



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)

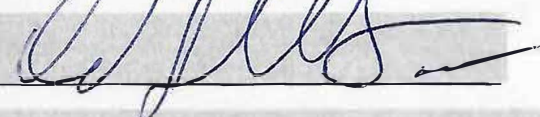
PROJECT INFORMATION

Project Name: 2140 Fairport Nine Mile Point Road - Splash Car Wash
 Project Address: 2140 Fairport Nine Mile Point Road
 City, State, ZIP: Penfield, NY, 14526
 Project Description: Building renovations and site improvements of an existing carwash facility under new ownership.

Parcel Tax ID#: 140.010-2-5.100
 Zoning District: GB - General Business Project Size (acres): 0.96

Owner(s) Name: Splash Car Wash Fairport, LLC
 Mailing Address: 472 Wheelers Farms Road Milford, CT, 06461
 Email: jeffarnold225@gmail.com
 Phone: (585) 303 - 9448

Applicant Name: Splash Car Wash Fairport, LLC
 Address: 472 Wheelers Farm Road Milford, CT 06461
 Email: jeffarnold225@gmail.com
 Phone: (585) 303 - 9448

Applicant Signature:  Date: 1/28/22

Agent/Engineer: Garrett Steiner
 Company: DDS Engineering and Survey, LLP
 Address: 45 Hendrix Rd, West Henrietta, NY, 14586
 Email: gsteiner@ddscompanies.com
 Phone: 585-359-7540

APPLICATION FEES

Planning Review Fee	\$ 500.00
Engineering Review Fee	\$ 609.18
Check #	Total \$ 1,109.18

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

FOR OFFICE USE ONLY

Application # **22P-0006** Date Received: **01/28/2022**



Team + Vision = Solution²

DDSCOMPANIES.COM

Heavy Civil Construction » Underground Utility Construction » Site/Civil/Utility Design » Energy Services

January 28, 2022

Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526

Attn.: Allyn Hetzke - Town Planning Board, Chairman

Re: **2140 Fairport Nine Mile Point Road – Splash Car Wash (T.A. # 140.010-2-5.100)**

Dear Mr. Hetzke:

On behalf of our client, Splash Car Wash Fairport, LLC, 472 Wheelers Farm Rd, Milford, CT 06461, we are submitting a Planning Board site plan and conditional use permit application for your consideration.

The proposed project involves the construction of a 400 SF (+/-) addition and renovation of exiting car wash facility located at 2140 Fairport Nine Mile Point Road. The project also consists of the construction of a concrete drive and parking area, as well as installation of stormwater management structures and facilities. The property is currently zoned GB – General Business and will continue to be operated as vehicle washing facility. An application will be submitted to the Town of Penfield Zoning Board for setback area variance.

Included in this development review package are the following:

1. This Letter of Intent
2. 4 Copies - Planning Board Site Plan Application
3. 4 Copies - Short Environmental Assessment Form
4. 4 Copies – Factors for Consideration
5. 4 Copies - Architectural Color Elevations and Renderings
6. 4 Set of Full-Size Plans
7. 7 Sets of Half Size (11x17) Plans
8. Check for \$1,109.18 (Site Plan Application Fee)

We respectfully request to be placed on the agenda for the March 10th, 2022 Planning Board meeting for preliminary and final site plan approval. If you have any questions or need any additional application materials, please do not hesitate to contact me.

Regards,

DDS Engineering and Survey, LLP



Garrett Steiner | Project Engineer | gsteiner@ddscompanies.com | 585-340-0537



45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541



SPLASH CAR WASH FAIRPORT, LLC
1 COULTER ROAD
CLIFTON SPRINGS, NY 14432
(585) 303 - 8448



REV	DESCRIPTION	DATE

2140 FAIRPORT NINE MILE POINT ROAD CLASSY CHASSY CARWASH
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

DRAWING TITLE: **SITE PLAN**

DRAWN BY: GRS APPROVED BY: AXL PROJ. NO. Z21-0234
CHECKED BY: CAK DATE: 1-29-2022 PAGE SIZE: ANS D

REV: 00 DRAWING NO: C3

SITE DATA:
OWNER: SPLASH CAR WASH FAIRPORT, LLC
PROJECT LOCATION: 2140 FAIRPORT NINE MILE POINT ROAD, PENFIELD, NY, 14450
TAX ACCOUNT #: 1402109-3-100
TOTAL AREA: 0.16 ACRES
ZONING: GB - GENERAL BUSINESS

PARKING REQUIREMENTS:

