



# 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: Nilefar 3 lot subdivision  
 Project Address: 2305 Penfield Rd.  
 City, State, ZIP: Penfield NY 14526  
 Project Description: Subdivide single lot into three (3) lots

Parcel Tax ID#: 140.01-1-75.2  
 Zoning District: R-1-20 Project Size (acres): 2.48

Owner(s) Name: Rob & Nilefar Zouaghi  
 Mailing Address: 11 Centre Pk, Ste 305, Roch. 14614  
 Email: Noble\_rabie@hotmail.com  
 Phone: 585 485-3048

Applicant Name: Rod Prosser o/Lakeside Engineering PC  
 Address: 11 Centre Pk, Ste. 305, Rochester 14614  
 Email: rodplepc@aol.com  
 Phone: 585-305-2308

Applicant Signature: *[Signature]* Date: 6-3-22

Agent/Engineer: Rod Prosser, PE  
 Company: same as above  
 Address:  
 Email:  
 Phone:

### APPLICATION FEES

Planning Review Fee	\$ 200
Engineering Review Fee	\$
Check #	Total \$ 0.00

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



### FOR OFFICE USE ONLY

Application # **22P-0017** Date Received: **06/03/2022**





## LAKESIDE ENGINEERING PC

11 CENTRE PARK SUITE 305  
ROCHESTER, NY 14614  
O 585.279.9300 C 585.305.2308  
rodplepc@aol.com

June 2, 2022

Town of Penfield  
Town Planning Board  
3100 Atlantic Ave.  
Penfield, NY 14526

At: Chairman Allyn Hetzke and members of the Town Planning Board  
Re: Proposal for three (3) lot subdivision at 2995 Atlantic Ave., Sketch Plan Review

Dear Chairman Hetzke and members of the Town Planning Board,  
We have attached the Concept Design drawing for the referenced project at 2995 Penfield Road.

The currently proposed work consists of the construction of two (2) new single family homes of approximately 2,200 sq. ft. each on properties of 20,000 and 25,000 sq. ft. area respectively. The remaining land in the rear is anticipated to be developed at a later date on the remaining approximately one (1) acre of land. The land in the rear is quite wet so that a drainage control project such as a new storm water retention basin will be required at that time. There is no available gravity drainage outlet for the rear storm water so a design incorporating evaporation and transpiration will likely be required.

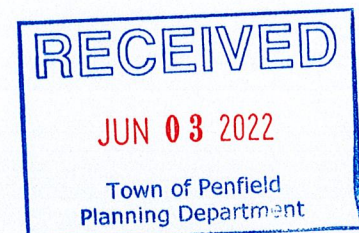
There is an existing curb cut on Penfield Rd. to be used for entry to both houses' driveways. The rear lot is proposed to be a flag lot with fifteen feet (15') entry width. A permanent easement will also be required for the driveway to the rear home. Both lots are served by public water and sanitary sewer along Penfield Rd. Lot grading will be such as to direct drainage flowing to the rear of the lots where drainage currently goes. Swales and culverts will be utilized. Storm water soil erosion control will be practiced for both properties primarily using a silt fence to surround the area below both of the houses.

We look forward to working with the Town on both of these new projects.  
Please contact me with any questions.

Sincerely,

*Rod Prosser*

Rod Prosser, PE, President, Lakeside Engineering, PC



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CLIENT:  
 ROB AND NILEFAR ZOVAGLIA

SEAL:  


NOTICE:  
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REVISIONS:

NO.	DATE	DESCRIPTION
1.		
2.		

