



Letter of Intent: Expansion of Flower City Arcade

Town of Penfield,

I, Greg Grillo, am looking to build an expansion to the facility that my business occupies. The current amount of floor space that guests can occupy is approximately 1,000 square feet. The facility is not handicapped accessible at this time. My intention with this expansion is to create a larger, and more inclusive facility that all can enjoy. The size of the room being added to the facility would equal approximately 1,500 square feet. This will require a variance due to consuming a small portion of green space of the property. One room and a shed will be removed to fit this addition. Because of this approximately 1,000 square feet of green space would be removed instead of the full amount of 1,500. The first phase of this project would involve a deck with steps, a ramp, and a set of double doors being added to the front middle section of the facility creating a more accessible entrance. At this time there is a step from the middle room to the room furthest east. This step will be eliminated as the expansion would be elevated and flush with the rest of the facility. The second phase of the project would be demolition of the shed and room at the east of the facility. Once demolition is complete, construction of the new room will begin. Starting dates for each phase will vary based on approval. Additional parking will be required with the increase in size of the facility. Because of this, I have spoken with the owner of Speedy's Plaza. Dave is more than happy to accommodate my growing business by allowing customers of my arcade to park in his plaza. (Via a written & signed agreement). To accommodate guests further, I would like to install a sidewalk/ or pave from the entrance of the arcade to the rear of the building where guests may be parked (as one of the final phases). The arcade currently operates Tuesday-Friday 5pm-11pm and Saturday 3pm-11pm. As of right now I would like to keep the hours the same. I anticipate at its busiest time (usually Saturday) that the

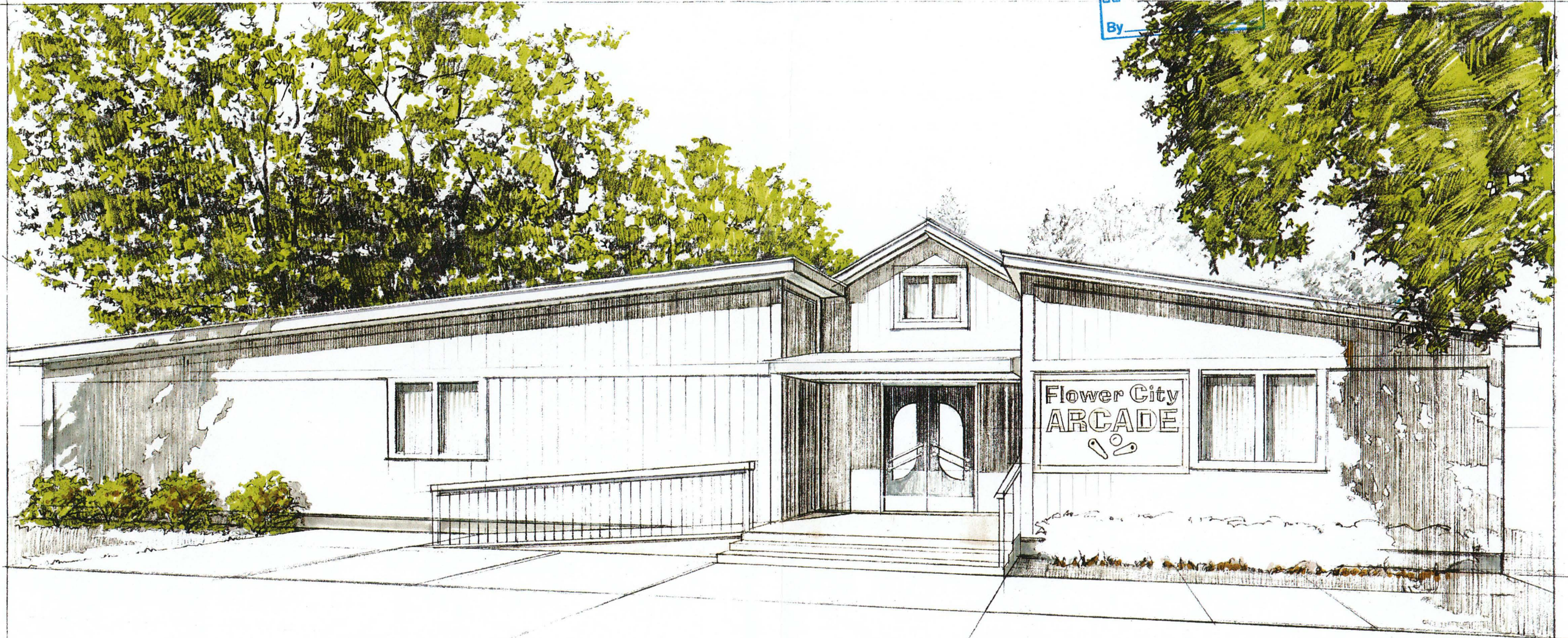
arcade may see approximately 50-60 guests at any given time throughout public hours of operation (after the expansion). I also anticipate that I will need an additional one or two employees on Saturdays. Lastly, I would like to add a snack bar with a small selection of food and drink to sell. I have no intention of ever selling alcohol at my facility. Snacks would include Italian sausage, hot dogs, tater tots, curly fries, nachos, pretzels, popcorn, and pizza bagels. Drinks would include non-alcoholic Coca-Cola products. Part of the remodeling of the pre-existing structure (the snack room) would include a sit down area that can accommodate sixteen guests.