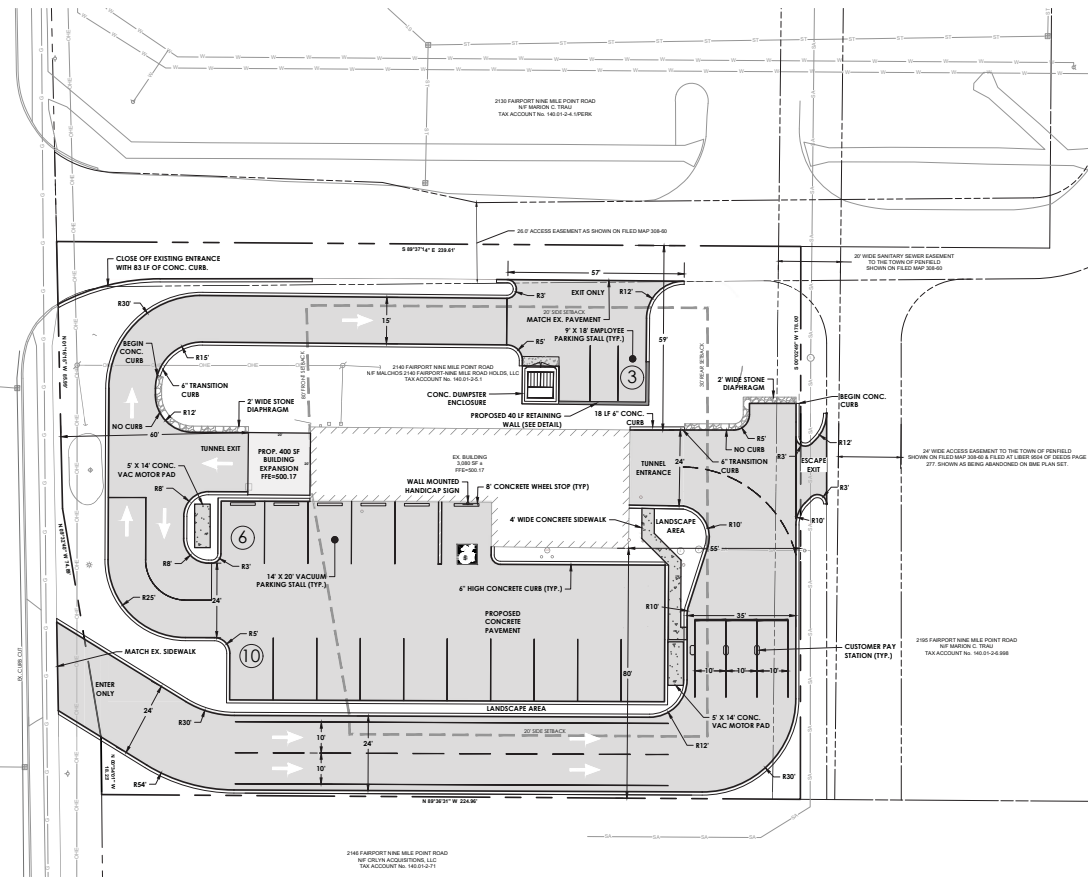
ZONING: GB - GENERAL BUSINESS	REQUIRED	PROPOSED
MIN. PARKING SPACE SIZE	7'X18'	7'X18'
SPACES	17	19

(BUSINESS DISTRICT 5 PER 1,000 SF OF BUILDING)

ZONING REQUIREMENTS

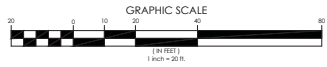
ZONING: GB - GENERAL BUSINESS	REQUIRED	PROPOSED
FRONT SETBACK	80'	60'
SIDE SETBACK	20'	20', 80'
REAR SETBACK	30'	50'
MAX. BUILDING HEIGHT	40'	33'
MAX IMPERVIOUS COVERAGE	60%	60%

NOTE:
1. CONCRETE CURBS TO BE USED THROUGHOUT SITE.



TOWN OF PENFIELD APPROVALS

DIRECTOR OF ENGINEERING & PLANNING	DATE
DIRECTOR OF PUBLIC WORKS	DATE
TOWN CLERK	DATE
FIRE MARSHAL	DATE
PLANNING BOARD CHAIRPERSON	DATE



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- Not The Required Time
- Not The Right Response
- Not The Right Place
- Not The Right Person
- Not The Right Way

FAIRPORT NINE MILE POINT ROAD
(NYS ROUTE 68)
MIDTLYNES

2140 FAIRPORT NINE MILE POINT ROAD
NF COLVIN ACQUISITION, LLC
TAX ACCOUNT NO. 1402109-3-100

2140 FAIRPORT NINE MILE POINT ROAD
NF MARION C. TRAY
TAX ACCOUNT NO. 14019-94566