



**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)

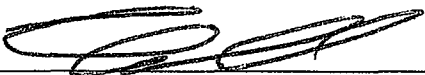
**PROJECT INFORMATION**

Project Name: PCC Shop Building  
 Project Address: 1784 Jackson Road  
 City, State, ZIP: Penfield, NY 14526  
 Project Description: PCC Shop Building near other maintenance structures

Parcel Tax ID#: 124.020-1-40.1  
 Zoning District: RR-1 Rural Residential      Project Size (acres): 188.60

**Owner(s) Name:** Penfield Country Club INC  
**Mailing Address:** 1784 Jackson Road, Penfield NY 14526  
**Email:** tom@penfieldcc.org  
**Phone:** (585) 377-1240

**Applicant Name:** Penfield Country Club INC  
**Address:** 1784 Jackson Road, Penfield NY 14526  
**Email:** tom@penfieldcc.org  
**Phone:** (585)377-1240

Applicant Signature:       Date: 6/30/21

**Agent/Engineer:** Gregory W. McMahon  
**Company:** McMahon LaRue Associates, PC  
**Address:** 822 Holt Road Webster, NY 14580  
**Email:** GmcMahon@McMahon-LaRue.com  
**Phone:** (585) 436-1080

**APPLICATION FEES**

Planning Review Fee	\$ 500.00
Engineering Review Fee	<del>\$ 365.00</del> 441.00
Check # 4764 - \$ 865.00	Total \$ <del>865.00</del> 941.00

- See Required Fees Table for \$\$ Amounts

**FOR OFFICE USE ONLY**

Application # 21P-0026      Date Received: 07/02/21



Engineers & Surveyors

July 2, 2021

Town of Penfield  
3100 Atlantic Ave.  
Penfield, NY 14526

Attn: Town Planning Board

Re: Penfield Country Club  
1784 Jackson Road

Dear Mr. Chairman and Members of the Board,

Enclosed for your review are application materials for preliminary/final Site Plan Approval. The applicant and property owner is Penfield Country Club Inc. Golf courses are conditionally permitted uses in Penfield and any modifications made to them requires a change to the Conditional Use Permit.

The project includes the construction of a 2,520 sq. ft. metal maintenance building to serve the expanding needs of the Grounds Department. The site of the proposed building is largely gravel covered and is used for equipment storage. The structure will be served by existing utilities available in adjoining buildings and will require no new public connections.

The applicant is proposing to proceed with this work immediately upon receiving Town approvals. Other than Town approvals, no other approvals or permits are required. The work area is not within Town EPOD's

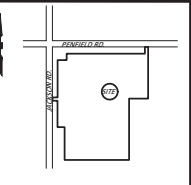
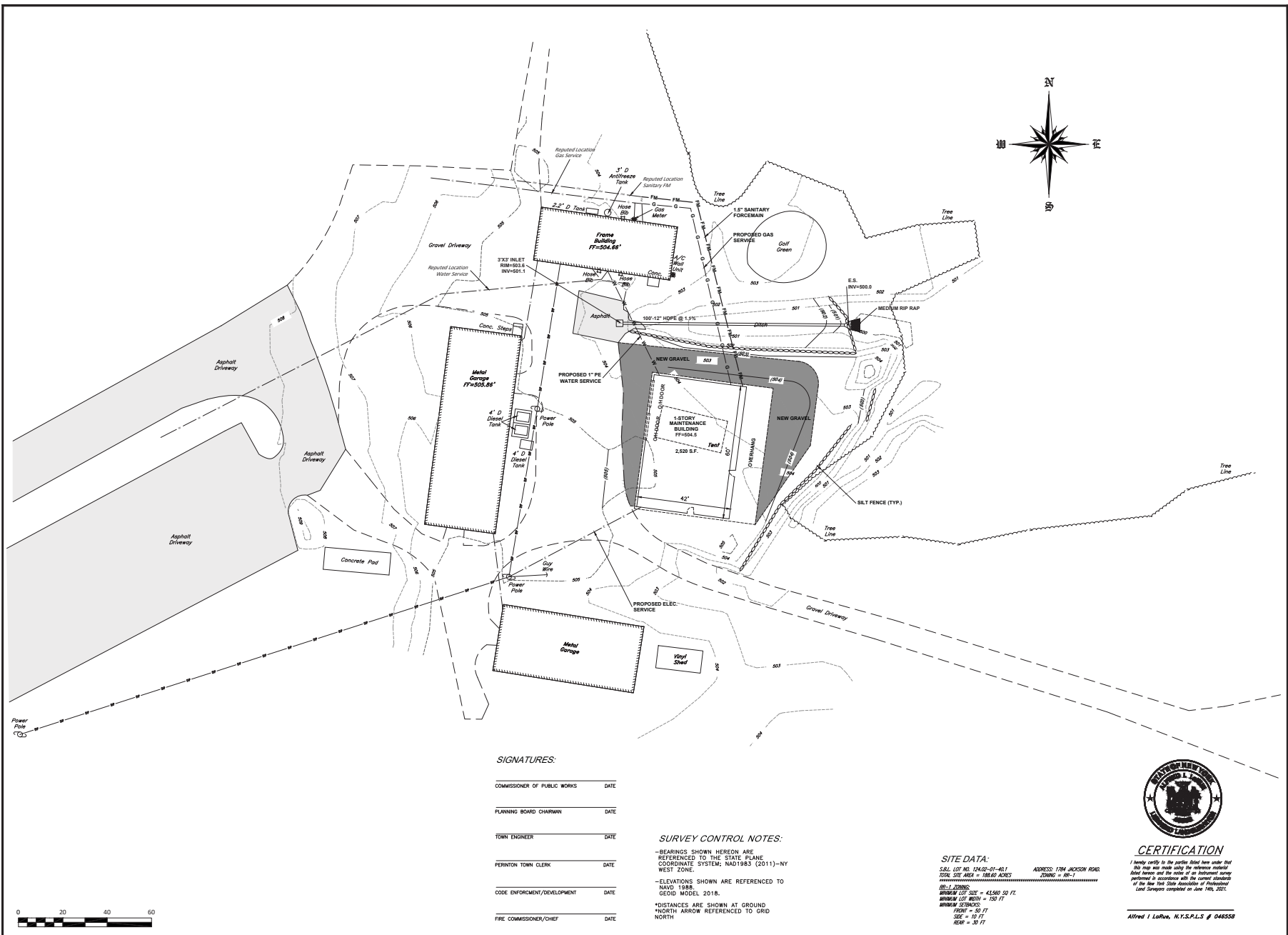
Should you have any questions or require additional information, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gregory W. McMahon", is written over a faint, circular stamp or watermark. The signature is fluid and cursive.

