

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 5

Application # 21Z-0049
1676 Penfield Road

See Pages to Follow



Agnello '21

ENTERED 212-0049
JUL 16 2021 1676 Pont. Rd
SCANNED ✓



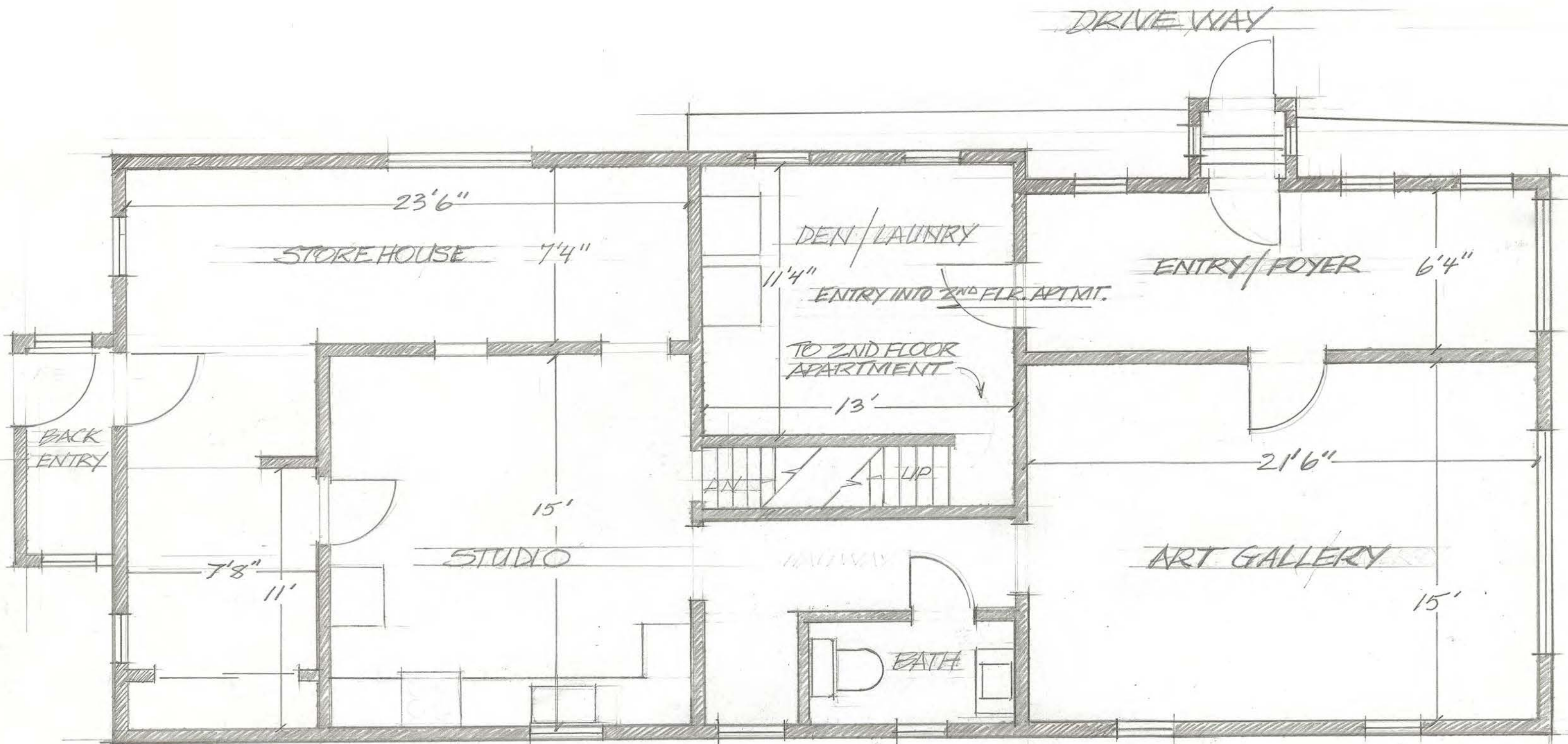
1676 Penfield Rd

ENTERED 212-0049
JUL 16 2021
