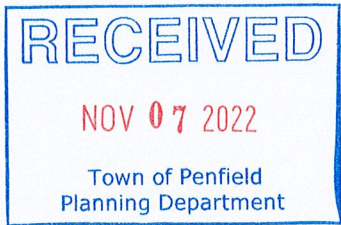




TOWN OF PENFIELD
DEVELOPMENTAL SERVICES APPLICATION FORM



APPLICATION TYPE

- Sketch Plan Administrative Review Special Permit
 Preliminary/Final Site Plan Conditional Use Permit Special Use Permit
 Preliminary/Final Subdivision Zoning Map Amendment*

(* Indicate requested district change in the project description)

PROJECT INFORMATION

Project Name: Chiropractic Office Addition
 Project Address: 1801 Penfield Rd.
 City, State, ZIP: Penfield, NY 14526
 Project Description: 28' x 24' Framed Building addition on the South side of the existing structure

Parcel Tax ID#: 139.09-1-21
 Zoning District: Four Corners District Project Size (acres): 0.465

Owner(s) Name: MARS Developmet Corp.
 Mailing Address: 207 Rutgers St. Rochester, NY 14607
 Email: denero81@gmail.com
 Phone: 585-202-0479

Applicant Name: MARS Development Corp.
 Address: 207 Rutgers St. Rochester, NY 14607
 Email: denero81@gmail.com
 Phone: 585-202-0479

Applicant Signature: Date: 11/7/2022

Agent/Engineer: William Grove
 Company: Grove Engineering
 Address: 8677 State Rt. 53, Naples, NY 14512
 Email: flxpe01@gmail.com
 Phone: 585-797-3989

APPLICATION FEES

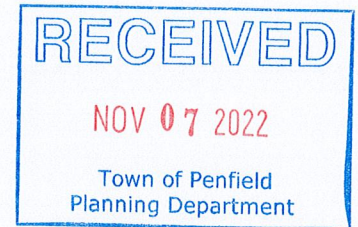
Town Board Fee	\$	
Square footage (for Engineer Review Fee)		
Check #	Total \$	0.00

