

February 11, 2022

Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526

Attn.: Daniel DeLaus - Town Zoning Board, Chairman

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

Dear Mr. DeLaus:

On behalf of our client, Splash Car Wash Fairport, LLC, 1 472 Wheelers Farm Rd, Milford, CT 06461, we are submitting an Area Variance application for your consideration.

The proposed project involves the construction of a 400 SF (+/-) addition and renovation to the existing 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. The property is currently zoned GB – General Business and will continue to be operated as a vehicle washing facility. This project requires an area variance that allows for a 60' front setback.

In support of this application for area variance we offer the responses to the following factors for consideration:

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

As there are a number of existing buildings with 60' or less front setback in this vicinity, there will be no undesirable change or negative impact to the character of the neighborhood by granting this variance.

- (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

Splash Car Wash has very specific needs regarding the operational systems of their car washes and therefore need to extend the length of the tunnel to meet those needs. The only other option for this extension is to the east, however we are encumbered on that side by the existing property line and future access road. As there are multiple buildings in this area with front setbacks $\leq 60'$, the best option for extension is to the west.

- (3) Whether the requested area variance is substantial;

The required front setback per code in this zoning district is 80'. Our request of 60' is approximately 75% of that requirement. Therefore, the 25% reduction request is not substantial, especially when compared to the other existing properties that have even more substantial relief from this code requirement.

- (4) Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The proposed variance will be to allow the extension of the car wash tunnel, which will be an impervious surface. This new impervious surface will be replacing an already impervious surface (asphalt) that exists on site today. Therefore, the requested area variance will not have any adverse effects or negative impacts on the physical or environmental conditions of the neighborhood. These proposed site improvements are very much in keeping with the physical and environmental character of this area.

- (5) Whether the alleged difficulty was self-created. (In contrast to the context of a use variance, in the context of an area variance application, whether or not the alleged difficulty was self-created shall be relevant to the decision of the Board of Zoning Appeals but a finding that the difficulty was self-created shall not in and of itself preclude the granting of the area variance.)

While the required extension to the car wash tunnel may be considered self-created, the proposed addition to the existing building will significantly improve the function of the vehicle washing facility. The increase in building length will allow for the installation of new machinery that is more effective, more efficient and more eco-friendly.

Included in this development review package are the following:

1. This Letter of Intent
2. Zoning Board Application
3. Short Environmental Assessment Form
4. Architectural Color Elevations and Renderings
5. Full-Size Site Plan
6. Check for \$110.00 (Fee)

We respectfully request to be placed on the agenda for the March 17th, 2022 Zoning Board meeting. 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



KASSIS SUPERIOR SIGNS, INC.

DESIGNERS & MANUFACTURERS of QUALITY ELECTRICAL SIGNS

Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526

Attn: Daniel DeLaus – Town Zoning Board, Chairman

Re: 2140 Fairport Nine Mile Road – Splash Car Wash

Dear Mr. DeLaus

We are submitting this special permit for signage application for our client Splash Car Wash. This special permit for signage is in addition to a 400 SF addition and renovation to the existing car wash facility. This special permit for signage is needed because we are asking to install (4) building mounted signs where only 1 is allowed and also for a roadside free-standing sign that is 40 square feet where 20 square is allowed. The directional signs we are requesting are slightly larger than allowed as well.

We offer the responses to the following factors in support of this application for consideration:

(1) The proposed signs are in harmony with the standards for permitted signs and within the spirit of this article.

These signs being requested have been designed to enhance the building renovation and property and be within the spirit of the article. We have adjusted the size of the standard pylon to reflect this. The pylon sign square footage as a circle is only a little over 28 square feet only 8 square feet more than allowed.

(2) The proposed signs shall be compatible with and not be detrimental to neighborhood properties.

These signs are similar but more aesthetically pleasing than the existing signs on the property. The wall signs are logo shaped and individual letters as opposed to a box sign currently. These changes are more fitting to the neighborhood properties.

(3) The proposed signs do not, by reason of their location, create a hazard of any nature to the public in general or to any owner or occupant of neighborhood properties.

These signs being proposed do not create a hazard because the new free-standing sign will be installed in place of the existing sign which has not caused any hazards and all the other signs have been designed to not create any distractions or hazards as well.

(4) The proposed signs do not in any way interfere with the lawful and aesthetic enjoyment of the public highway or neighborhood properties.

The placement and design of these signs will not interfere with the aesthetic enjoyment of the highway or other properties. In fact, the slightly larger directional signs and pylon will help identify the entrance and

exit drives better therefore allowing drivers more time to prepare to turn into the drives or avoid turning into the wrong drive which will enhance the enjoyment of the highway for all.

(5) Where applicable the proposed signs are necessary to adequately identify the business.

These signs have been designed and positioned so that the public can tell that there is a car wash at this property and to give drivers appropriate awareness of this and where to access.

Please feel free to contact me with any questions regarding this application.

Jeff Arnold with Splash Car Wash will be representing this request at the ZBA meeting.