SCANNED ✓



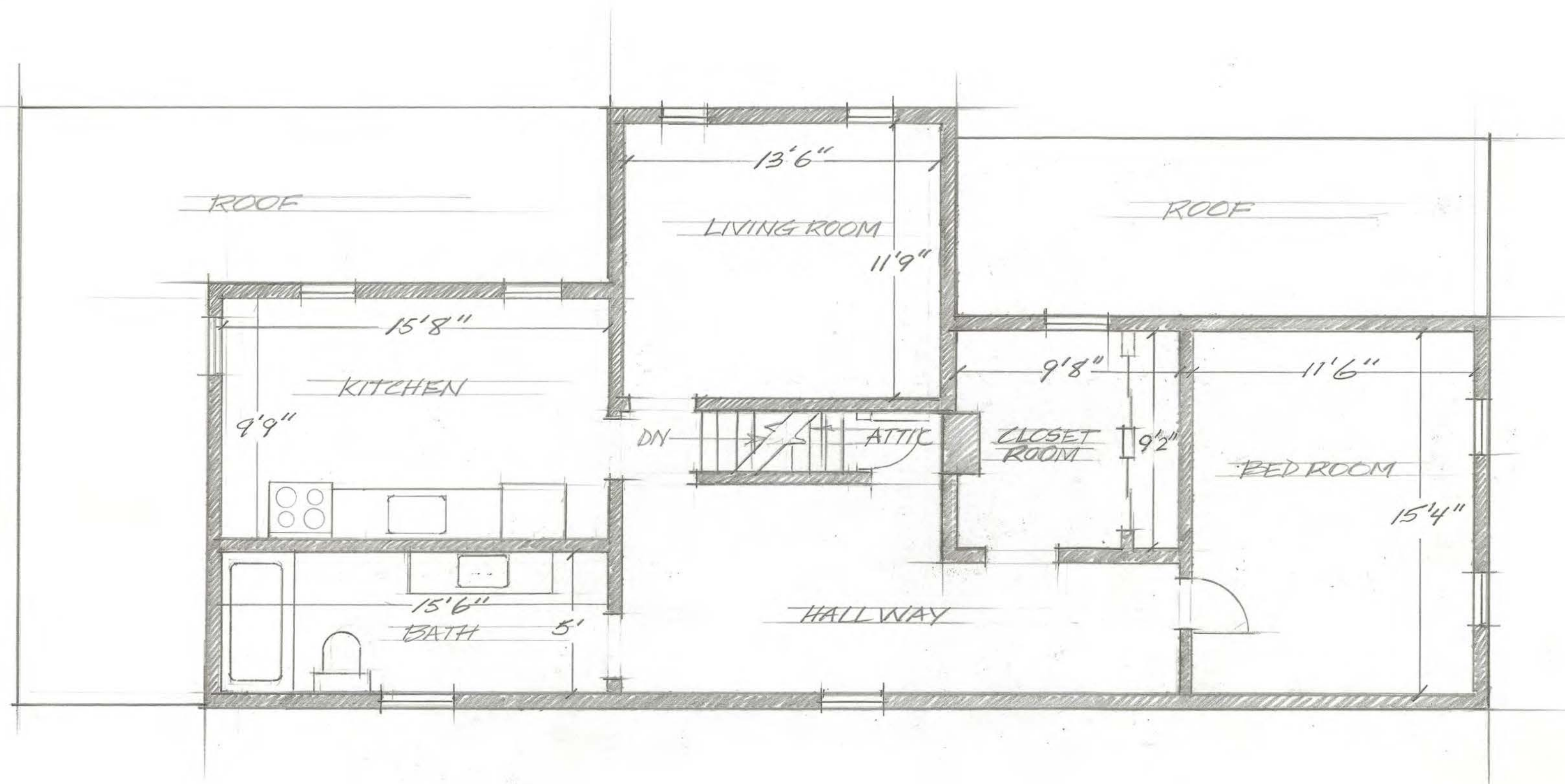
1676 Perfield Rd

ENTERED
212-0049 JUL 16 2021
✓ SCANNED



1676 PENFIELD RD. FRONT HOUSE

