a handful of coordinators will stay locally within the Town to support the new store and taper off over a ±4 week period as the store and team members become trained and the initial excitement of the residents of the Town stabilizes.

Chick-fil-A takes pride in the cleanliness of both their stores and sites. Team members routinely clean both the store and project site. Landscaping and the aesthetics of their property is a high priority for Chick-fil-A to create a great experience for their guests. Furthermore, Chick-fil-A is very active in local Chamber of Commerce, they partner with local charities of the operators choice, and provide extensive leadership training and opportunities to their team members and community.



LANDS N/F OF  
CAMELIA SPINOSA  
BK. 11174, PG. 665  
SECTION 140.01 BLOCK 2 LOT 1.1

ZONE GB  
(GENERAL BUSINESS)

LANDS N/F OF  
JAMES TRALI  
BK. 10598, PG. 687  
SECTION 140.01 BLOCK 2 LOT 6.1

WRECK, DEBRIS AND  
UTILITY FACILITY

LANDS N/F OF  
DIPRIMA PROPERTIES III, LLC  
BK. 10760, PG. 219  
SECTION 140.01 BLOCK 2 LOT 3

ZONE GB  
(GENERAL BUSINESS)

NEW YORK STATE ROUTE 250  
FAIRPORT NINE MILE POINT ROAD

LANDS N/F OF  
MALCHO'S 2140 FAIRPORT NINE MILE  
POINT HOLDINGS, LLC  
BK. 11776, PG. 421  
SECTION 140.01 BLOCK 2 LOT 5.1

ZONE GB  
(GENERAL BUSINESS)

LANDS N/F OF  
2140 FAIRPORT NINE MILE POINT LLC

LANDS N/F OF  
JOHN & CAROL VENTURA  
BK. 9825, PG. 12  
SECTION 140.01 BLOCK 4 LOT 34.22

LANDS N/F OF  
HUNG TRAN & HA NGUYEN  
BK. 9817, PG. 450  
SECTION 140.01 BLOCK 4 LOT 34.21

LANDS N/F OF  
MICHAEL & DIANNE CURRY  
BK. 9817, PG. 450  
SECTION 140.01 BLOCK 4 LOT 34.19

LANDS N/F OF  
WILLARD & ISABELLA WALTERS  
BK. 8524, PG. 377  
SECTION 140.01 BLOCK 4 LOT 34.18

| ZONING ANALYSIS TABLE  |   |  |                               |
|--|---|--|-------------------------------|
| ZONING DISTRICT  | 250' 441' OVERLAY DISTRICT  |  |                               |
| REQUIRED PERMIT  | SITE PLAN APPROVAL, CONDITIONAL USE PERMIT  |  |                               |
| ZONING CRITERIA  | REQUIRED  | EXISTING   | PROPOSED                      |
| MIN. LOT WIDTH   | N/A   | 4,400.0'   | 4,200.0'                      |
| MAX. BLDG. COVERAGE  | 85%   | N/A  | 45.0%                         |
| MIN. FRONT SETBACK   | 80'   | N/A  | 47.82 (CONFPY) 48.14 (BLDG)   |
| MIN. SIDE SETBACK  | 30'   | N/A  | 18.32 (CONFPY) 18.58 (BLDG)   |
| MIN. REAR SETBACK  | 30'   | N/A  | 110.46 (CONFPY) 116.38 (BLDG) |
| MAX. BUILDING HEIGHT   | 40'   | N/A  | 40'                           |
| MAX. IMPVT. COVERAGE   | 85%   | 49.07%   | 45.33%                        |
| PARKING SPACES   | 81  | 52   | 181                           |
| ACCESS. PARKING SPACES   | 4   | 3  | 4                             |
| PARKING STALL CRITERIA<br>STANDARD: 9 FT x 18 FT<br>COMPACT: 8 FT x 18 FT  | USE CATEGORY: RESTAURANT<br>REQUIRED PARKING: 1.5 SPACES PER 2 PERSONS OF LEGAL OCCUPANCY PLUS ONE FOR EACH EMPLOYEE<br>CALCULATION: 94 PERSONS / 2 PERSONS * 1.5 SPACES + 10 EMPLOYEES = 81 SPACES   |  |                               |
| ACCESSIBLE PARKING<br>CRITERIA:<br>STANDARD:<br>8 FT x 18 FT STALL (MIN.)<br>8 FT x 18 FT ASBL (MIN.)<br>VAN:<br>8 FT x 18 FT STALL (MIN.)<br>8 FT x 18 FT ASBL (MIN.) | 1-25 SPACES = 1 MIN. ACCESSIBLE SPACE<br>26-50 SPACES = 2 MIN. ACCESSIBLE SPACES<br>51-75 SPACES = 3 MIN. ACCESSIBLE SPACES<br>76-100 SPACES = 4 MIN. ACCESSIBLE SPACES<br>101-200 SPACES = 5 MIN. ACCESSIBLE SPACES<br>201-400 SPACES = 8 MIN. ACCESSIBLE SPACES | 401-600 SPACES = 8 MIN. ACCESSIBLE SPACES<br>601-1,000 SPACES = 1 MIN. 20' x 48' STALL<br>1001+ SPACES = 1 MIN. 20' x 48' STALL<br>SPACES OVER 1,000<br>1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) |                               |



| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV       | DATE | COMMENT | BY |
| 1         |      |         |    |
| 2         |      |         |    |
| 3         |      |         |    |
| 4         |      |         |    |
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| 11        |      |         |    |
| 12        |      |         |    |
| 13        |      |         |    |
| 14        |      |         |    |

W.D. GOEBEL  
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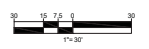
Series  
P14-SE-LARGE  
2130 FAIRPORT NINE MILE ROAD  
TOWN OF PENFIELD  
MONROE COUNTY  
STATE OF NEW YORK

SHEET TITLE  
**SITE PLAN**

00 Preliminary  
00% Submittal  
For Construction  
Job No. : 8210218  
Store : #05071  
Date : 04/28/2022  
Drawn By : KHB  
Checked By : TCF  
Sheet

**C-2.0**

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



IF THE REPRESENTATIVE OF THE CONTRACTOR TRANSFERS ANY PORTION OF THE PROJECT TO ANOTHER CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR TO COMPLY WITH THE TERMS OF THE AGREEMENT TO THE REPRESENTATIVE OF THE CONTRACTOR.