

TOWN OF PENFIELD
FOUR CORNERS
CONDITIONAL USE PERMIT
APPLICATION FORM

NAME OF APPLICANT David Cameron PHONE 585-802-1049
ADDRESS 1780 Penfield Rd ZIP 14526
NAME OF AGENT David Cameron PHONE 585-802-1049
ADDRESS 1173 Pittsford Vt Rd ZIP 14534
LOCATION OF PROPERTY 1780 Penfield Rd
OWNER OF PROPERTY David Cameron
SECTION, BLOCK & LOT NUMBER (Tax Acct. #) 139.05-2-26
DOES THE PROPERTY HAVE HISTORIC DESIGNATION? YES ☐ NO ☒
APPLICANT'S SIGNATURE [Signature]
DATE 10/15/2020
FEE PAID \$110 RECEIVED BY J. Costello

I, David Cameron, OWNER OF PROPERTY LOCATED AT
(NAME)

1780 Penfield Rd, HEREBY GRANT PERMISSION TO THE
(ADDRESS OF PROPERTY)

APPLICANT TO APPLY FOR A CONDITIONAL USE PERMIT AND TO THE MEMBERS OF
THE PENFIELD TOWN BOARD AND STAFF TO ENTER UPON AND VIEW MY PREMISES
IN CONNECTION WITH THIS APPLICATION FOR SAID SPECIAL USE PERMIT.

DATE 10/15/2020

[Signature]
PROPERTY OWNER

10/15/20

To Whom It May Concern,

I am Dave Cameron, owner of Cameron Home Improvement Group, Inc. I have recently purchased 1780 Penfield Road with intent to utilize as a mixed-use property. My residence will be in the front 3 bedroom "house" portion of the facility with my administrative offices operating out of the back single story addition. It is a family run business with my two sons, nephew, nephew-in-law and my son's brother-in-law in my employ. At any given time, as an average, I expect only 2-3 employees present on site as most of our business is conducted off site at client's homes. The office would be used for file storage, necessary in-office work and as an occasional meeting space for above staff. Rarely are employees present all at once, with operations taking places during normal business hours Monday-Friday 7am-5pm. With such a small operational purpose, along with the newly paved exit point which would allow diversion out onto Liberty Street with Salon Enza's permission, I do not foresee any addition or interruption to existing traffic patterns. Entrance to the office would be through the rear slider door with parking alongside and in front of the property on existing paved areas of which could handle at least 8 cars. We hope to beautify the property by replacing the roof, windows, doors, siding, kitchen and bathroom. Exterior colors to be cast iron (dark gray) for siding with blue trim and white window frames and grids. I will be submitting a signage permit for a 4' x 5' double sided stand alone framed signed out front with a blue background and blue lettering. Additionally, I am requesting approval for a sign on the front of the house. I am also requesting a permit for an 8' x 16' wooden shed to be painted white placed at the end of the driveway to the left of the house on the lawn in the back yard. This shed will hold a small quantity of job related material and extra equipment. There will be no use for a dumpster on site after the initial renovation, so we plan to utilize residential totes only. Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'DAVID CAMERON', written in a cursive style.

