



# 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: Eagle Cleaners  
 Project Address: 1698 Penfield Road  
 City, State, ZIP: Penfield, NY 14625  
 Project Description: The proposal is to construct a 5,400-sf, single-story building for a dry-cleaner. The site includes a parking lot w/26 parking spaces, a refuse containment area, a 20sf & 13.5' tall freestanding business sign, & a building drive-through entry canopy for pick-ups, drop-offs

Parcel Tax ID#: 139.05-1-52  
 Zoning District: LB Limited Business Project Size (acres): 0.69

Owner(s) Name: Ida Schreiner (see signed Permission Letter)  
 Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Applicant Name: Eagle Cleaners  
 Address: 1698 Penfield Road LLC  
 Email: mike@eaglecleaners.com  
 Phone: 585-381-6120

Applicant Signature:  Date: 01/26/2022

Agent/Engineer: Matthew Newcomb  
 Company: Passero Associates  
 Address: 242 W. Main St. S100, Rochester, NY 14614  
 Email: mnewcomb@passero.com  
 Phone: 585-325-1000

### APPLICATION FEES

Planning Review Fee	\$ 945.00
Engineering Review Fee	\$ 500.00
Check #	Total \$ 1,445.00

- See *Required Fees Table* for \$\$ Amounts

### FOR OFFICE USE ONLY

Application # 22P-0005 Date Received: 01/27/2022



January 28, 2022

Town of Penfield  
Attn: Mr. Allyn Hetzke, Chairman  
3100 Atlantic Avenue  
Penfield, NY 14526

**RE: Eagle Cleaners Site Redevelopment  
1698 Penfield Road (Tax ID: 139.05-1-52)  
Letter of Intent – Planning Board Application**

Dear Chairman Hetzke:

On behalf of our client, Eagle Cleaners, we respectfully submit a Planning Board Application for review at the March 10, 2022, meeting of the Penfield Planning Board in consideration of site plan approval for the redevelopment of 1698 Penfield Road for use as Eagle Cleaners dry cleaning services.

#### **Existing Conditions**

The existing site is 0.69 acres in size and is located along the north side of Penfield Road between Panorama Trail S. and County Route 441 in the LB – Limited Business Zoning District. This area is characterized primarily by suburban shopping plaza's, suburban offices, and multi-family housing developments. The existing project site includes a +/- 3,000-sf suburban commercial building, and 15 vehicle parking lot.

#### **Project Proposal**

The proposal is to construct a 5,400-sf, single-story building for a drycleaner. The site includes a parking lot with 26 parking spaces, a refuse containment area, a 20sf and 13.5' tall freestanding business sign, and a building drive-through entry canopy for pick-ups and drop-offs. The existing +/- 3,000-sf, single-story commercial building is not large enough to meet the needs of Eagle Cleaners, and is not outfitted to accommodate their equipment., therefore, the existing building will need to be demolished. Existing site paving and curb cuts will be retained, and an additional area of the site will be paved to create a refuse areas and additional parking spaces for the larger building. The proposed dry-cleaning service is a permitted use in the LB District per section §250-5.6(B)(1)(c).

In addition to site plan review, an application has been submitted for Zoning Board of Appeals (ZBA) review. This project requires two (2) Area Variances: one for the proposed front yard setback, and another to permit the proposed location of the freestanding business sign.

#### **Site Plan Review Standards**

In accordance with section §250-12.3 of the Town Code, below are the written responses to the Planning Board's "Factors for Consideration" for the review and approval of site plan applications:

- a. Adequacy and arrangement of pedestrian traffic access and circulation, vehicular traffic, parking, walkway structures, control of intersections with vehicular traffic, pedestrian convenience, and appropriate provisions for handicapped persons.**

**Eagle Cleaners Site Redevelopment  
1698 Penfield Road (Tax ID: 139.05-1-52)  
Letter of Intent – Planning Board Application**

The proposed vehicle loop will allow for efficient vehicle circulation into and out of the site without conflict points or the potential for vehicle back-ups. The use of a building entry canopy will allow for a drive-in and drop off option at the main entrance. Vehicles will drive into the site at the eastern access drive, drive through the canopy, drop off dry-cleaning at the covered entryway, and then get back into their vehicle and leave through the western access drive. The parking lot will be expanded to 26 spaces to accommodate the larger building and to comply with zoning requirements for parking. The proposed parking lot will expand capacity for accessible parking spaces and includes two (2) dedicated handicap accessible spaces. The existing lot has only one dedicated accessible parking space.

This project site is in the LB Zoning District, a vehicle-centric area that is characterized by shopping plazas and strip mall development. While there are few pedestrian facilities available within the neighborhood, special attention has been taken to improving the pedestrian experience where possible. As part of the proposed project the entrance and exit curb cuts have been narrowed to better channel traffic in and out of the site, thereby also shortening the pedestrian distance between sidewalk sections. The addition of the entry canopy and zero-step building entries further improve the pedestrian experience by providing a weather protected entry area, and a handicap accessible entryway for patrons.

**b. Location, arrangement, size, architectural feature and design of buildings, lighting and signs. As much as possible, consideration should be given to noise sources, privacy and outdoor waste disposal locations.**

The dry-cleaning operation will have the same impact as the previous service-based business located on site. There is no expectation that the operation and use of the site as a dry cleaner will have any addition impact to noise sources or privacy. A site plan, building elevation, and signage design cut-sheet have been provided as part of this application.