Thank You,

Greg Grillo

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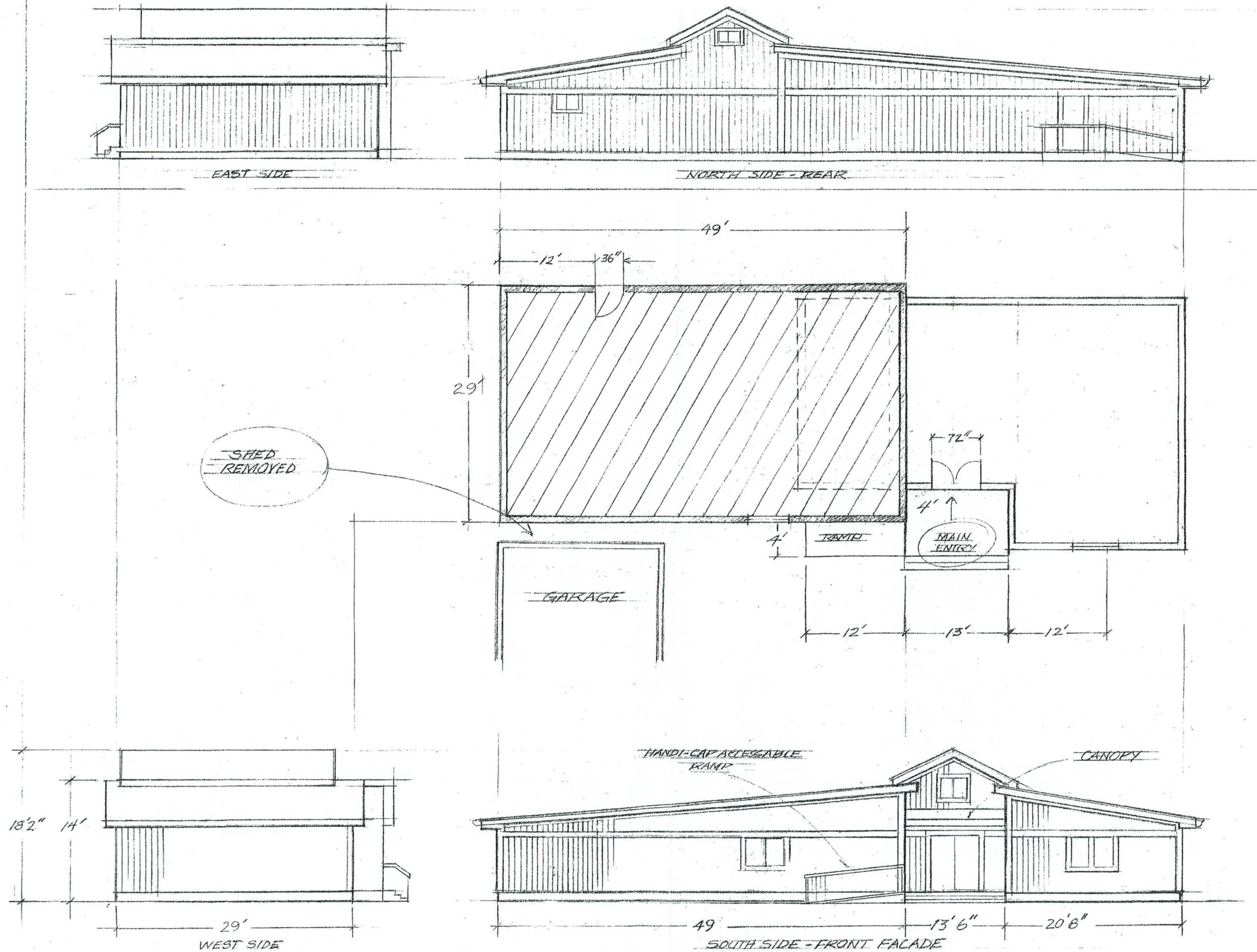
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1676 PENFIELD RD. FLOWER CITY ARCADE