David Cameron

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

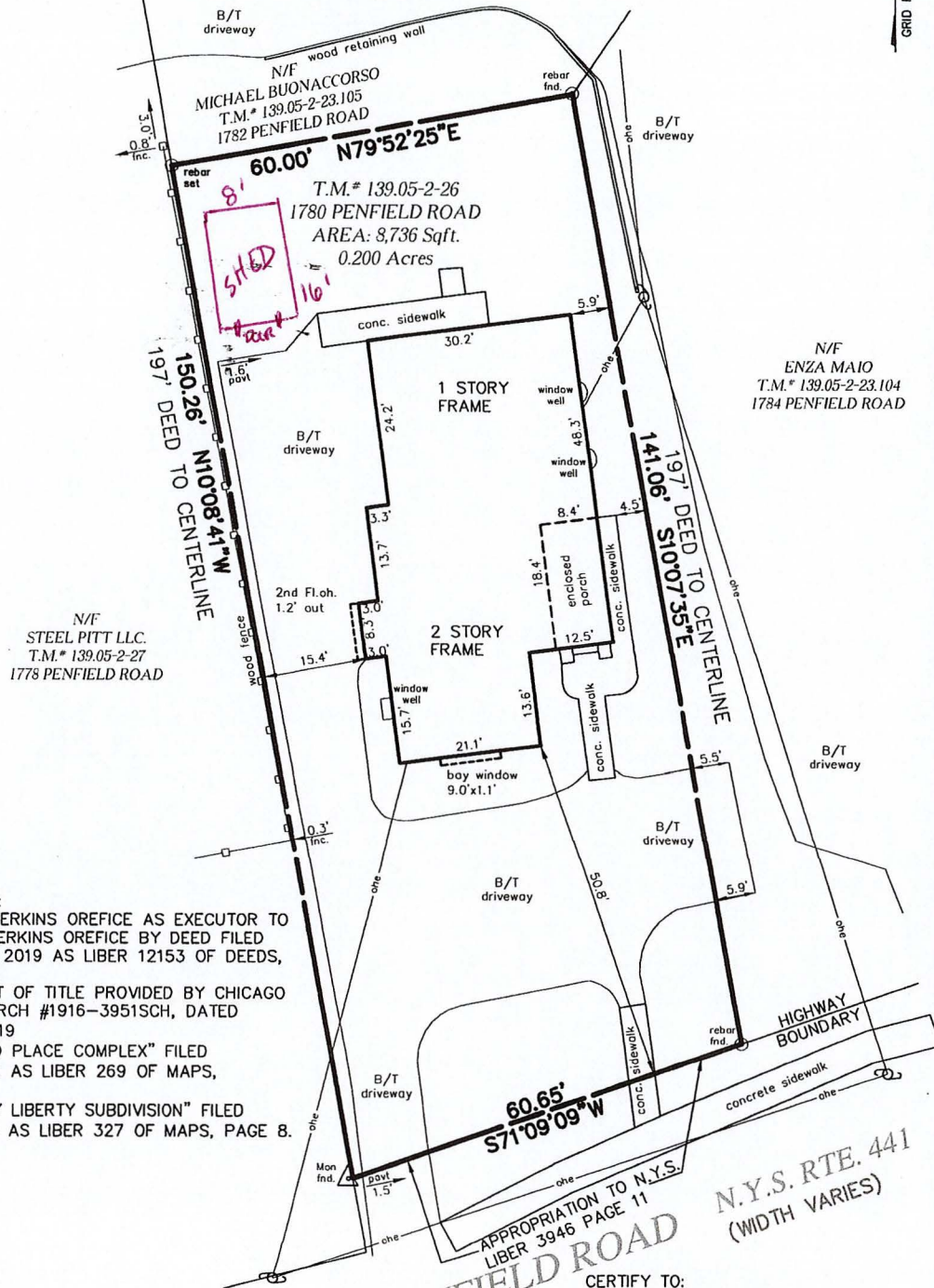
Part 1 – Project and Sponsor Information			
Name of Action or Project: Conditional Use permit request for custom home use at:			
Project Location (describe, and attach a location map): 1700 Penfield Rd			
Brief Description of Proposed Action: Conversion of existing residential home to mixed use residential and office space.			
Name of Applicant or Sponsor: David Cameron		Telephone: 585-802-1049	
		E-Mail: dave@cameronhigroup.com	
Address: 1173 Pittsford-Victor Rd			
City/PO: Pittsford		State: NY	Zip Code: 14534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.37 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.37 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>David Cameron</u> Date: <u>10/15/2020</u>		
Signature: <u>[Signature]</u> Title: <u>Owner</u>		

TOWN OF PENFIELD, MONROE COUNTY, N.Y.
SCALE 1" = 20'

2
GRID PER REF. #3



Proposed
shed
location

- REFERENCES:
1. CHERYL PERKINS OREFICE AS EXECUTOR TO CHERYL PERKINS OREFICE BY DEED FILED MARCH 1, 2019 AS LIBER 12153 OF DEEDS, PAGE 121.
 2. ABSTRACT OF TITLE PROVIDED BY CHICAGO TITLE SEARCH #1916-3951SCH, DATED 10/23/2019
 3. "PENFIELD PLACE COMPLEX" FILED 11/7/1991 AS LIBER 269 OF MAPS, PAGE 23.
 4. "CENTURY LIBERTY SUBDIVISION" FILED 3/23/06 AS LIBER 327 OF MAPS, PAGE 8.

CERTIFY TO:
1. DIEM STREET PROPERTIES, LLC
2. DAWSON LAW FIRM
3. CHICAGO TITLE INSURANCE COMPANY

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT
THIS MAP WAS PREPARED FROM NOTES OF A FIELD
SURVEY COMPLETED ON NOVEMBER 4, 2019 AND FROM THE
REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN
UPDATED ABSTRACT OF TITLE MAY REVEAL.

DOUGLAS W. MAGDE, L.S. LIC. #049957



ROCHESTER OFFICE
4460 CULVER ROAD
ROCHESTER, N.Y. 14622
(585) 654-5897
dmgade@dmagdesurvey.com



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law

Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Certifications hereon are not transferable.

The location of underground improvements or encroachments are not always known and often must be estimated.

11/27/2019 - REVISE CERTS