Thanks

Jamie Bracy

Kassis Superior Signs

315-374-9934

NOT TO SCALE

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 FEB 24 2022
 By _____



KASSIS SUPERIOR SIGNS

www.KassisSigns.com

6699 Old Thompson Rd.
 Syracuse, New York 13211
 315-463-7446
 Fax: 315-463-7449

DATE: 1/25/22	FILE NAME: Splash Full View PL# 16866
REV:	CLIENT:
REV	LOCATION: Penfield NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

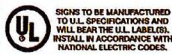
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approximate placement of proposed signage in relationship to surrounding

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING

Customer authorizes Kassis Superior Signs to initiate work on this layout & assumes responsibility for any costs incurred should any changes be made after production has begun. Please send back signed & dated, noting any changes after checking for correct colors, logos & text.

Approved by Customer _____ Date _____



**Option 1
Front & Side Glass Frame**

**Option 2
Front Glass Frame Only**

**END VIEW
NOT TO SCALE**



Cabinet painted / PVC Frame to match PMS 280c

- 5" deep Return
- Alum Molding
- 1/2" raised acrylic
- Lexan Face
- Power Supply
- White LEDs
- 1" PVC with Red LED Rope



6699 Old Thompson Rd.
Syracuse, New York 13211
315-463-7446
Fax: 315-463-7449

www.KassisSigns.com

DATE: 1/25/22	FILE NAME: Splash Car Wash Circle logos PL# 16866
REV:	CLIENT:
REV	LOCATION: Penfield NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

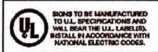
Approximate placement of proposed signage in relationship to surrounding

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING

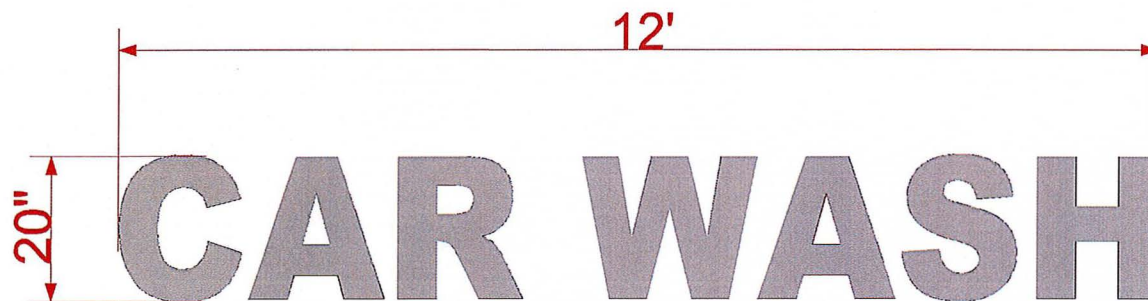
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Approved by Customer _____ Date _____

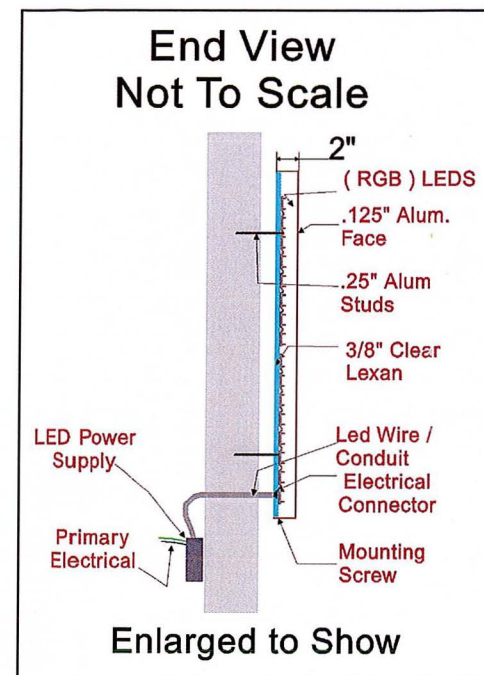
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 By _____



1) SET OF 2" REVERSE ILLUMINATED CHANNEL LETTERS



PAINTED BRUSHED SILVER GLOSSY



6699 Old Thompson Rd.
 Syracuse, New York 13211
 315-463-7446
 Fax: 315-463-7449

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DATE: 1/25/22	FILE NAME: Splash Car Wash PL# 16866
REV:	CLIENT:
REV	LOCATION: Penfield NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

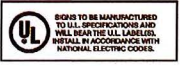
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approximate placement of proposed signage in relationship to surrounding

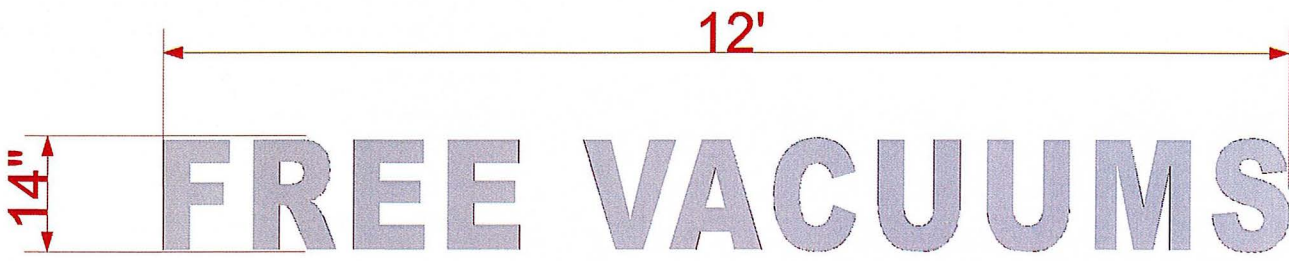
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING

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Approved by Customer _____ Date _____

