

D.S.B.

ENGINEERS & ARCHITECTS, P.C.

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June 30, 2020

Planning Board
Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526

RE: Preliminary/Final Approval for an Office/Warehouse at 85 Sovran Drive on a 0.765 acre parcel in the General Business District

Dear Board Members,

On behalf of our client Edward Geska, US Ceiling Corp. we respectfully request to be placed on the August 13, 2020 Planning Board agenda. The current zoning is General Business. We will be proposing Office/Warehouse Building 9,800 square feet, (office 800 s.f. and warehouse 9,000 s.f.). US Ceiling Corp. is a building contractor for commercial and residential construction providing installation of metal stud walls, insulation and drywall. Their office consists of 3 employees for project estimating, ordering of materials and scheduling the work crews that meet at the various job sites. The warehouse is for receiving material delivers generally once a month, there is not a warehouse employee and field crews will transport the materials to the job sites as needed. The hours of operation are from 7am to 5pm week days. We anticipate the construction of the project to be 3 months. We have attended the Town Board for review of the use as required by the Board when they re-zoned the property and for setback variances front, side and rear due to the unique configuration of the property a number of years ago.

Enclosed please find the following items for your review and approval with respect to the above referenced project:

- Four (4) Letters of Intent
- Four (4) Preliminary/Final Site Plan Application
- Four (4) Planning Board Site Plan Design Checklist
- Nine (9) 22" x 34" Site Plan and Building Rendering
- Five (5) 11" x 17" Site Plan and Building Rendering
- Storm Water Drainage Report
- Application fee \$500.00 + \$1,750.00 (Preliminary Fee \$50 + Final Fee \$125 x 9800) s.f. = \$2,250.00

We appreciate your consideration on this matter, and if you have any questions prior to the Board meeting, please contact me at 271-5230.

Yours truly,

Walter F. Baker
Engineering Manager
Enc.

Cc: US Ceiling Corp., Edward Geska

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SET BACK LINE
- EXIST. WATER MAIN, RTR. & TALK
- EXIST. ELECTRIC/TELEPHONE LINE
- EXIST. GAS LINE & TALK
- EXIST. CURB LINE
- PROPOSED CURB LINE
- PROP. WATER SERVICE & TALK
- PROP. SAN. SEWER & MANHOLE
- PROP. A STORM SEWER & INLET
- EXIST. A SAN. MANHOLE
- EXIST. STORM MANHOLE & BOX S/C
- EXISTING SPOT ELEVATION
- ADA MARKING PAVEMENT
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 30 FT.

INDEX OF DRAWINGS:

DRAWING NO.	DRAWING NAME
1 OF 6	SITD PLAN
2 OF 6	UTILITY PLAN
3 OF 6	GRADING AND EROSION CONTROL PLAN
4 OF 6	LIGHTING AND LANDSCAPE PLAN
5,6 OF 6	DETAILS & NOTES

SURVEY NOTES:

THE HORIZONTAL DATUM (HAD 1927) TO THE N.T.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, BEING THE SYSTEM WHICH APPLICABLE TO A MAP PREPARED BY MARQUESS & ASSOCIATES, P.C. AND FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 318 OF MAPS, PAGE 83, IS DISTANCE SHOWN ARE GROUND, SURVEY WORK FOR THIS MAP WAS CHECKED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

MONUMENTS:

(MCOSS) 156 (1977) MAD 1927 N=1164183.313 E=787,725.722
(MCOSS) 165 (1972) MAD 1927 N=1166437.001 E=790,735.030
COMBINED FACTOR = 1.0000287

NOTE:

MONUMENT MCOSS 156 (1977) WAS FOUND DESTROYED AT THE TIME OF SURVEY REFERENCED ABOVE. HORIZONTAL CONTROL INFORMATION WAS TAKEN FROM MAPS PREPARED BY MARQUESS & ASSOCIATES, P.C., DATED JULY 2003 AND FILED IN THE M.C.C.O. AS LIBER 318 OF MAPS, PAGE 11 BY LOCATION OF SET CONTROL ON SURVEY.