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

FOR OFFICE USE ONLY

Application # _____ Date Recieved: _____

MARS DEVELOPMENT CORP.
207 Rutgers St
Rochester, NY 14607



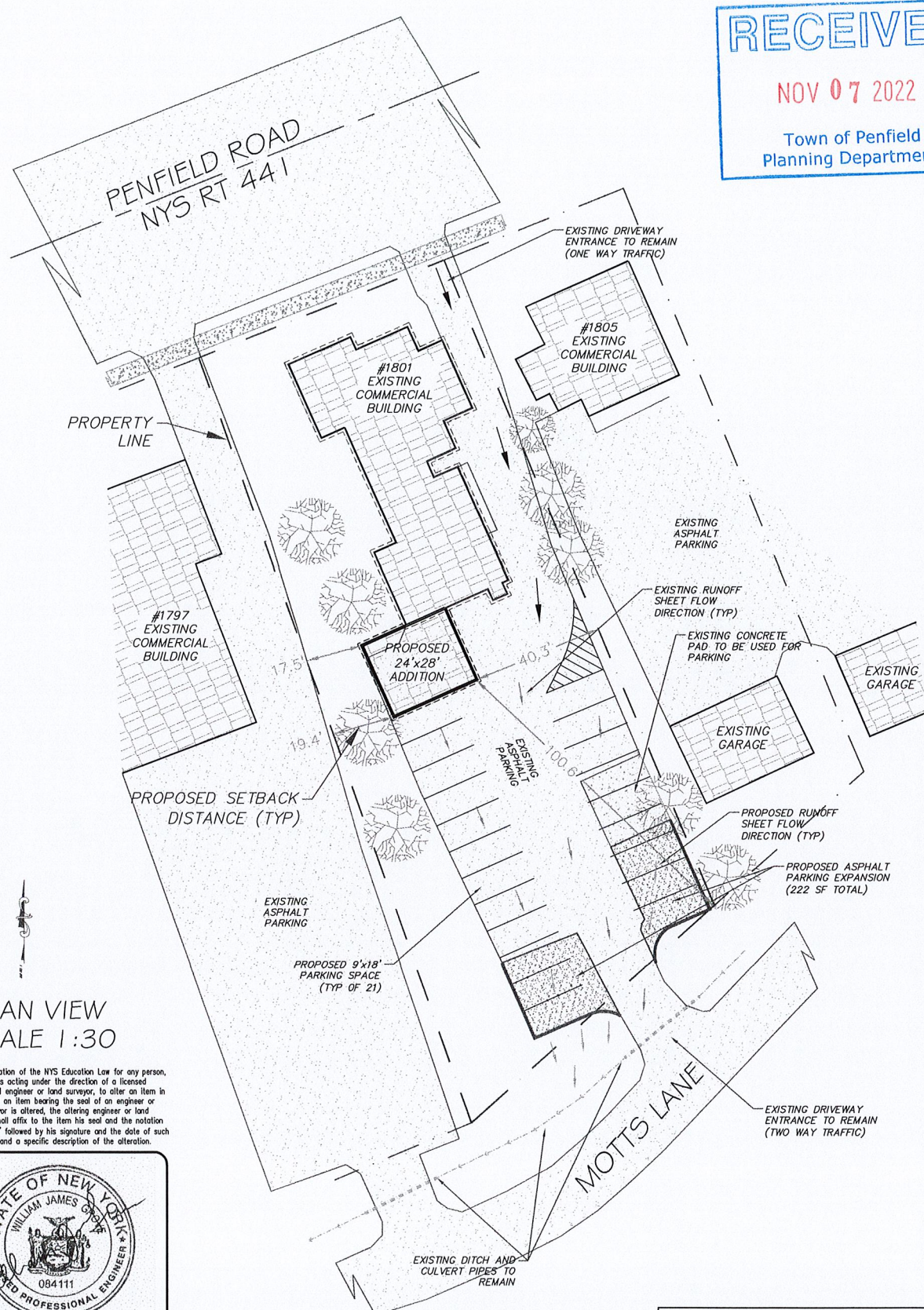
The current conditions of the site are an original (pre 1900) two story framed construction building previously used as an Opticians office. There is a one story framed building which was added at later date, attached to the two story building that was used as a Salon. The south end of the site includes an asphalt entrance off Motts Lane with parking spaces for approximately 15 vehicles. There was a two car garage on the south end of the site which has since been torn down due to rotted framing at ground level.

The proposed one story addition (Physical Therapy, PT) will measure 28' x 24' and be an open area with no structural columns or walls inside the building (clear span). The addition will be used for physical therapy and other Chiropractic/wellness care to correspond with the treatment given in the treatment rooms of the existing buildings. The parking area will be extended on the South side of the property both on the east and west side of the existing parking area for a total of 20 parking spaces.

The PT structure will be designed to add South facing Solar on the roof. The Solar electricity goal is to generate enough energy to supply both the new PT building and the existing buildings with unlimited electricity eliminating the need to pull from the local utility grid. The entire project will be switched over to electric with no gas or any other fossil fuel to run all the utility requirements. In addition, there will be EV charging located in the parking area for existing employees and customers to charge any make or model of BEV/AEV.

Sincerely,
Michael DeNero
MARS Development Corp

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 NOV 07 2022
 Town of Penfield
 Planning Department



