



# 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: Verizon Wireless' "Penfield DT" Cell Site  
 Project Address: 1838 Penfield Road  
 City, State, ZIP: Penfield, NY 14526  
 Project Description: Construction and operation of 124' wireless telecommunications facility (plus 4' lightning rod) and associated improvements.

Parcel Tax ID#: 139.06-2-49.1  
 Zoning District: Four Corners ("FC") Project Size (acres): \_\_\_\_\_

**Owner(s) Name:** Penfield Fire District  
 Mailing Address: 1838 Penfield Road, Penfield, NY 14526  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Applicant Name:** Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless  
 Address: 1275 John Street, Suite 100, West Henrietta, NY 14586  
 Email: jlusk@nixonpeabody.com (Jared Lusk, attorney)  
 Phone: (585) 263-1140

Verizon Wireless, by its attorneys, Nixon Peabody LLP, by Jared C. Lusk

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Agent/Engineer:** David Weisenreder, PE  
 Company: Costich Engineering  
 Address: 217 Lake Avenue, Rochester, NY 14608  
 Email: dweisenreder@costich.com  
 Phone: 585-458-3020 ext. 109

### APPLICATION FEES

Planning Review Fee	\$
Engineering Review Fee	\$
Check # _____	Total \$ 300.00

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

### FOR OFFICE USE ONLY

Application # 22P-0002 Date Received: 12/22/2021



Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

**Jared C. Lusk**  
Partner

**Attorneys at Law**  
nixonpeabody.com  
@NixonPeabodyLLP

T / 585.263.1140  
jlusk@nixonpeabody.com

December 22, 2021

**VIA MESSENGER**

Planning Department  
Town of Penfield  
3100 Atlantic Avenue  
Penfield, New York 14526  
Attention: Douglas Sangster, Town Planner

**RE: Sketch Plan Submission**  
**Application by Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless for a Site Plan Approval from the Planning Board, as well as Use and Area Variances from the Zoning Board of Appeals to Construct and Operate a 124±' Wireless Telecommunications Facility (with additional 4' lightning rod) at 1838 Penfield Road (Tax Map No. 139.06-2-49.1) in the Town of Penfield, New York (Verizon Wireless' "Penfield DT" Cell Site)**

Dear Douglas:

In accordance with our meeting on the above project on November 5, 2021, enclosed is our Sketch Plan submission on behalf of Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless ("Verizon Wireless") for its proposal to construct and operate a wireless telecommunications tower (the "Project") on property owned by the Penfield Fire District (collectively, the "District") located at 1838 Penfield Road, Town of Penfield, New York ("Site"). The Project is to remedy service inadequacies on and around the four corners area of Penfield and the and the surrounding area.

The Site consists of approximately 880 square feet of land, to be leased from the District (the "Lease Parcel"), whose entire parcel is approximately 2.88± acres, along with easements to provide access and utilities to the Lease Parcel. The Project will consist of a 124' monopole with a four (4) foot lightning rod on the top (for simplicity, the structure is hereinafter called the "Tower"), three radio equipment cabinets installed on an approximately 11' x 17' concrete slab covered by a 12' x 20' wooden/roofed pavilion and other associated improvements all as shown on the enclosed site plan prepared by Costich Engineering P.C., last dated November 4, 2021 (the "Site Plan").

The Site is located in the Town's Four Corners ("FC") zoning district. Communications towers are not permitted in the Town's FC zoning district. (See §§ 250-13.11(B)(4)(i) and 250-14.2 of the Town of Penfield Zoning Ordinance (the "Code")). As such, a use variance from the Zoning Board of Appeals ("ZBA") will be required. In addition, because the Tower will be located less than 200' from the parcel boundary, a setback variance from the Zoning Board of

Appeals will be required (see Code § 250-13.11(B)(6)(e)(2)). Finally, site plan approval from the Planning Board will be required (see Code § 250-13.11(B)(2)).

Enclosed with this letter are:

- Exhibit 1: Completed Planning Department Application forms;
- Exhibit 2: Copy of the lease between the District and Verizon Wireless;
- Exhibit 3: 11" x 17" copy of the Site Plan; and
- Exhibit 4: A series of photos of existing on-site structures as requested under the Sketch Plan "Blank Map Checklist" form;
  - Four (4) full size copies of the Site Plan; and
  - A check payable to the Town of Penfield in the amount of \$300.00 for the Planning Board's Sketch Plan Review application fee.