Gregory W. McMahon, P.E.

xc: Mark Chester – Nichols Construction Team



LOCATION SKETCH  
NT2

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_ BY: \_\_\_\_\_

**McMahon LaRue Associates, P.C.**  
ENGINEERS AND SURVEYORS

822 HOLT ROAD  
WEBSTER, NY 14580  
(585)-658-1000  
WWW.McMAHON-LARUE.COM

DRAWING: ALTERATION  
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 140, SECTION 3016 AND APPLIED TO THIS DRAWING:  
"IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS HE OR SHE IS A LICENSED SURVEYOR OR LICENSED ENGINEER OR LICENSED ARCHITECT TO ALTER IN ANY WAY, BY AN INSTRUMENT, THE SIZE OF A LICENSED PLOT OF LAND, OR THE LOCATION OF THE BOUNDARIES OF LAND, OR TO CONVEY TO ANY OTHER PERSON, BY ANY INSTRUMENT, ANY PART OF THE LAND, OR TO ALTER THE SIZE OF A LICENSED PLOT OF LAND, OR TO ALTER IN ANY MANNER THE LOCATION OF THE BOUNDARIES OF LAND."  
THIS DRAWING IS AN ALTERATION OF AN EXISTING DRAWING. THE DESCRIPTION OF THE ALTERATION IS AS FOLLOWS:

CLIENT:  
PENFIELD COUNTRY CLUB  
1784 JACKSON ROAD  
PENFIELD, NY 14526

PROJECT:  
**MAINTENANCE BUILDING**  
1784 JACKSON ROAD

DRAWING:  
**NEW MAINTENANCE BUILDING SITE PLAN**

TOWN LOT 28  
TOWNSHIP 13, RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PENFIELD, MONROE COUNTY  
STATE OF NEW YORK

DESIGNED BY: GWM  
DRAWN BY: GWM  
CHECKED BY: ALL  
SBL # 124.02-01-40.1  
PROJ. NO. 1432-00  
DATE: JULY 2021  
SCALE: 1"=20'



**CERTIFICATION**

I hereby certify to the parties listed hereunder that this plan was made under my personal supervision and the notes of an instrument survey performed in accordance with the current standards of the New York State Department of Environmental Conservation completed on June 10th, 2021.

Alfred I. LaRue, N.Y.S.P.L.S. # 046558

SIGNATURES:  
COMMISSIONER OF PUBLIC WORKS DATE  
PLANNING BOARD CHAIRMAN DATE  
TOWN ENGINEER DATE  
PERINTON TOWN CLERK DATE  
CODE ENFORCEMENT/DEVELOPMENT DATE  
FIRE COMMISSIONER/CHIEF DATE

SURVEY CONTROL NOTES:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011)--NY WEST ZONE.  
ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988.  
GEOID MODEL: 2018.  
DISTANCES ARE SHOWN AT GROUND.  
NORTH ARROW REFERENCED TO GRID NORTH.

SITE DATA:  
SBL, LOT NO. 124.02-01-40.1 ADDRESS: 1784 JACKSON ROAD  
TOTAL SITE AREA = 184.65 ACRES ZONING = RM-1  
80'-1' ZONING  
BROADWAY LOT SIZE = 43,549 SQ. FT.  
MINIMUM LOT WIDTH = 150 FT.  
MINIMUM SETBACKS:  
FRONT = 50 FT.  
SIDE = 10 FT.  
REAR = 50 FT.