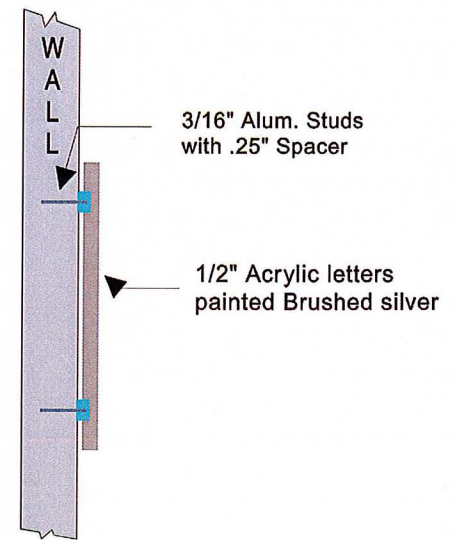


1) SET OF 1/2" THICK ACRYLIC LETTERS



PAINTED BRUSHED SILVER GLOSSY

End View
Not To Scale



6699 Old Thompson Rd.
Syracuse, New York 13211
315-463-7446
Fax: 315-463-7449

www.KassisSigns.com

DATE: 1/25/22	FILE NAME: Splash Free Vacuums PL# 16866
REV:	CLIENT:
REV	LOCATION: Penfiled NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

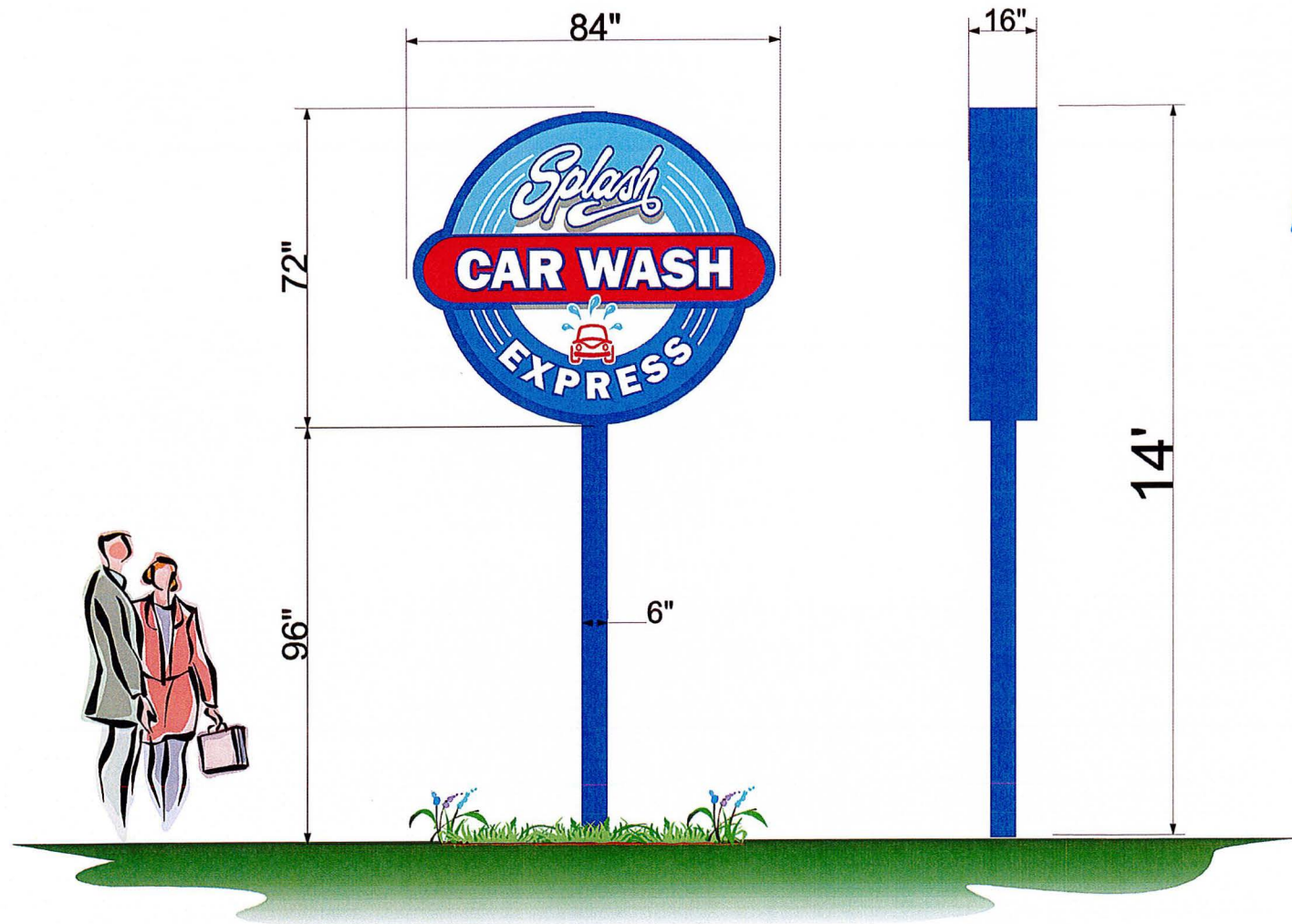
Approximate placement of proposed signage in relationship to surrounding

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Approved by Customer _____ Date _____

UL SIGNS TO BE MANUFACTURED TO ALL SPECIFICATIONS AND WILL BEAR THE UL LABELS. INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES.