1ST FLOOR



1676 PENFIELD RD. FRONT HOUSE

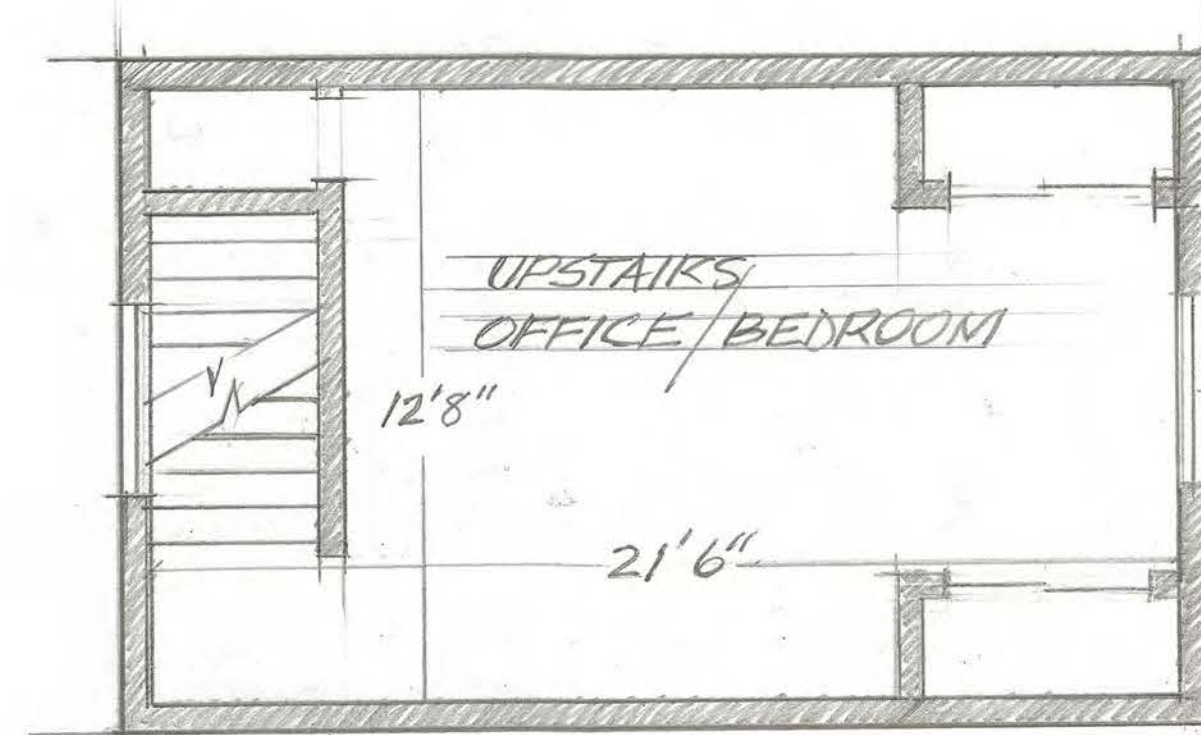
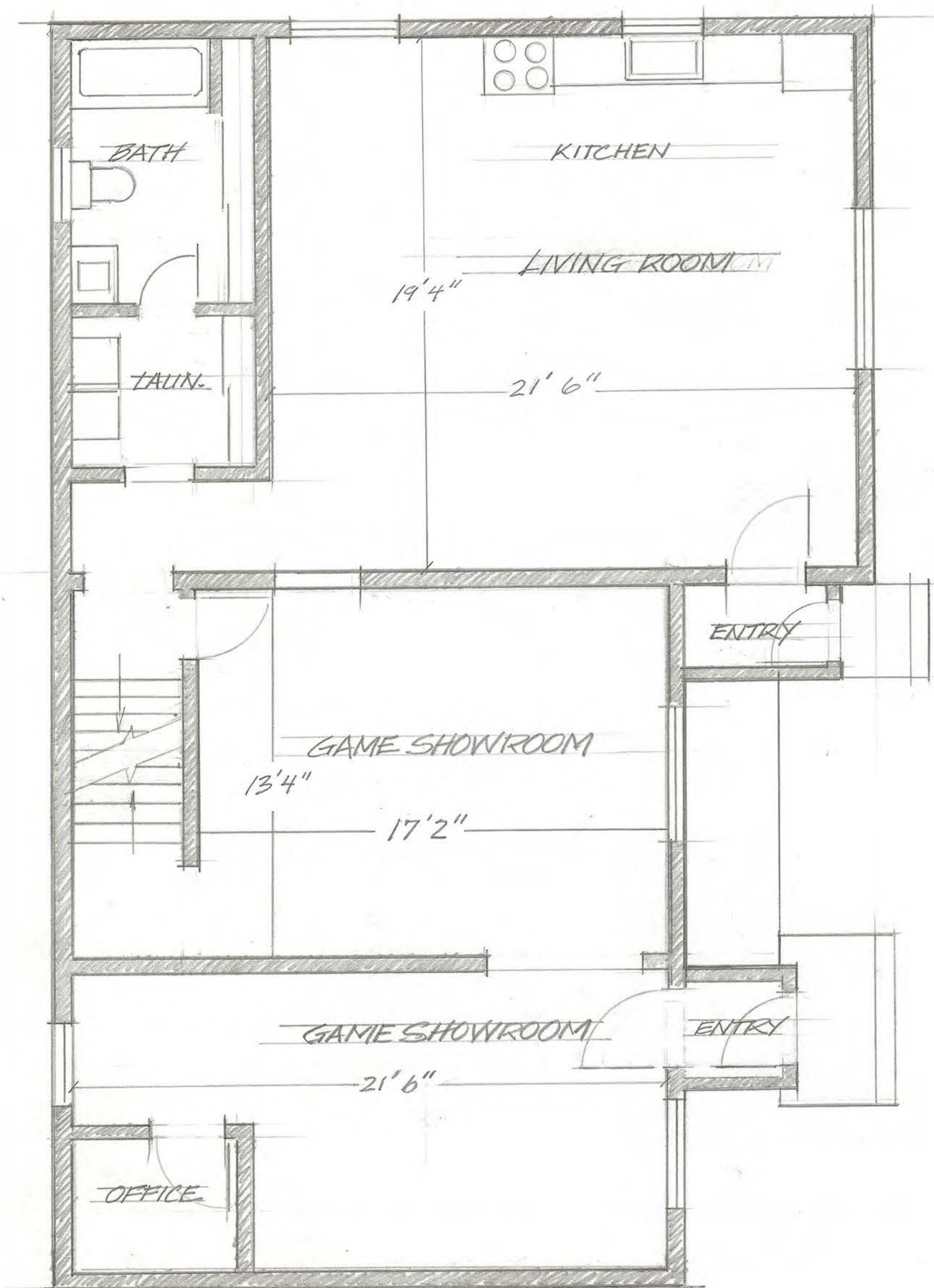
2ND FLOOR