REFERENCES:

- ADRIAN JOHN BURKE, ESQ. TO RETLAW REKCED, INC. BY DEED FILED 8/2/2011 AS LIBER 1023 PAGE 229.
- RESUBDIVISION OF LOTS CR-1A-2 & CR-1A-3 OF THE "GENERAL RESUBDIVISION", FILED 8/4/2008 AS LIBER 334 OF MAPS, PAGE 83.
- RESUBDIVISION OF LOT 16-A OF THE "GENERAL RESUBDIVISION", FILED 8/28/2001 AS LIBER 308 OF MAPS, PAGE 66.
- RESUBDIVISION OF LOT 31 OF THE "GENERAL RESUBDIVISION", FILED 11/9/2000 AS LIBER 308 OF MAPS, PAGE 66.
- TRIMMED SUB A & B-1 OF THE "GENERAL RESUBDIVISION", AS LIBER 277 OF MAPS, PAGE 50.
- RESUBDIVISION OF LOT 16-A-1 OF THE "GENERAL RESUBDIVISION", FILED 7/2003 AS LIBER 318 OF MAPS, PAGE 7.
- NO ABSTRACT PROVIDED FOR SURVEY.

SITE DATA:

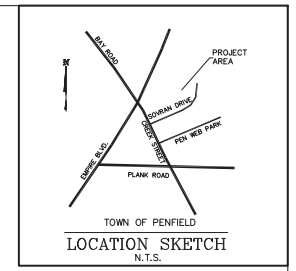
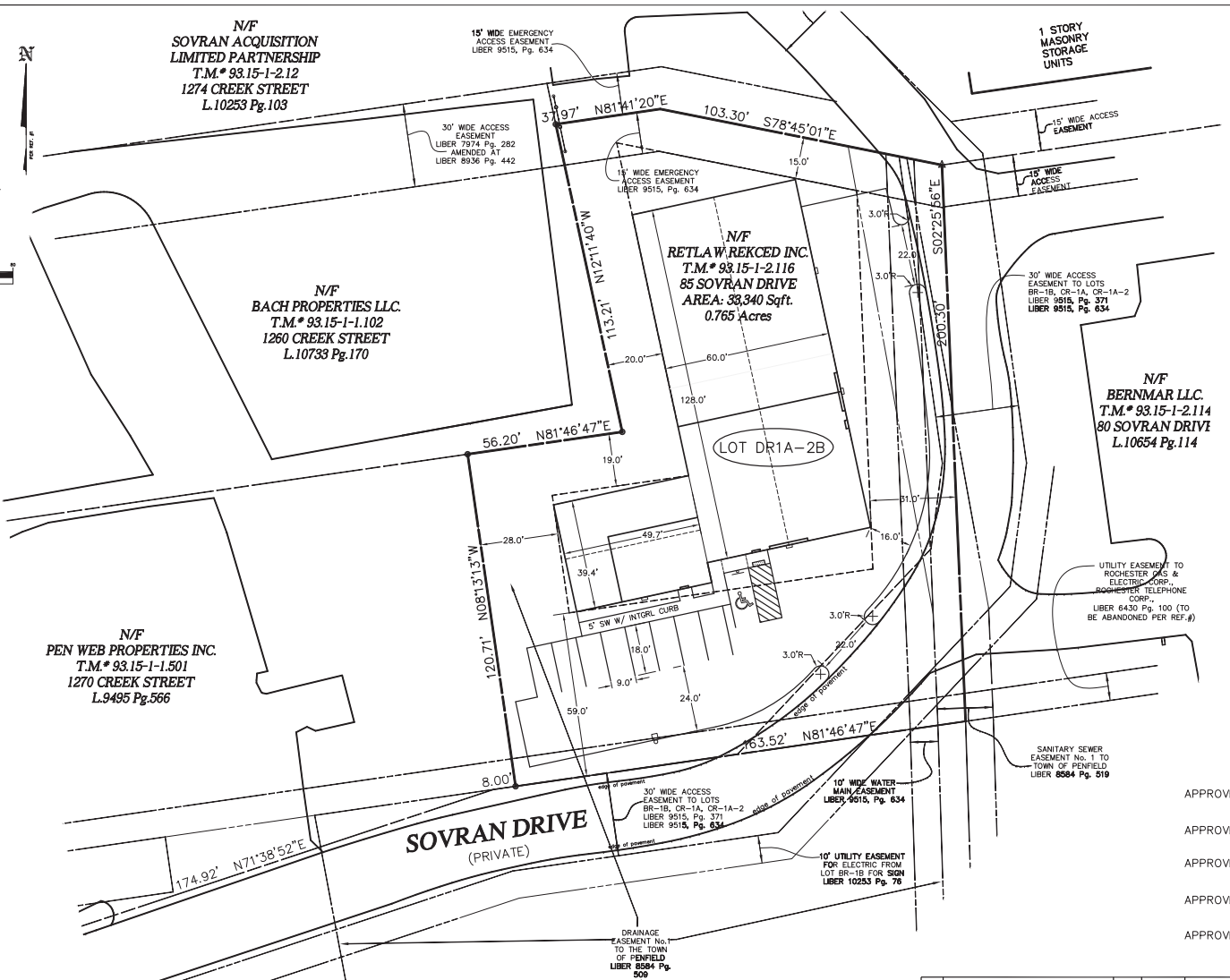
CURRENT ZONING:
PARCEL 93.15-1-2.116 - "GENERAL BUSINESS" (GB)
PARCEL 93.15-1-2.116 - "GENERAL BUSINESS" (GB)

ADDRESSES:
PARCEL 93.15-1-2.116 - 1270 CREEK STREET
PARCEL 93.15-1-2.116 - 85 SOVRAN DRIVE

CURRENT OWNERS: RETLAW REKCED INC.