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Fabricate and install 1) 72" x 84 x 16" deep Double faced internally LED illuminated pylon sign with Lexan faces and vinyl graphics

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 6699 Old Thompson Rd.
 Syracuse, New York 13211
 315-463-7446
 Fax: 315-463-7449
 www.KassisSigns.com

DATE: 1/25/22	FILE NAME: Splash pylon PL# 16866
REV: 2/24/22 TGT	CLIENT:
REV	LOCATION: Penfield NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

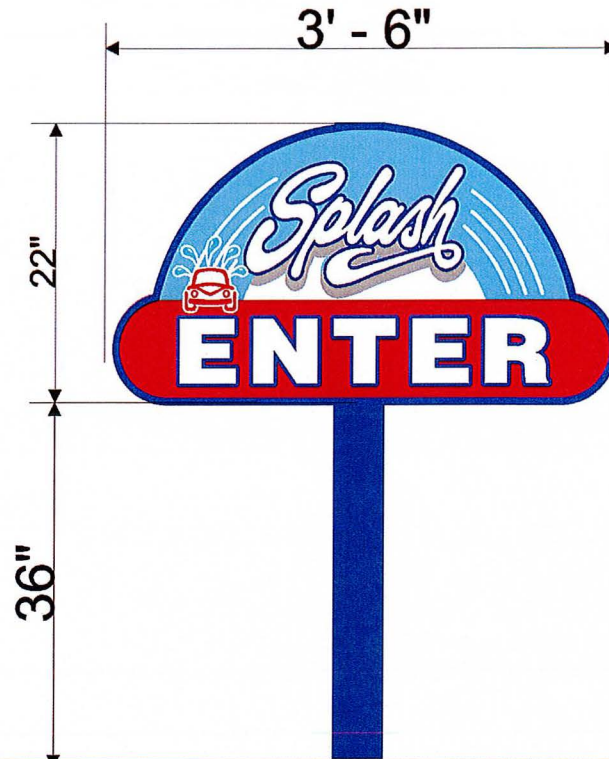
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
 Approximate placement of proposed signage in relationship to surrounding
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 Approved by Customer _____ Date _____



1) DF sign

1) DF sign



Fabricate and install 2) 22" x 42" DF directional signs with vinyl graphics

Cabinet & Pole
painted to match PMS 280C



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SIGNS**

www.KassisSigns.com

6699 Old Thompson Rd.
Syracuse, New York 13211
315-463-7446
Fax: 315-463-7449

DATE: 1/25/22	FILE NAME: Splash Directionals PL# 16866
REV:	CLIENT:
REV	LOCATION: Penfiled NY
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

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Approved by Customer

Date



Splash Car Wash
PENFIELD

GENERAL ELEVATION NOTES

1. FOR GRAPHIC SYMBOLS AND ABBREVIATIONS SEE SHEET G0.01
2. CONTRACTORS SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
3. THE EXTERIOR WALL AS SHOWN SHALL BE A COMPLETE SYSTEM INCLUDING ALL STIFFENERS, FASTENERS, SEALANTS, JOINTING, MISCELLANEOUS PIECES, AND MATERIAL THICKNESS AS REQUIRED TO FORM A WATERTIGHT ENCLOSURE.
4. ALL DETAILS ARE TO BE COORDINATED WITH THE STRUCTURAL FRAMING AND OTHER BUILDING COMPONENTS INCLUDING ROOFING, EXTERIOR CLADDING ITEMS, AND RELATED BUILDING COMPONENTS.
5. EXTERIOR FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND PROJECTING ELEMENTS UNLESS OTHERWISE NOTED.
6. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY, 6 INCH MIN. SIZE ADJOINING ENTRY DOOR. SIGN SHALL CONSIST OF WHITE FIGURE ON A BLUE BACKGROUND. MOUNT SIGN AT 5'-0" A.F.F.
7. REFER TO ELECTRICAL AND LIGHTING DRAWINGS FOR ALL EXTERIOR LIGHTING RANGE RECOMMENDED BY THE SEALANT MANUFACTURER.
8. ALL SEALANT JOINTS SHALL BE SIZED SUCH THAT THEY WILL BE WITHIN THE SIZE RANGE RECOMMENDED BY THE SEALANT MANUFACTURER.
9. VERIFY ALL CLEAR OPENINGS FOR WINDOW AND LOUVER INSTALLATIONS.
10. ALL MASONRY ATTACHMENTS, LINTELS, SHELF ANGLES, AND SUPPORTS SHALL BE HOT-DIPPED GALVANIZED STEEL. ALL SHIMS SHALL BE NON-CORROSIVE MATERIALS.
11. ALL WINDOW HEADS, AND SHELF ANGLES SHALL HAVE FLASHING EXTENDED TO THE OUTSIDE OF THE WALL, WHETHER OR NOT SHOWN ON THE DRAWINGS.