3/10/23
SCANNED

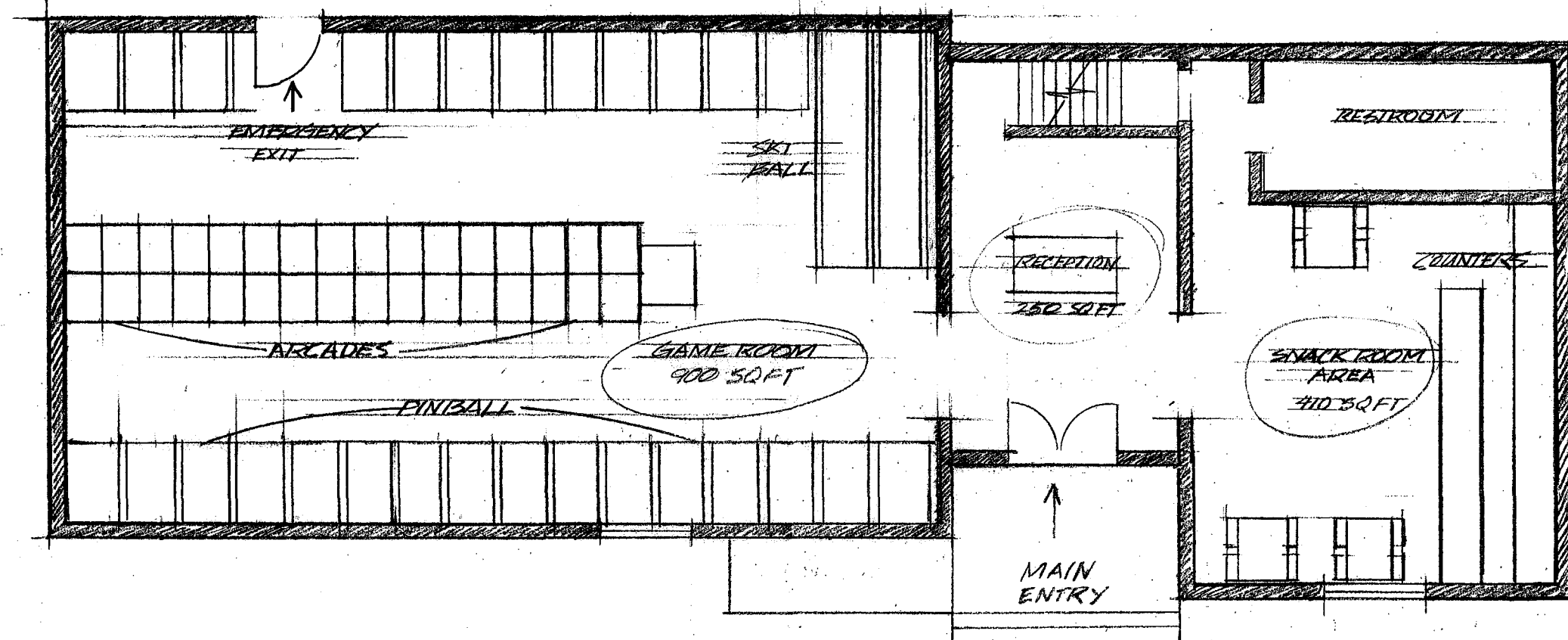
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1676 PENFIELD RD. EXPANSION PROPOSAL - FLOWER CITY ARCADE

