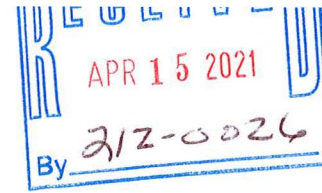


ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 3

Application # 21Z-0026
1274 Penfield Center Rd
Lawrence Bendijo/Calvary Chapel Center City

See Pages to Follow



April 14, 2021

Zoning Board of Appeals

Town of Penfield

3100 Atlantic Avenue

Penfield, NY 14526

Re: Letter of Intent for Conditional Use Permit for 1274 Penfield Center Road, Penfield NY

Dear Zoning Board Members:

On behalf of Calvary Chapel Center City, we respectfully request to be placed on the Zoning Board of Appeals agenda for May 20, 2021 for consideration for a conditional use permit to continue the use of the subject property at 1274 Penfield Center Rd as a church.

Calvary Chapel Center City is under contract to purchase the property from the current owner, Rochester Korean United Methodist Church who has owned and operated the property as a church since 1980. The current property consists of a 10,624 SF Church facility on 4 acres. Calvary Chapel Center City will be utilizing the property in exactly the same way that it is currently being used and has been used for the past 41 years. There will be no change to the character of the neighborhood.

1. The continued use of the property as a church is in harmony with the general purpose and intent of this chapter and zoning district since the property has been used as a church since 1980. Churches are a conditionally permitted use in the RA-2 district. The use will be staying exactly the same.
2. The conditional use of the property as a church is not detrimental to adjacent properties because of its:
 - (a) Means of ingress and egress-There is existing ingress & egress that is adequate for the current church (Rochester Korean UMC) and we expect it to be adequate for the Calvary Chapel.
 - (b) Adequacy of parking facilities-There are currently 56 parking spaces in the main parking lot with an additional 40+ parking spaces in the overflow lot that is rarely used. The parking is adequate for Rochester Korean UMC and we expect the main parking lot to be adequate for Calvary Chapel Center City based on the size of the congregation.
 - (c) Potential impact to both present and/or future uses- Calvary Chapel Center City will be utilizing the property in exactly the same way that it is currently being used and has been used for the past 41 years. There will be no change or impact to present or future uses.
 - (d) Compatibility with the general area in which it is to be located-Rochester Korean United Methodist Church has been operating as a church at this location for the past 41 years.

SCANNED FILE

APR 15 2021
By 212-0026

- Calvary Chapel Center City will be using the property in exactly the same way. There will be no change to the character of the neighborhood.
- (e) Type and amount of signage-There is an existing free-standing sign that will be utilized. There will be no changes or additional signage.
 - (f) Potential noise level-Meetings will be held inside the church building. There will be no changes to the current use.
 - (g) Clear sight distance-The sight distance for the existing church is adequate and will be adequate for the new owners. No changes will be made.
 - (h) Existing or proposed buffering-The existing buffering consists of mature trees and spacious 4 acres of land. The existing buffering is adequate for the current church and we expect it to be adequate for the new church. There will be no changes.
 - (i) Proposed generation of noxious odors-none
 - (j) Exterior lighting-The existing lighting is adequate for the current church and we expect it to be adequate for the new church. There will be no additional lighting.
 - (k) Proposed hours of operation-The proposed hours of operation will be Monday-Friday 8am to 5pm and Sunday 8am to 6pm.

3. The conditional use of the property as a church is Not detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or detrimental or injurious to the property and improvements in the neighborhood, or to the general welfare of the Town. Calvary Chapel Center City will be utilizing the property in exactly the same way that it is currently being used and has been used for the past 41 years. There will be no change to the character of the neighborhood.

We sincerely thank you for the opportunity to present this application and we look forward to our new home in Penfield!

Sincerely,

Authentisign
Lawrence Bendijo
4/14/2021 6:58:29 PM EDT
Lawrence Bendijo

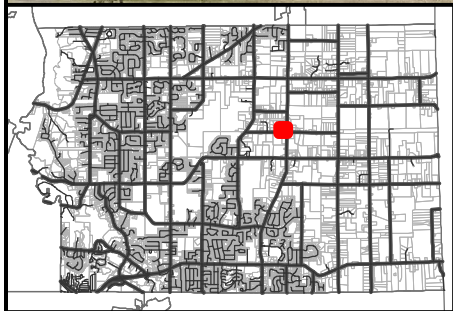
Calvary Chapel Center City

SCANNED FILE



PENFIELD CENTER ROAD

FAIRPORT NINE MILE POINT ROAD



**1274 Penfield Center Rd
Aerial Map**



This aerial photograph was taken by the City of Penfield in 2018. It is provided as a reference tool only and is not intended to be used for any other purpose. The City of Penfield does not warrant the accuracy, completeness, or timeliness of the information provided. The City of Penfield is not responsible for any errors or omissions in this information. The City of Penfield is not responsible for any damages or losses resulting from the use of this information.