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	WOOD SIDING, DARK GRAY
2	PREFINISHED ALUMINUM COPING, BLACK
3	ALUMINUM GRID SHADING
4	ALUMINUM METAL SHEET, LIGHT GRAY
5	EXISTING DOOR TO REMAIN, PAINT TO MATCH DARK GRAY SIDING
6	STANDING SEAM ROOF, COLOR: TBD
7	STONE VENEER
8	STAINLESS STEEL SHEET
9	ALUMINUM METAL SHEET, CLEAR
10	WOOD SIDING, COLOR: SW6807
11	WOOD SIDING, COLOR: SW6808
12	WOOD SIDING, COLOR: SW6809
13	WOOD SIDING, COLOR: SW9065
14	WOOD SIDING, COLOR: SW6810
15	WOOD SIDING, COLOR: SW6967
16	CONCRETE CAST IN PLACE, SW6967
17	EXISTING ELECTRICAL
18	WOOD SHAKES, LIGHT GRAY
19	CONCRETE CAST IN PLACE, DARK GRAY

New Facility for the SPLASH CAR WASH

PROJECT NO. 22005

NOT FOR CONSTRUCTION

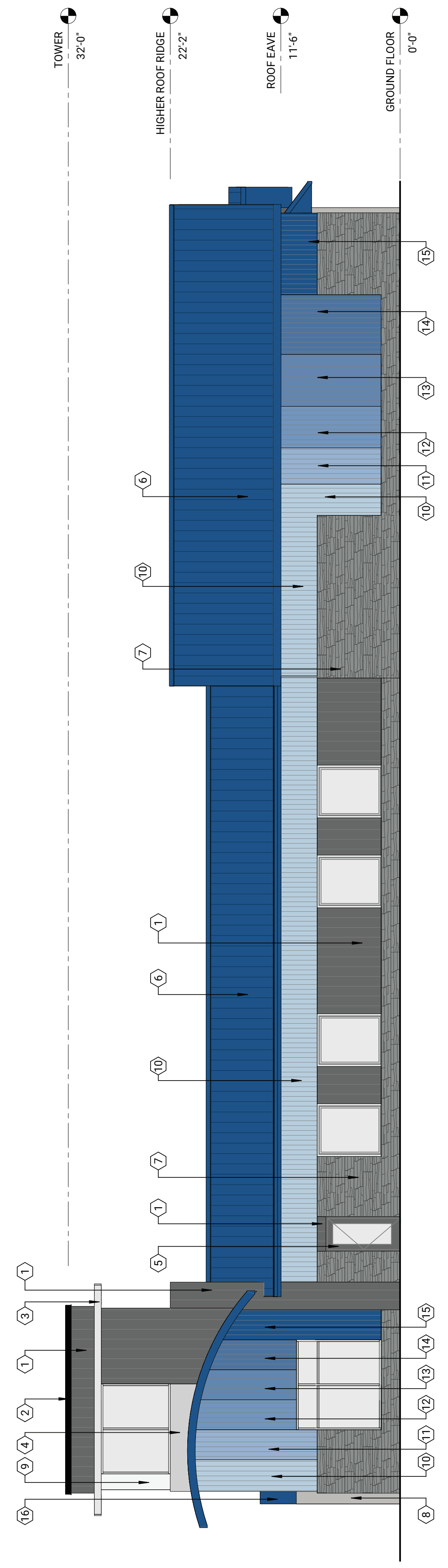


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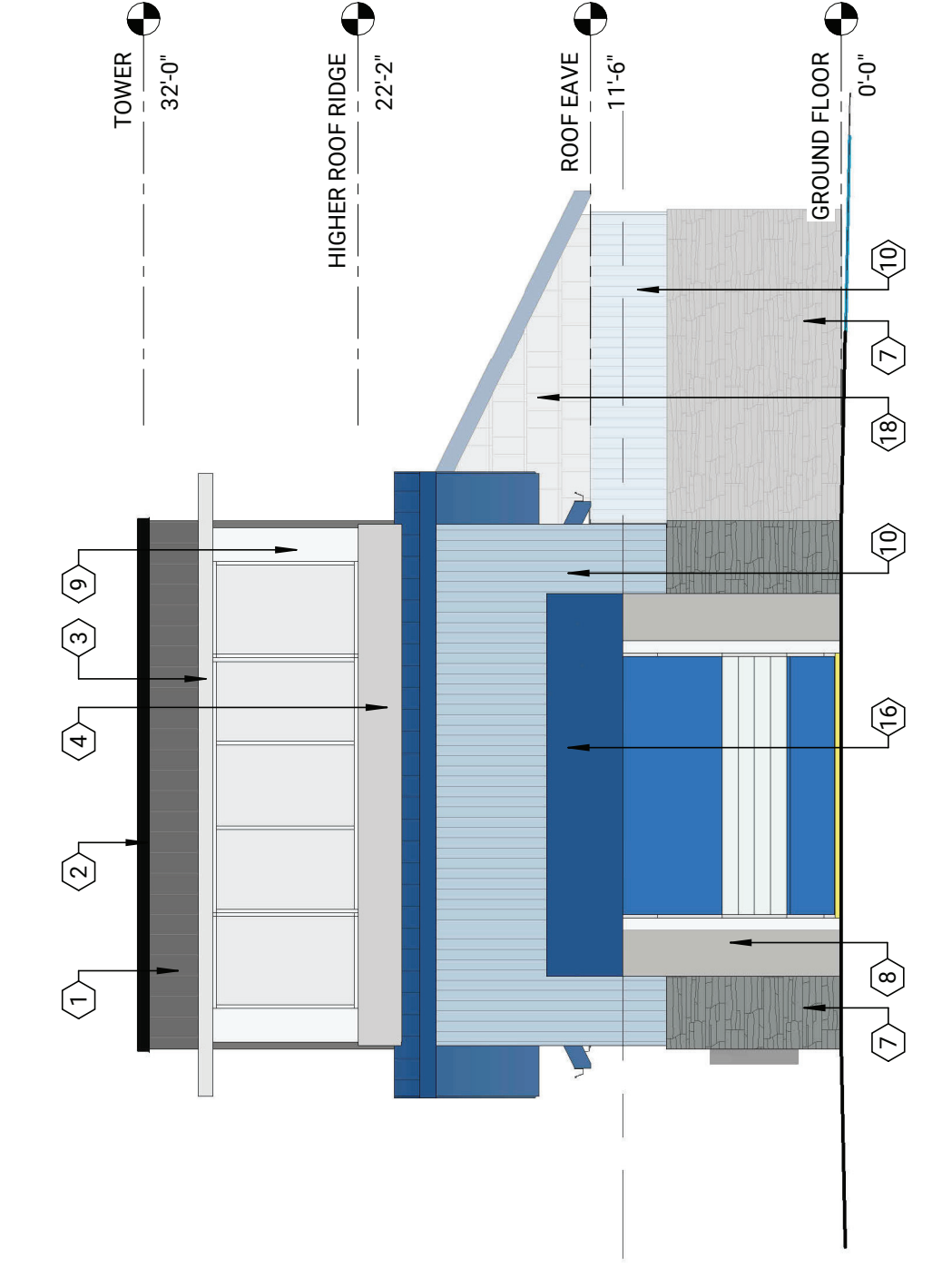
PROJECT NORTH
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT STATUS: Project Status
 SCALE: As Indicated