WE, MARQUESS & ASSOCIATES, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON OCTOBER 14, 2009 AND FROM THE REFERENCES LISTED HEREON, SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

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



SITE DATA:

- TOTAL PARCEL AREA: 0.765 ac. +/-
- TAX ACCT. NO'S: 0932.15-1-2.116
- EXISTING ZONING: GB (GENERAL BUSINESS)
- PROPOSED USE: OFFICE/WAREHOUSE
- GB ZONING - DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA: AS NECESSARY FOR CODE COMPLIANCE
 - LOT COVERAGE:

REQUIRED	PROVIDED
65% TOTAL AREA, 30% OPEN SPACE	PROVIDED: SITE BLDG. & PAVT. COVERAGE= 59%
 - SETBACKS REQUIRED AND PROPOSED:

PROPERTY LINE LOCATION	REQUIRED SETBACK	PROPOSED SETBACK	VARIANCE REQUESTED
FRONT SOUTH PROP. LINE 171.52'	80 FT.	59 FT.	21 FT.
FRONT EAST PROP. LINE 200.30'	80 FT.	31 FT.	49 FT.
SIDE WEST PROP. LINE 120.71'	20 FT.	28 FT.	N.R.
SIDE NORTH PROP. LINE 103.30'	20 FT.	15 FT.	5 FT.
REAR EAST PROP. LINE 113.22'	30 FT.	20 FT.	10 FT.
REAR NORTH PROP. LINE 56.20'	30 FT.	19 FT.	11 FT.
 - MAXIMUM BLDG. HIGHT: THREE STORES OR 40 FT. (PROCESSED 32')
- PARKING:
 - PARKING SPACE SIZE: 9' X 16'
 - OFFICE: 1.5/200 S.F. NET OFFICE FLOOR AREA
 - OFFICE @ 800 S.F. REQUIRED 6 SPACES, PROVIDED 6 SPACES
 - INDUSTRIAL / EACH EMPLOYEE (WAREHOUSE) (REQUIRED 0 SPACE, NO WAREHOUSE EMPLOYEE)
 - TOTAL SPACES PROVIDED = 9

APPROVED BY: _____ DATE: _____
 PLANNING BOARD CHAIRPERSON

APPROVED BY: _____ DATE: _____
 TOWN CLERK

APPROVED BY: _____ DATE: _____
 DIRECTOR OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
 MONROE COUNTY WATER AUTHORITY

APPROVED BY: _____ DATE: _____
 PROPERTY OWNER

BEFORE YOU DIG, DRILL OR BLAST

1-800-962-7962

IN ACCORDANCE WITH UFPO (UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION), CONTRACTORS MUST NOTIFY ALL UTILITIES IN THE AREA TWO (2) WORKING DAYS BEFORE EXCAVATION.

Monroe County Department of Public Health

These plans for Public Water System Facility / Improvement are hereby approved pursuant to §20NCR65 of the State Sanitary Code subject to conditions of Approval

Director of Public Health

Monroe County Department of Public Health

These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NY Environmental Conservation Law subject to conditions of Approval

Director of Public Health

By _____ Public Health Engineer Date _____

By _____ Public Health Engineer Date _____

NO.	REVISION	APP.	DATE

DSB Engineers and Architects, P.C.
 234 Edgewood Avenue, Suite 201, Rochester, New York 14609
 (716) 432-1234 Fax (716) 432-1235

PROJECT #85 SOVRAN DRIVE
 PART OF LOT 16A, TOWNSHIP 13, RANGE 4 OF THE TIER 1 & SOVRAN PURCHASE, TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

SITE PLAN

CLIENT US CRILLING CORP. 1085 GRAVEL ROAD WESTFIELD, N.J. 07090

PROJ. NO. 16-0719 **APP. BY J.M.S.** **DESIGN BY M.F.A.** **APPROVED D.S.S.** **DATE 7/15/20** **SCALE 1"=30'** **SHEET 1 OF 6**