PLAN VIEW
 SCALE 1:30

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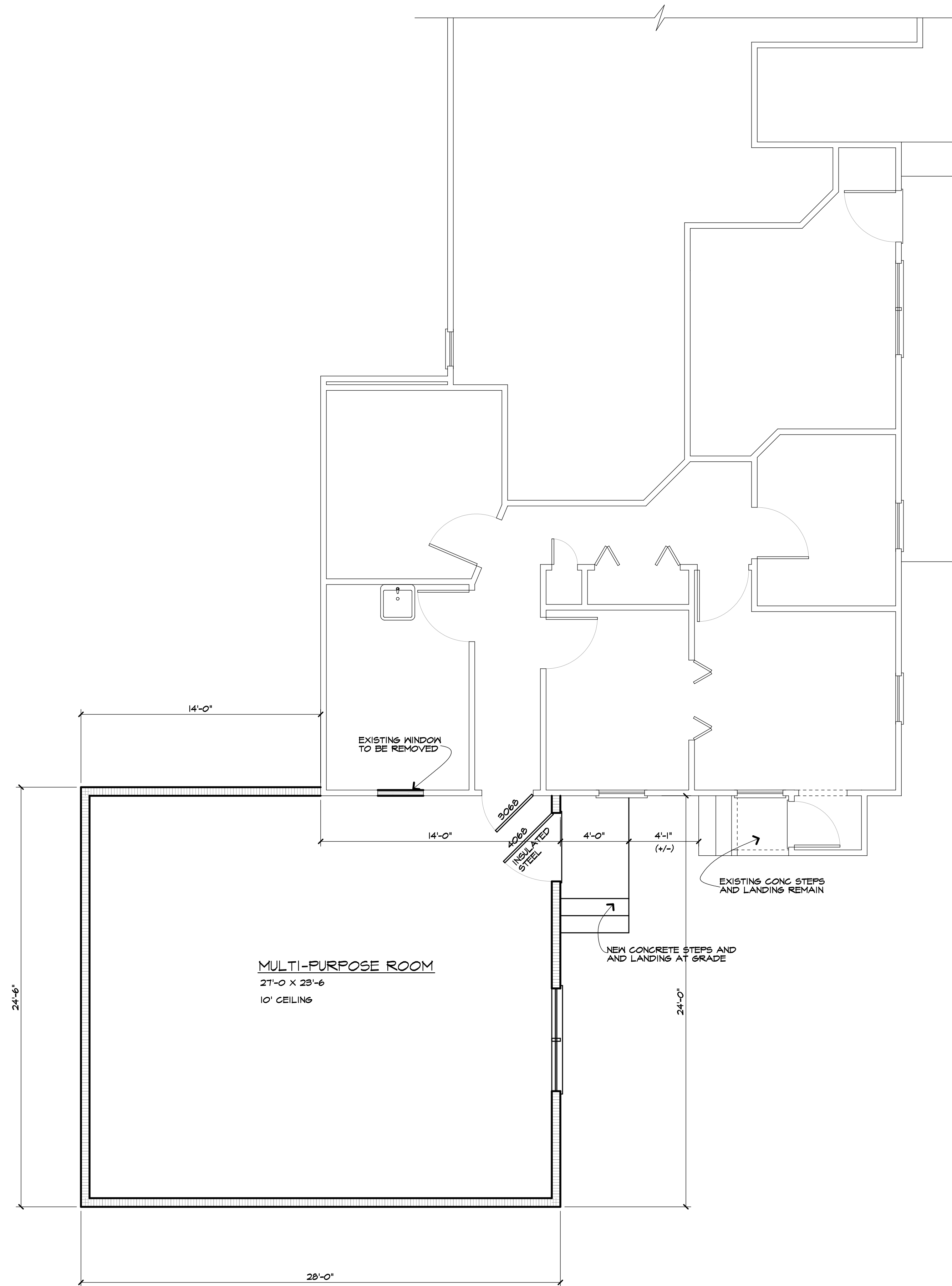


WILLIAM J. GROVE, PE
 NYS LICENSE #084111

MAP REFERENCE:
 MAP OF A SURVEY OF 1801 PENFIELD ROAD BY
 WARREN R. MCGRAIL, LS, DATED MARCH 15, 2021

GROVE
ENGINEERING
 8677 STATE ROUTE 53
 NAPLES, NEW YORK 14512
 585-797-3989 PHONE
 585-531-4084 FAX
 grove.engineering@yahoo.com

**SITE PLAN OF ADDITION AND
 PARKING AREA IMPROVEMENTS
 FOR MARS DEVELOPMENT
 AT 1801 PENFIELD ROAD
 TM# 139.09-1-21
 TOWN OF PENFIELD, NEW YORK
 SEPTEMBER 28, 2022 SHEET 1 OF 1**



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Revisions:	
Project: COMMERCIAL ADDITION	
Client: PASSIVO CONSTRUCTION	
Job Location: 1801 PENFIELD ROAD PENFIELD, NEW YORK	
Drawing Title: FIRST FLOOR PLAN	
Drawn: TJM	Checked By:
Date: MARCH 2022	
Job No. 38677	
Sheet: 5 of 8	



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0"

CARINI
ENGINEERING
DESIGNS, P.C.

STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD
SUITE #560
FAIRPORT, NY 14450-2002
PH. (585) 223-6420
www.carinidesigns.com

Also doing business as

DWELL
@theFingerLakes

LIVE WELL. DO WELL.

61 NORTH MAIN STREET
CAMANDAIGUA, NY 14424
PH. 585-223-5687

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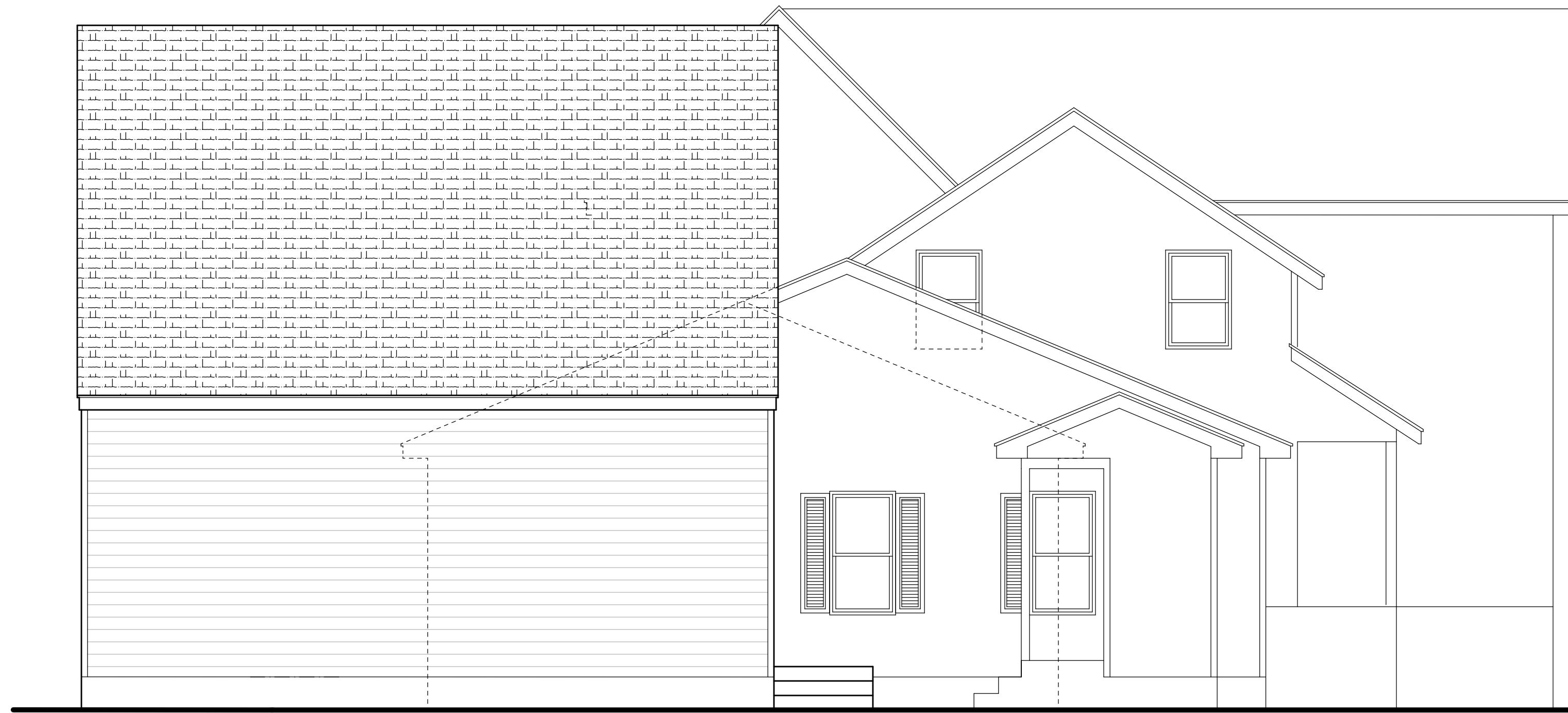