EXTERIOR ELEVATIONS

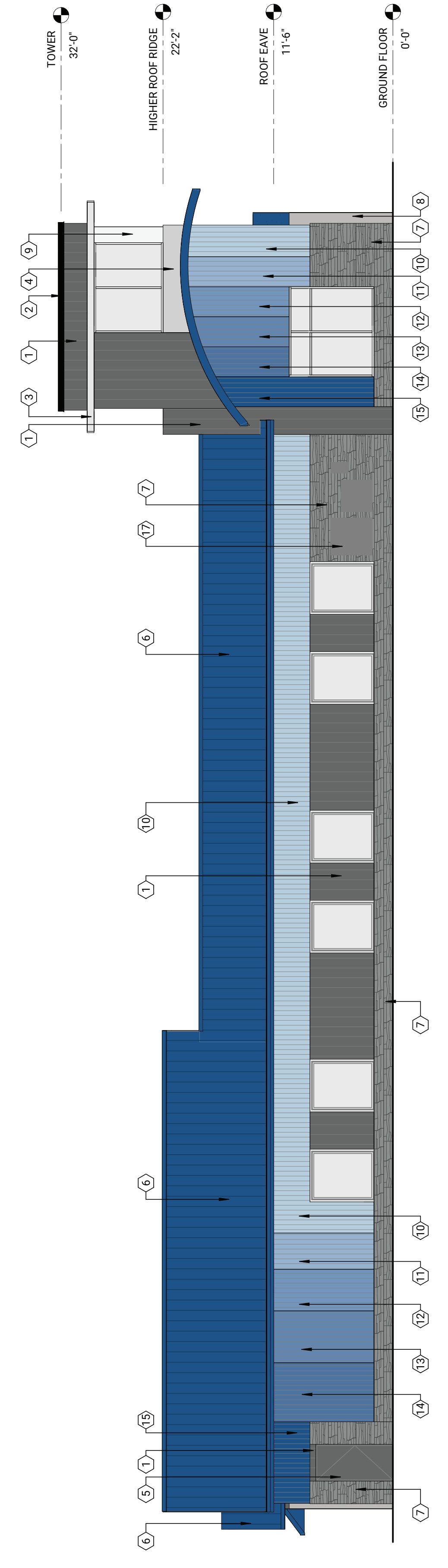
A2.01



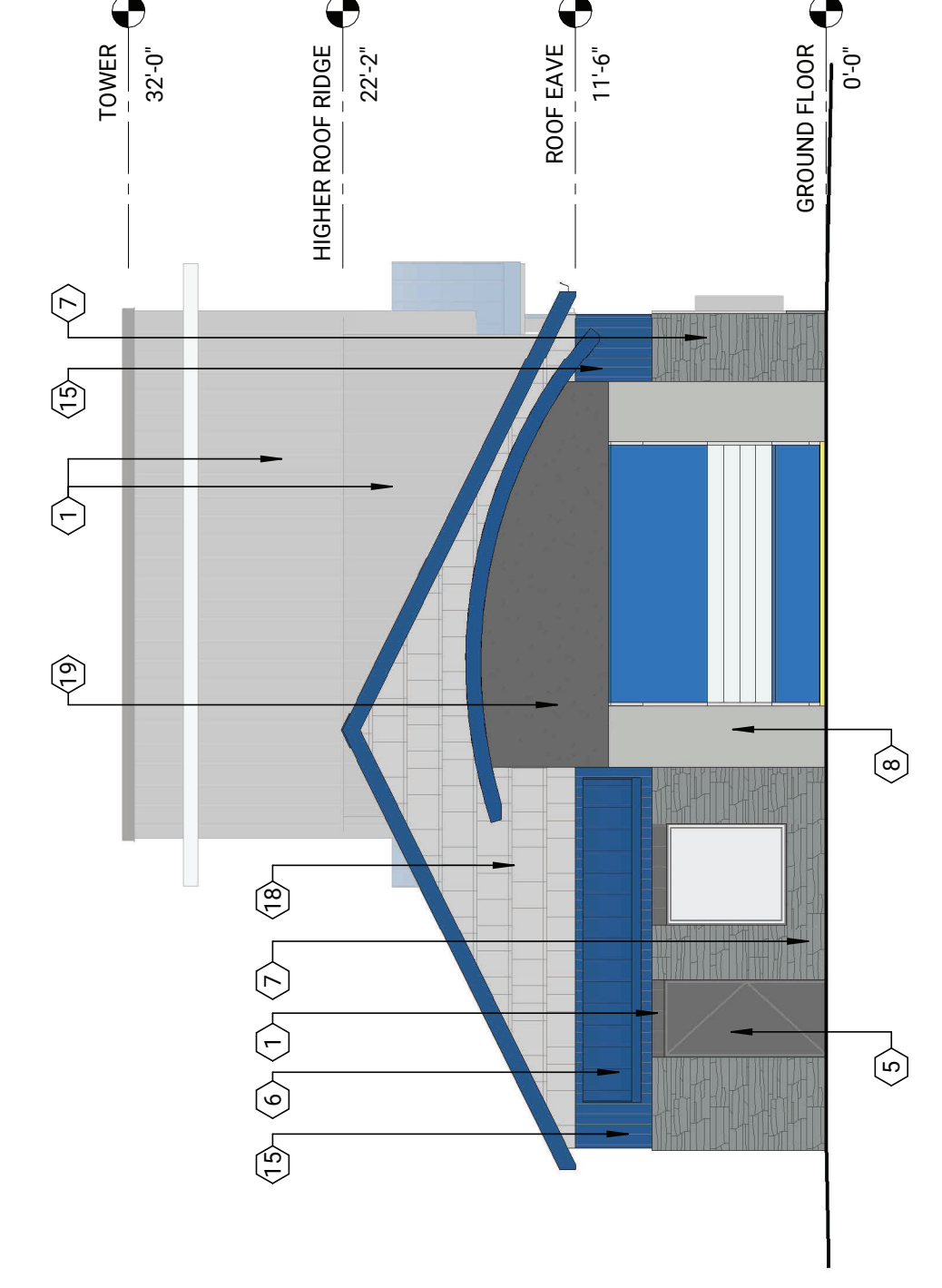
4 SOUTH ELEVATION