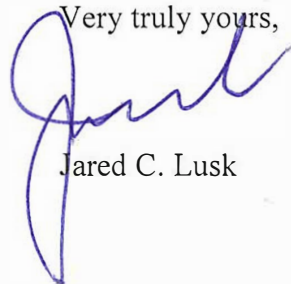
An electronic (pdf) copy of this application was emailed to the Town at [planning@penfield.org](mailto:planning@penfield.org).

Accordingly, Verizon Wireless requests that this application be placed on the February 10, 2022 Planning Board agenda. If additional fees are required, please inform us and we will supply them promptly.

If you have any questions or require further information, please do not hesitate to contact me.

Thank you.

Very truly yours,



Jared C. Lusk

Enclosures

cc: Kathy Pomponio  
Jackie Bartolotta

**verizon**

1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14588

**COSTICH ENGINEERING**

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAM AVENUE  
ROCHESTER, NY 14603  
PHONE: 583 3230

NO.	DATE	DESCRIPTION
1	03/18/2014	ISSUED PRELIMINARY FOR APPROVAL
2	10/26/2014	REVISED PER CONSULTING FOR SPRAWLED AND REBARBED PAVEMENT
3	11/03/2014	REVISED PER CONSULTING FOR REBARBED PAVEMENT LAYOUT
4	11/04/2014	ISSUED LEGAL DESCRIPTION REBARBED PAVEMENT
5		
6		
7		
8		
9		
10		

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**B.P.K.**

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**COSTICH ENGINEERING, D.P.C.**

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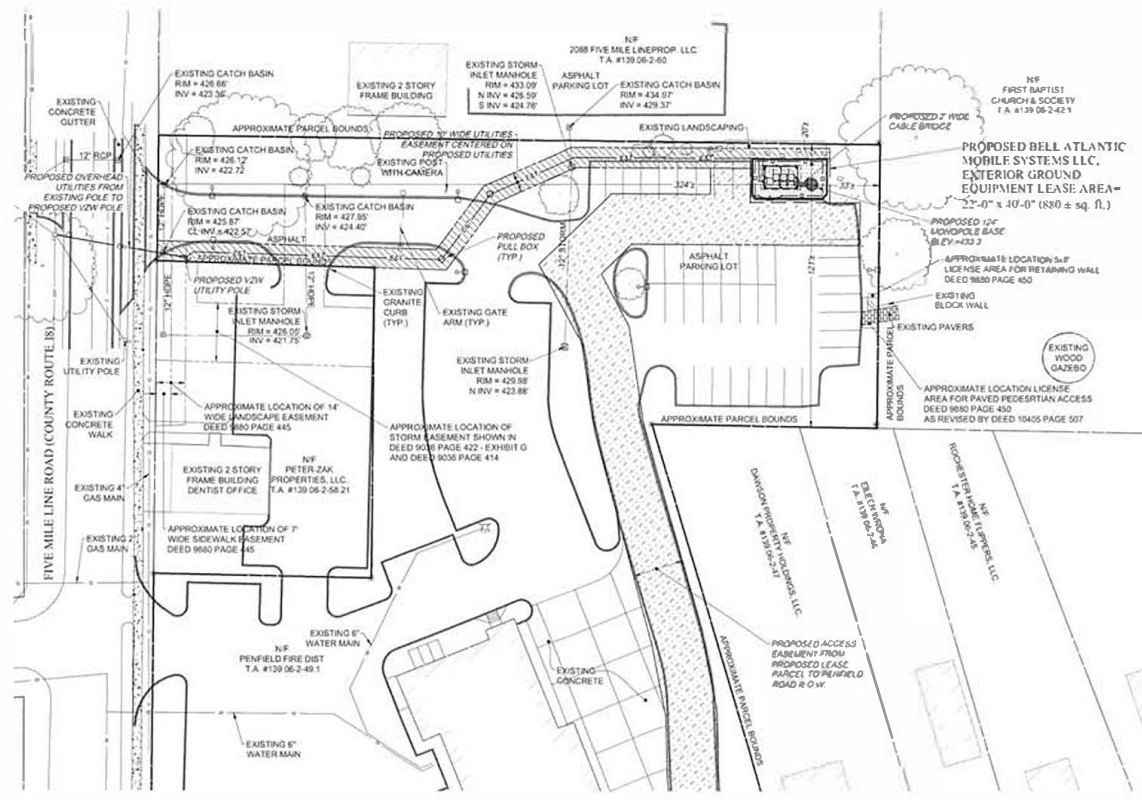
**PENFIELD DT**  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE  
**SITE PLAN**

CE JOB NUMBER: **5954** SHEET NUMBER: **CA100**

SHEET 06 OF 10



**1 SITE PLAN**  
SCALE: 1" = 30' (22 x 34 SHEET)  
1" = 60' (11 x 17 SHEET)