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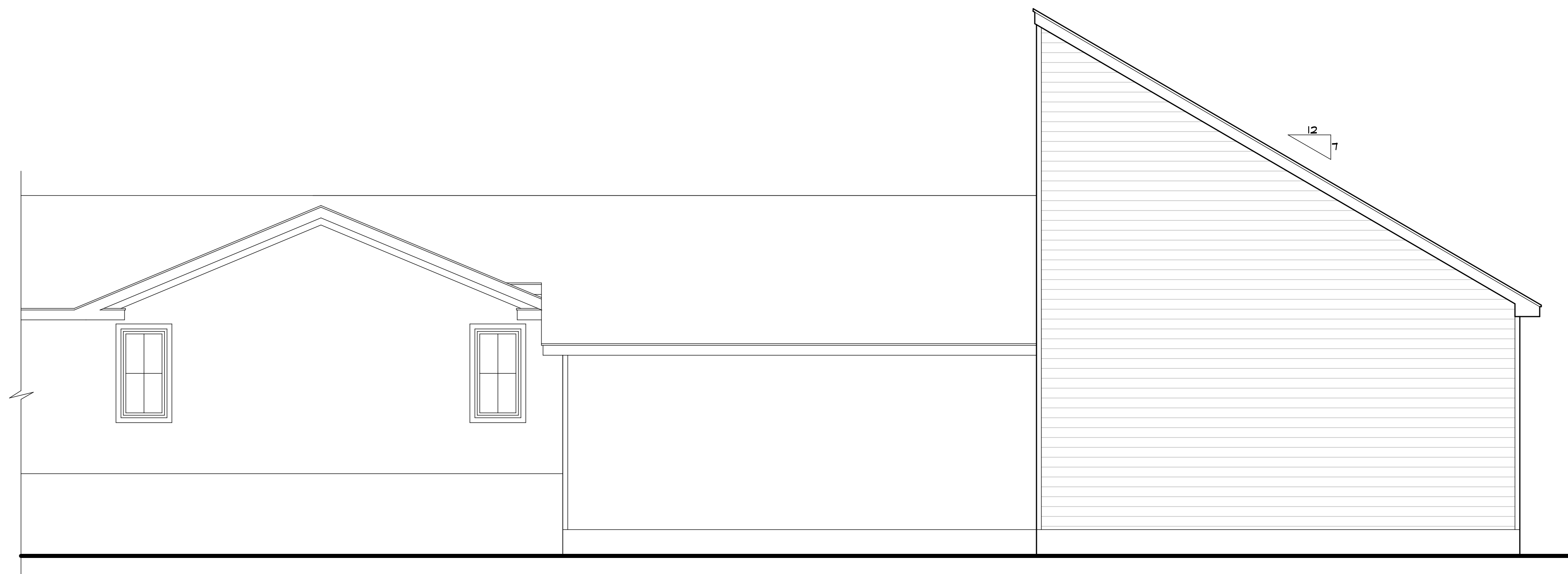
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Revisions:	
Project: COMMERCIAL ADDITION	
Client: PASSIVO CONSTRUCTION	
Job Location: 1801 PENFIELD ROAD PENFIELD, NEW YORK	
Drawing Title: ELEVATIONS	
Drawn: TJM	Checked By:
Date: MARCH, 2022	
Job No.: 38677	
Sheet: 2 of 8	