1/8" = 1'-0"



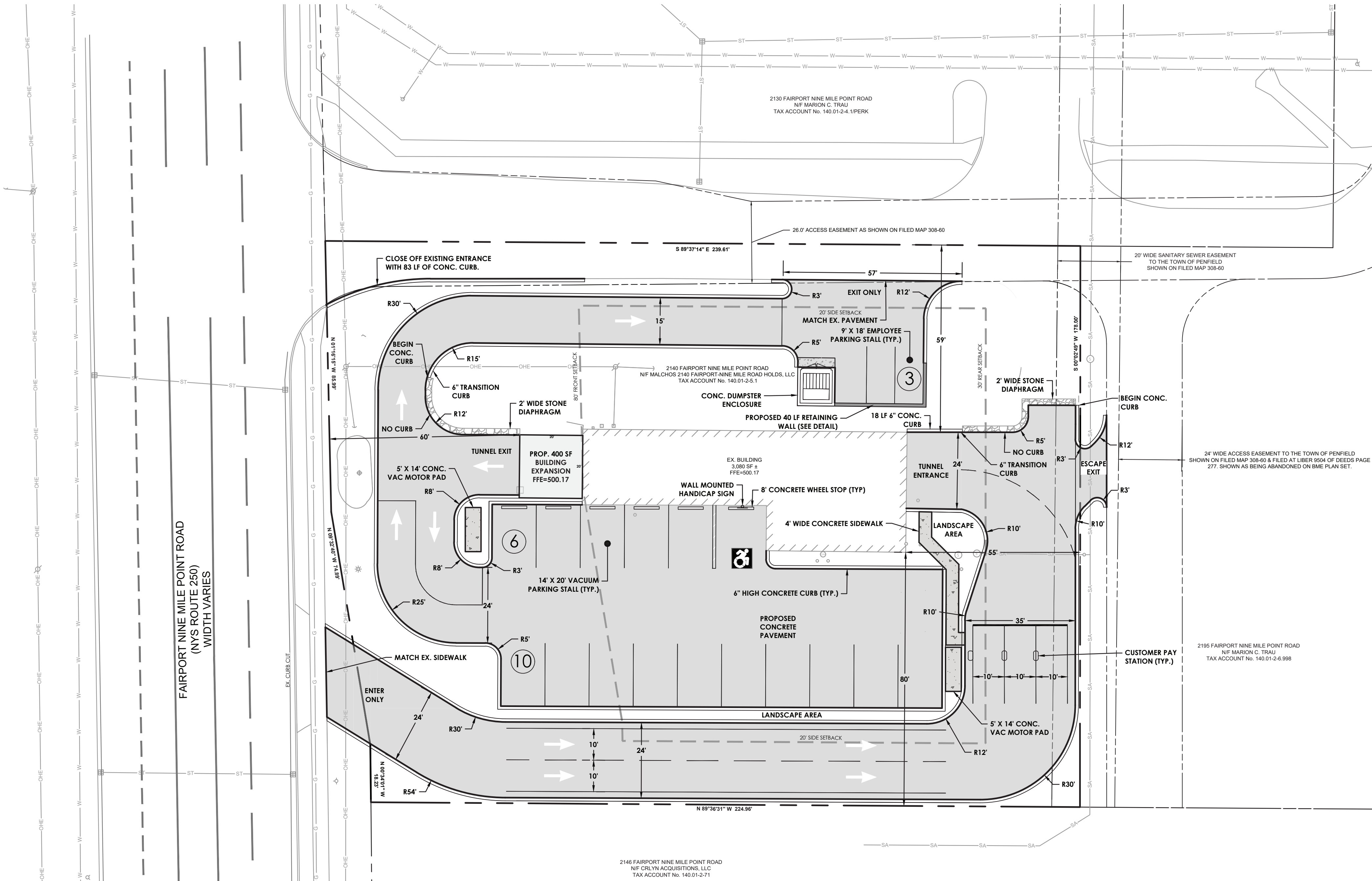
3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