PROJECT:  
 PENFIELD ROAD 3 LOT SUBDIVISION

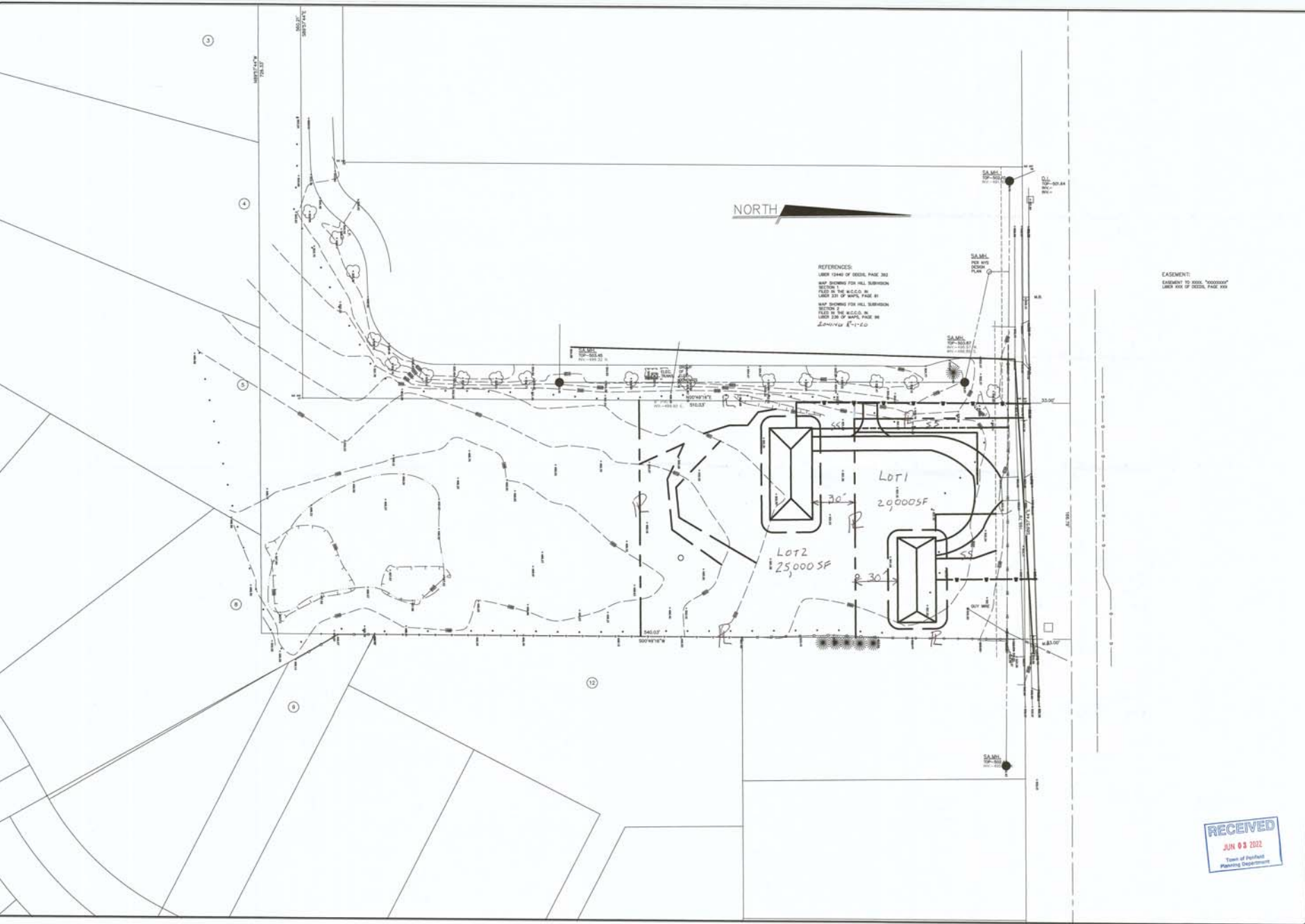
DRAWING TITLE:  
 PRELIMINARY 3 LOT SUBDIVISION MAP

DRAWING NO:  
**1**

NORTH

REFERENCES:  
 LNER 13440 OF DECISION PAGE 363  
 MAP SUBMITTED FOR HILL SUBDIVISION  
 SECTION 1  
 FILED IN THE RECORDS OF THE  
 LNER 371 OF MAPS, PAGE 81  
 MAP SUBMITTED FOR HILL SUBDIVISION  
 SECTION 2  
 FILED IN THE RECORDS OF THE  
 LNER 378 OF MAPS, PAGE 86  
 LNER 477-1-10

EASEMENT:  
 EASEMENT TO ROAD "WOODS" ROAD  
 LNER 408 OF DECISION, PAGE 808



**RECEIVED**  
 JUN 03 2022  
 Town of Penfield  
 Planning Department