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL
WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Revisions:

Project:

COMMERCIAL ADDITION

Client:

PASSIVO CONSTRUCTION

Job Location:

1801 PENFIELD ROAD
PENFIELD, NEW YORK

Drawing Title:

ELEVATIONS

Drawn:

TJM

Checked By:

Date:

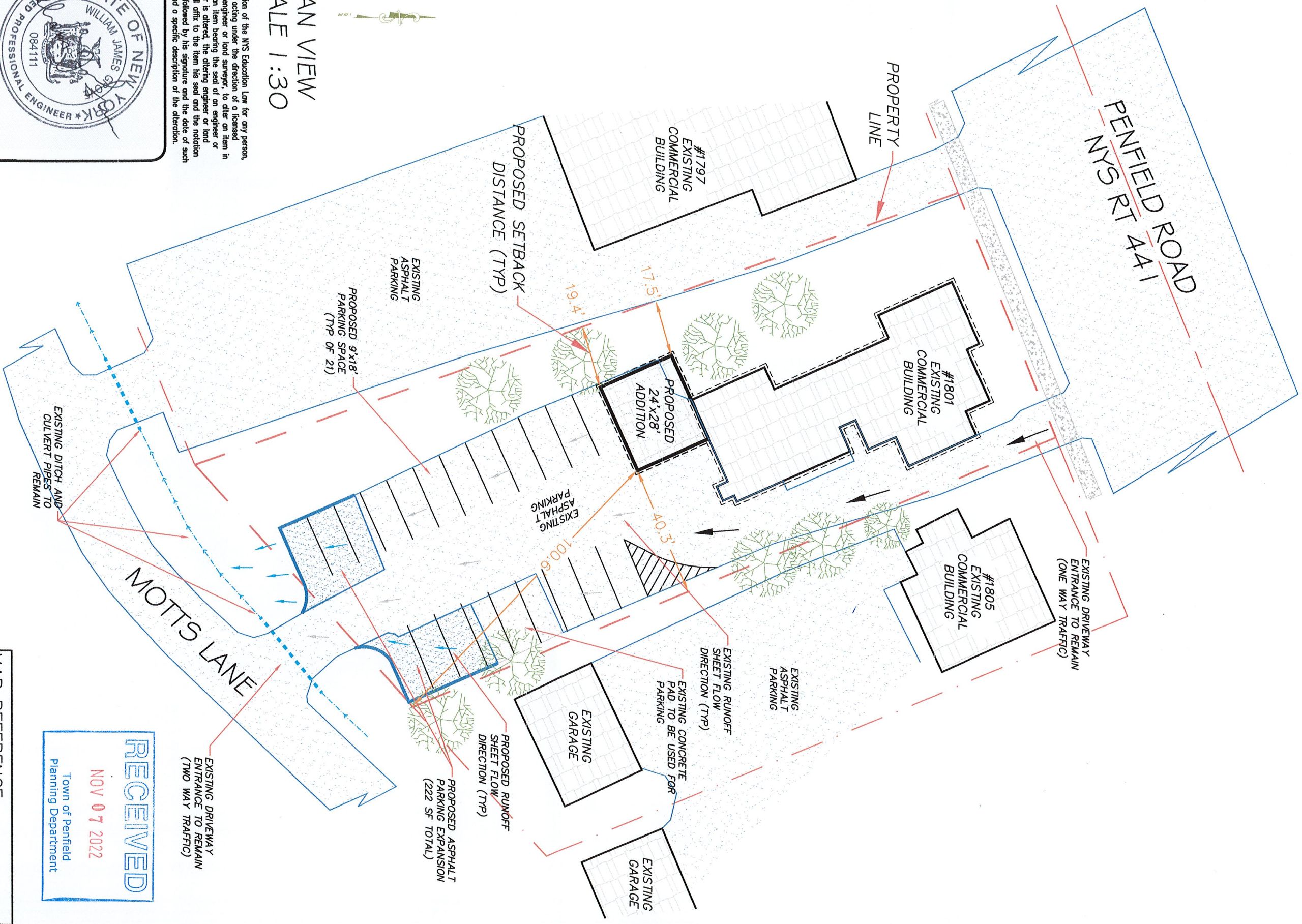
MARCH, 2022

Job No.:

38677

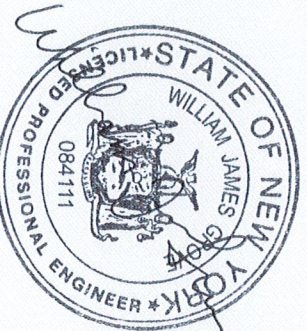
Sheet:

8 of 8



PLAN VIEW
SCALE 1:30

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WILLIAM J. GROVES, PE
NYS LICENSE #084111