SITE DATA:

OWNER: SPLASH CAR WASH FAIRPORT, LLC
 PROJECT LOCATION: 2140 FAIRPORT NINE MILE POINT ROAD, PENFIELD, NY, 14450
 TAX ACCOUNT #: 140.010-2-5.100
 TOTAL AREA: 0.96 ACRES ±
 ZONING: GB - GENERAL BUSINESS

PARKING REQUIREMENTS:

ZONING: GB - GENERAL BUSINESS	REQUIRED	PROPOSED
MIN. PARKING SPACE SIZE	9'X18'	9'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'	59', 80'
REAR SETBACK	30'	55'
MAX. BUILDING HEIGHT	40'	33'
MAX IMPERVIOUS COVERAGE	65%	65%

NOTE:

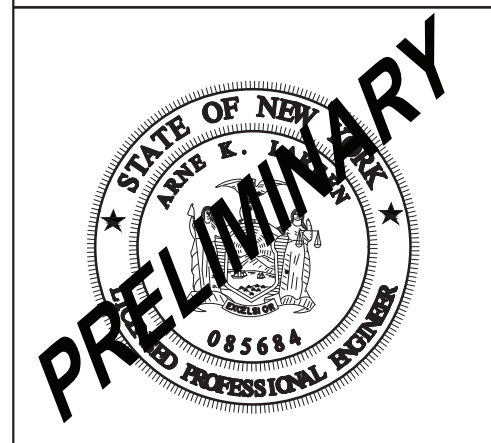
- 1. CONCRETE CURB TO BE USED THROUGHOUT SITE.



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



SPLASH CAR WASH FAIRPORT, LLC
 472 WHEELERS FARM RD
 MILFORD, CT 06461
 (585) 303 - 9448



REV	DESCRIPTION	DATE

2140 FAIRPORT NINE MILE POINT RD
 SPLASH CAR WASH
 TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

DRAWING TITLE: **SITE PLAN**

APPROVED BY: GRS | PROJ. NO: 72210234
 CHECKED BY: CAK | DATE: 1-28-2022 | PAGE SIZE: ANSI D

REV: **00** DRAWING NO: **C3**

TOWN OF PENFIELD APPROVALS

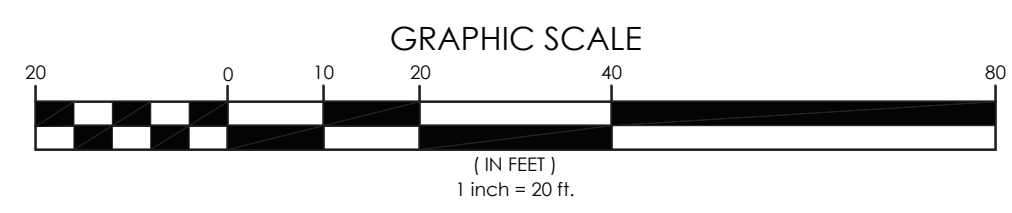
DIRECTOR OF ENGINEERING & PLANNING _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

TOWN CLERK _____ DATE _____

FIRE MARSHAL _____ DATE _____

PLANNING BOARD CHAIRPERSON _____ DATE _____



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2130

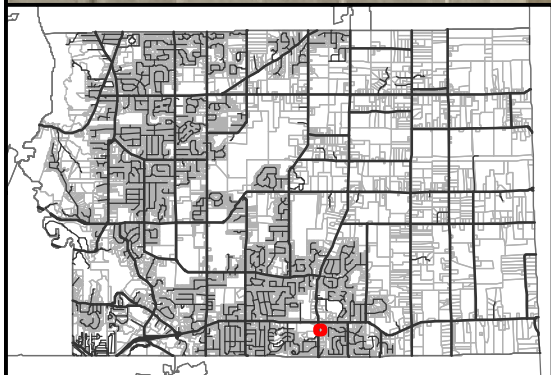
22Z-0016

FAIRPORT NINE MILE POINT ROAD

2140

2195

2146



**2140 Fairport Nine Mile Pt Road
Aerial Map**

The Town of Fairport and its GIS division is a participant in a project of the State of New York. The Town of Fairport is not responsible for any errors or omissions in the information or data provided. The Town of Fairport is not responsible for any errors or omissions in the information or data provided. The Town of Fairport is not responsible for any errors or omissions in the information or data provided.