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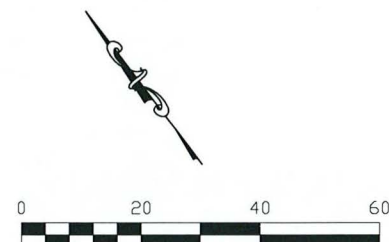


• FLOOR SPACE AREA •

- SNACK ROOM 410 SQ FT
- RECEPTION 250 SQ FT
- GAME ROOM 900 SQ FT

1676 PENFIELD RD - REAR BLDG - FLOWER CITY ARCADE - INTERIOR FLOOR LAYOUT 1/8" = 1'

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LIBER 12417 OF DEEDS, PAGE 420
LIBER 300 OF MAPS, PAGE 48
LIBER 216 OF MAPS, PAGE 45
LIBER 156 OF MAPS, PAGE 82
LIBER 156 OF MAPS, PAGE 57

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP.
AND ROCH. TELEPHONE CORP. FOR FIXTURES AS SET FORTH IN LIBER 1268
OF DEEDS, PAGE 573.

PARCEL TAX ID #139.05-1-56

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO
NICHOLAS AGNELLO THAT THIS MAP WAS PREPARED FROM NOTES
OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 15, 2023.

Thomas Rodak
THOMAS A. RODAK, P.L.S. #050246

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|--|---------------------------|----------|-----|---|----------------------|--------------------------|
| 8 | | | |  | | SCALE 1" = 20' |
| 7 | | | | | | DATE 10/07/2020 |
| 6 | | | | | | REDATED 02/21/2023 |
| 5 | | | | | | PROJECT NO. 2020-1537 |
| 4 | | | | | | SHEET 1 OF 1 |
| 3 | | | | | | |
| 2 | | | | | | |
| 1 | REVISED PROPOSED BUILDING | 02/28/23 | KNM | | | |
| NO. | REVISION | DATE | BY | | | |
|  <p>O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C. LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS FEMA ELEVATION CERTIFICATES ALTA/NSPS SURVEYS 5 SOUTH FITZGHUGH STREET ROCHESTER, NY 14614 PHONE (585) 325-7520 FAX (585) 325-1708 e-mail surveyors@oneillrodak.com</p> | | | | <p>MAP OF A SURVEY LOT 2 DR. ROBERT PULVER SUBDIVISION TOWN OF PENFIELD MONROE COUNTY, NEW YORK</p> | | |
| | | | | LOCATION | 1676 PENFIELD ROAD | |
| | | | | PREPARED FOR | MR. NICHOLAS AGNELLO | |

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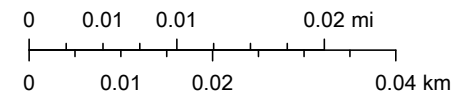
Town of Penfield GIS Map - 1676 Penfield Road



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

 Parcels

1:1,128



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Town of Penfield
2020, Town of Penfield