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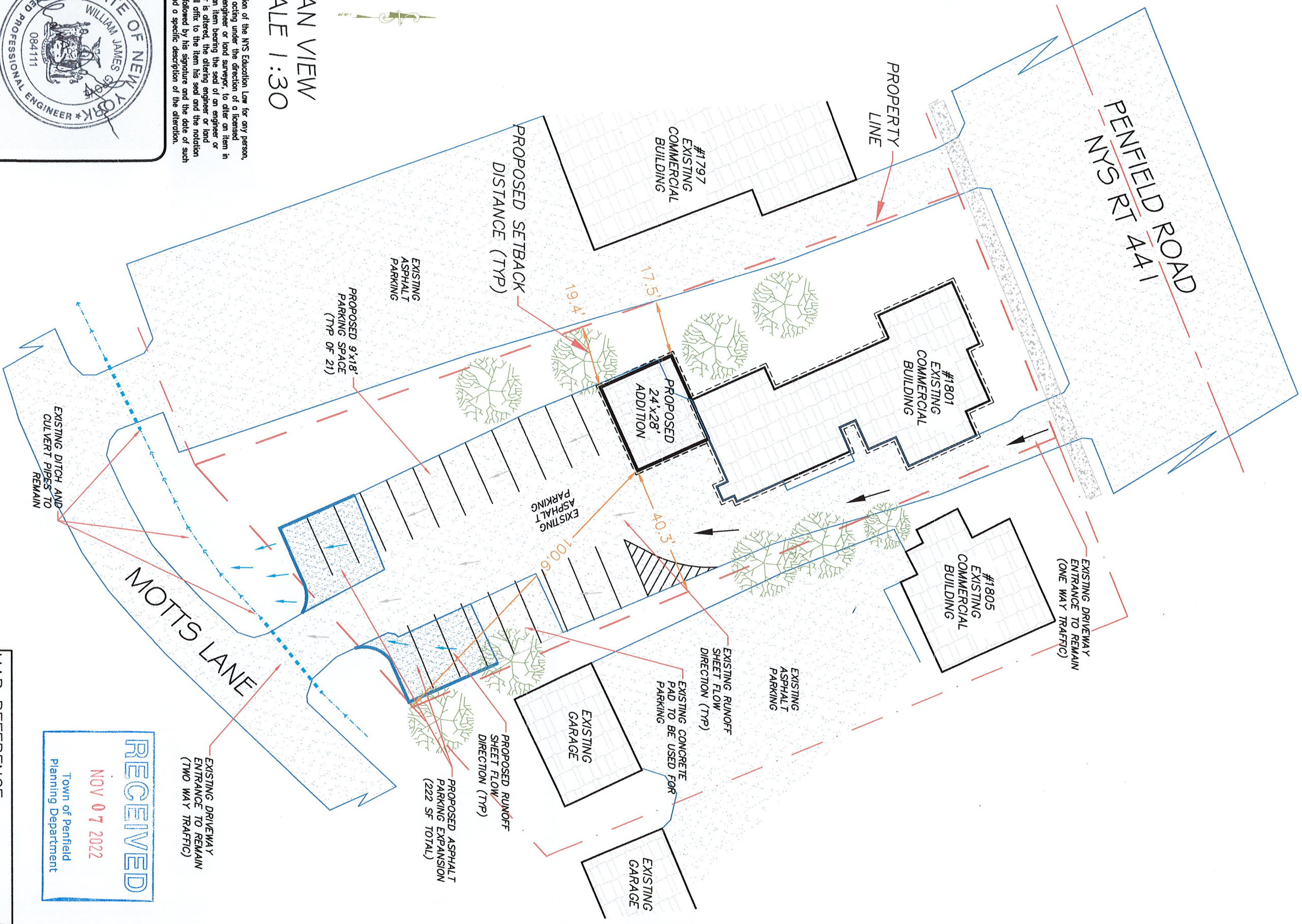
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Town of Penfield
Planning Department

MAP REFERENCE:
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WARREN R. McGRALL, LS, DATED MARCH 15, 2021

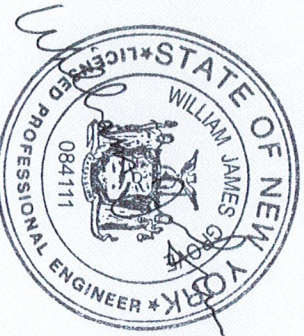
**SITE PLAN OF ADDITION AND
PARKING AREA IMPROVEMENTS
FOR MARS DEVELOPMENT
AT 1801 PENFIELD ROAD**