The building proposal includes two signs that are consistent with development elsewhere in the LB District. Proposed signs include an 80sf building mounted sign that is externally illuminated with gooseneck lighting at the front of the building, and a 20sf, 13.5' tall freestanding business sign that will be internally illuminated with LED lighting. Additional signage includes two enter/exit signs that will be placed at the vehicle entryways and exits to the site.

Careful consideration has been made to the newly proposed location of refuse on site. The existing site does not have a well-defined refuse containment area. A dumpster and dumpster enclosure with doors has been located at a discreet location at the rear, east side of the building. This location is not highly visible and is the most logical location for site programming and ease of access.

**c. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between these and adjoining properties. Site plans should also show existing stands of trees on site.**

The existing site does not have any landscaping, except for an at grade grass strip at the front of the property adjacent to street right-of-way. In the proposed plan the existing grass strip at the front of the property will be maintained, and three trees will be added to the site. Two trees will be added in the front yard at the east and west corners of the parking lot, and one tree will be added to the rear of the property behind the proposed building.

**Eagle Cleaners Site Redevelopment  
1698 Penfield Road (Tax ID: 139.05-1-52)  
Letter of Intent – Planning Board Application**

- d. In the case of an apartment house or multiple dwelling, the adequacy of usable open space for playgrounds and informal recreation.**

Not applicable.

- e. Adequacy of storm water, sanitary waste disposal, and public water facilities.**

Stormwater will be directed via a French drain system to runoff into areas north of the property. Sanitary waste, and water facilities will be tied into existing infrastructure.

- f. Protection of adjacent properties and the general public against noises, glare, and unsightliness, or other objectionable features.**

Not applicable. The proposed project will not have any nuisance impacts to the general public, neighboring properties, or the community at large.

- g. The effect of the proposed development on environmentally sensitive areas such as but not limited to: wetlands, floodplains, woodlands, steep slopes and watercourses.**

Not applicable. This is a previously developed site. Our environmental analysis of the site has found that the existing site is not located in an area of State of federal wetlands or floodplains. Minor slopes and wooded areas to the north of the project site will not be impacted by the proposed site redevelopment.

- h. Compliance with this Ordinance, Master Plan, Design and Construction Specifications, SEQRA, IBP, LWRP and any others.**

The proposed dry-cleaning service is a permitted use in the LB District per §250-5.6(B)(1)(c). The 2010 Comprehensive Plan for the Town of Penfield identifies the existing LB District area as a location that will be maintained for future commercial use. The proposed site and building design are compliant with all NYS Building Code requirements.

Our team has completed an environmental analysis finding that this project will not have an adverse environmental impact to the site, neighborhood, or community in accordance with the standards of SEQRA. The proposed project is an Unlisted Action under SEQRA. The project site is not located in an LWRP.

- i. Provisions for adequate drainage away from walls or structures.**

The proposed French drain system will be located at the rear of the site to drain stormwater runoff from both the project site and the adjacent shopping plaza to increase the drainage efficiency of the site and neighboring property. This will serve as a community benefit in redirecting surface and groundwater away from buildings structures and towards greenspace north of the project site.

- j. Maintenance agreements, easements and other required legal documentation shall be approved by the Town Attorney.**

Not applicable.

**Eagle Cleaners Site Redevelopment  
1698 Penfield Road (Tax ID: 139.05-1-52)  
Letter of Intent – Planning Board Application**

**k. The impact of the proposed use on adjacent land uses.**

This is the ideal location for Eagle Cleaners. The proposed dry-cleaning service is a permitted use in the LB District per §250-5.6(B)(1)(c) and is not expected to have any negative impact on adjacent land uses. Eagle Cleaners has targeted the site at 1698 Penfield Road specifically for its proximity to compatible service and vehicle-oriented uses such as salons, restaurants, and the coin operated laundromat directly to the west of the site.

According to the Monroe County DOT 2020 traffic counts, Penfield Road has a high traffic volume of approximately 12,700 vehicle trips per day, and therefore has high level of commuter traffic visibility for service-oriented businesses such as a drycleaner.

- 1. The Planning Board finds that a proper case exists for requiring the developer to show on the plat a park or parks suitably located for playgrounds or other recreational purposes; and that a suitable park or parks of adequate size cannot be located in any such plat or is otherwise not practical. Therefore, a recreation fee, in lieu of construction of a park within a subdivision, shall be assessed on each lot in an amount established by the Town Board and same shall be paid prior to the issuance of a building permit and said requirement for the payment of the recreation fee shall be noted on the plat.**

Not applicable.

In support of our application, we have enclosed the following:

- (4) Letters of Intent and Factors of Consideration
- (4) Planning Department Applications
- (4) Short EAF's
- (4) Site Plans
- (4) Building Elevations
- (7) 11 x 17 Sets of Plans
- (4) Permission Letters
- (1) Check for: \$1,445.00
- (1) PDF of Submission to [planning@penfield.org](mailto:planning@penfield.org)

We look forward to presenting this application to the Planning Board at their March 10, 2022, meeting. Thank you for your consideration.

Sincerely,



Matthew Newcomb  
Project Manager

MNpaf  
Encs:

**Eagle Cleaners Site Redevelopment  
1698 Penfield Road (Tax ID: 139.05-1-52)  
Letter of Intent – Planning Board Application**

CC: File  
Eagle Cleaners