ENTERED

JUL 16 2021 212-0049

SCANNED

1676 Penfield Rd



2ND FLOOR

1676 PENFIELD RD BACK BLDG. 1ST FLOOR

1676 Penfield Rd

ENTERED
JUL 16 2021 212-0049
SCANNED ✓



217 00 49

Letter of Intent

1676 Penfield Road is a property in the commercial district of the Panorama Valley area. The property consists of two structures, as well as a garage situated on approximately one-half acre of land.

The former owners had operated two businesses on the property. The main structure included a live-in situation with a dress boutique. The second structure consisted of a tailor shop with live in accommodations.

We would like to maintain the same utilization of space;

- 1) Agnello Studio Art Gallery will be in the front structure.

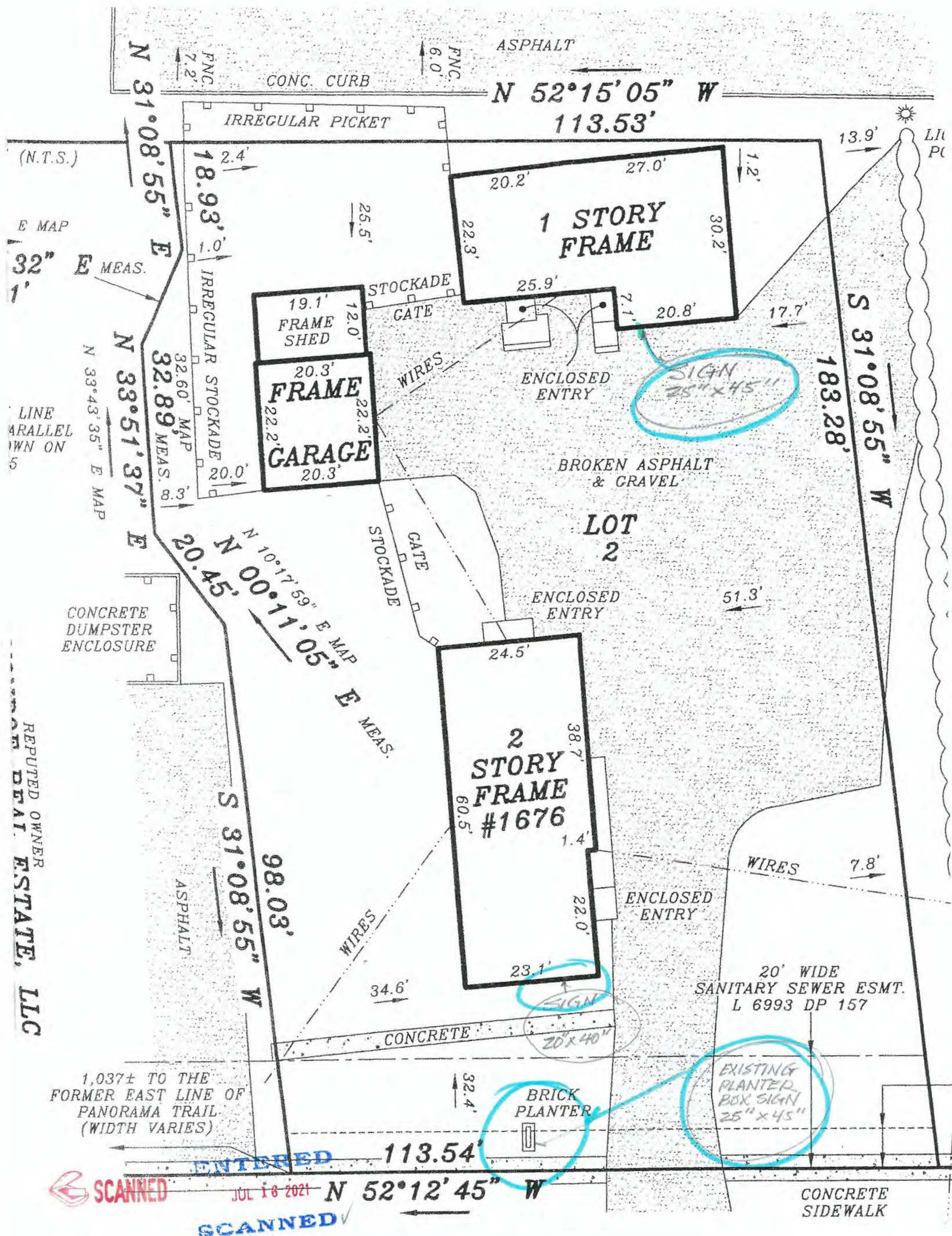
This structure has the ability to also include live in accommodation, or the ability to rent separately to a possible residential tenant. The art gallery will be operated by the owner of the property. The existing layout already lends itself well for this.

- 2) Flower City Amusements will be located in the second structure. This business will consist of arcade showrooms. Patrons will have the opportunity to visit both the Art Gallery, and the arcade showrooms.

There will be ample parking (refer to site plan). Our signage will utilize the same format that existed with the previous businesses (refer to renderings and photos). Both of the structures have needed and will continue to need cosmetic treatment. No structural modifications have been or will be necessary for our undertakings. It is our hope and intent with these two businesses to bring something interesting and unique to an already thriving area.

SCANNED

21Z-0049



Town of Penfield GIS Map - 1676 Penfield Road



7/23/2021, 9:23:40 AM

 Parcels

1:1,128

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

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Town of Penfield
2020, Town of Penfield