TM# 139.09-1-21
TOWN OF PENFIELD, NEW YORK
SEPTEMBER 28, 2022 SHEET 1 OF 1



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EXISTING DITCH AND
CULVERT PIPES TO
REMAIN

MOTTS LANE

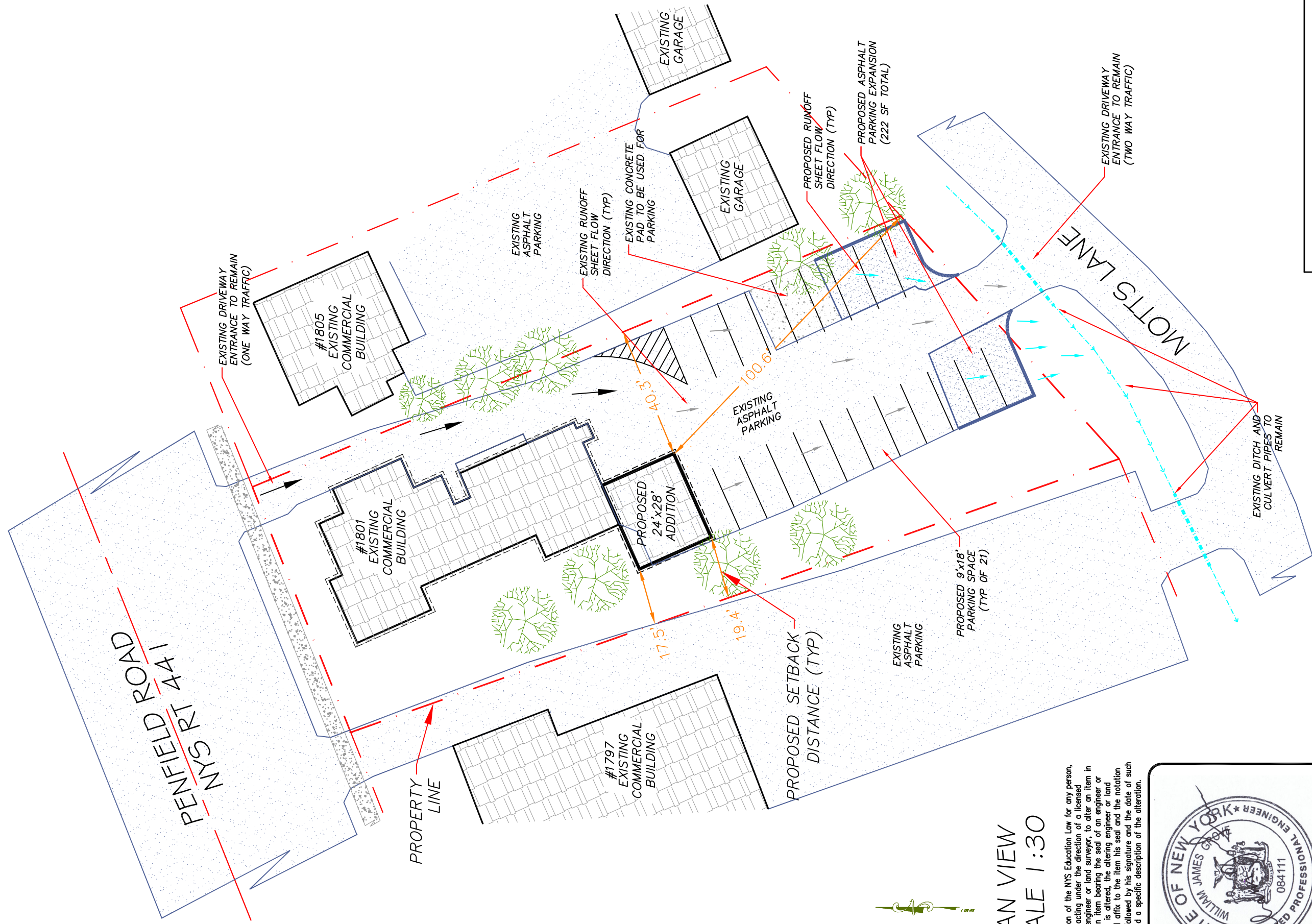
EXISTING DRIVEWAY
ENTRANCE TO REMAIN
(TWO WAY TRAFFIC)

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Planning Department

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TOWN OF PENFIELD, NEW YORK

SEPTEMBER 28, 2022 SHEET 1 OF 1