



TOWN OF HENRIETTA
 APPLICATION TO TOWN BOARD
 - SPECIAL USE PERMIT -

Appeal No. SP-2021-053
 Date 8/6/21

TOWN OF HENRIETTA
 County of Monroe • State of New York
 475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
 (585) 334-7700 • www.henrietta.org

I (We) Dolomite Products Company, Inc. (Blake Henderson)
 Applicant

Business Name: Iroquois Rock Products

Contact Info: [Redacted]

Business Address: 1260 Jefferson Road, Rochester, NY 14623
No. & Street City State Zip Code

Property Owner: Callanan Industries Inc.
Name Email

No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

1260 Jefferson Road, Rochester, New York 14623
No. & Street City State Zip Code

162.07-1-7.111 Industrial
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: N/A

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: 295 Section: _____ Subsection: 27 Paragraph: _____ of the Zoning Ordinance.

Description of Proposal: Installation of Asphalt Production Equipment 75'

Multiple Dwelling Applications – Dwelling Units per Acre: _____

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Architect/Engineer: BME Associates, Douglas Eldred, P.E.
Name Email

10 Lift Bridge Lane East Fairport NY 14450
No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: Blake Henderson

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: _____

D. Fried 9/8/21 TBD
Received By Date of Meeting Time
 (unless rescheduled)

8/10/2021
~~May 14, 2018~~



ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

Town Board
Town of Henrietta
475 Calkins Rd.
PO Box 999
Henrietta, NY 14467-0999

**Re: Letter of Intent
Manitou Asphalt Special Permit**

2075H

Dear Town Board Members

Attached are application materials in support of Manitou Concrete and Asphalt's request for a special permit to install asphalt production equipment having a maximum height of 75' in an industrial zoned district where 40' is allowed by code. The site is located at 1260 Jefferson Road and contains a concrete plant in the front of the parcel and an asphalt plant in the rear portion of the property as shown on the attached plan. The intent is to replace the existing asphalt production equipment with new or used equipment. The following materials are provided in support of the application

- Application Form
- Four (4) Site Plans
- Four (4) copies of example asphalt production equipment
- Four (4) Aerial Photo of the site and surroundings.
- Four (4) related Code sections
- ~~\$100~~ Application Fee
150

The existing asphalt production equipment is approximately 60' high to the highest point. The new equipment needed to meet today's standards and volumes would be approximately 75' high to the platform at the top of the conveyor. The next highest point will be the top of a tank / platform at a height of 60'.

The Code sections attached seem to exclude elevator penthouses, tanks and similar permitted projections, but planning, building and attorney for the Town felt that we should apply for the permit regardless. As shown on the photo the size of the elevator and tank is relatively small visually. It should also be noted that the site was previously approved for a portion of the concrete plan at a height of 90' or 15' higher than the asphalt equipment.

The asphalt equipment will be located approximately 1200' from Jefferson Road and 800' from Ridgeland Road and thus will be minimally visible. The only neighbor is the rear of the Frito Lay facility along Ridgeland Road. As shown on the aerial a green buffer exists between the Frito-Lay facility and the asphalt production plant. Environmentally sensitive undeveloped lands are located to the east and north of the property. Therefore the additional height of the plant will not be visually or otherwise disruptive to the surrounding neighbors.

Thank you for your consideration of this application. Please put this on the June 13th Town Board agenda for review.

Very Truly Yours,
BME ASSOCIATES


Douglas B. Eldred, P.E.

cc: Blake Henderson w/ attachments



TOWN OF HENRIETTA
County of Monroe • State of New York
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
(585) 334-7700 • www.henrietta.org

STEPHEN L. SCHULTZ
Supervisor

PETER C. MINOTTI
Deputy Town Supervisor

M. RICK PAGE
SCOTT M. ADAIR
ROBERT BARLEY JR.
MICHAEL J. STAFFORD
Council Members

June 29, 2018

Callanan Industries, Inc.
1150 Penfield Road
Rochester, NY 14625

Re: Application No. 2018-007 – **Dolomite Products Company, Inc.** – 1260 Jefferson Road, to have asphalt production equipment with a height of 75' whereas Town Code only permits a height of 40', in an Industrial Zoned District, Tax Account No. 162.07-1-7.11, or as more particularly described in plans on file in the Town Clerk's Office.

Dear Sir or Madam:

The Henrietta Town Board approved the above referenced Application at the Special Use Permit Hearing held on June 27, 2018.

Please be advised that the above Application was approved with the following condition:

- 1) Production area is not expanded towards or into the protected wetlands, waterway, or wetland buffer.

Please be advised that this approval is subject to compliance with all comments made by the Fire Marshal/Building Inspector, the Director of Engineering/Planning, and any other concerned agencies.

This approval shall become null and void if no application for the appropriate permit or certificate is made within one year after the approval becomes final as set forth in Town Code Section §295-54 (B).

Also, be advised that this approval is further subject to compliance with all comments made and received during the Special Use Permit Hearing, as per the official Minutes of Record. Enclosed please find a copy of the Special Use Permit Resolution.

Should you have any questions or concerns, please contact the Building and Fire Prevention Department at (585) 359-7060.

Sincerely,

A handwritten signature in blue ink that reads "J.L. Miranda".

Jennifer L. Miranda
Deputy Town Clerk and Receiver of Taxes

xc: Town Board / Peter C. Minotti, Deputy Town Supervisor / Building Department / Engineering Department / File

AS ACTED UPON DURING A DULY NOTICED OPEN SPECIAL USE PERMIT MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON JUNE 27, 2018 AT 6:45 P.M.

On Motion of
Supervisor Schultz

Seconded by
Councilman Page

WHEREAS Dolomite Products Company Inc., located at 1260 Jefferson Road in the Town of Henrietta has submitted Special Permit Application No. 2018-007 to construct a new asphalt production tower with a height of 75' whereas Town Code only permits a height of 40', in an Industrial Zoned District, Tax Account No. 162.07-1-7.11, or as more particularly described in plans on file in the Town Clerk's Office, and

WHEREAS, the Town Board tabled the application at the June 13, 2018 Special Use Permit Meeting until Dolomite had sufficiently addressed concerns raised by the County in a letter received that day with respect to wetlands, monumentation, and right-of-way work, and

WHEREAS, the Town Board has determined that Dolomite has adequately addressed all of the concerns raised by the County.

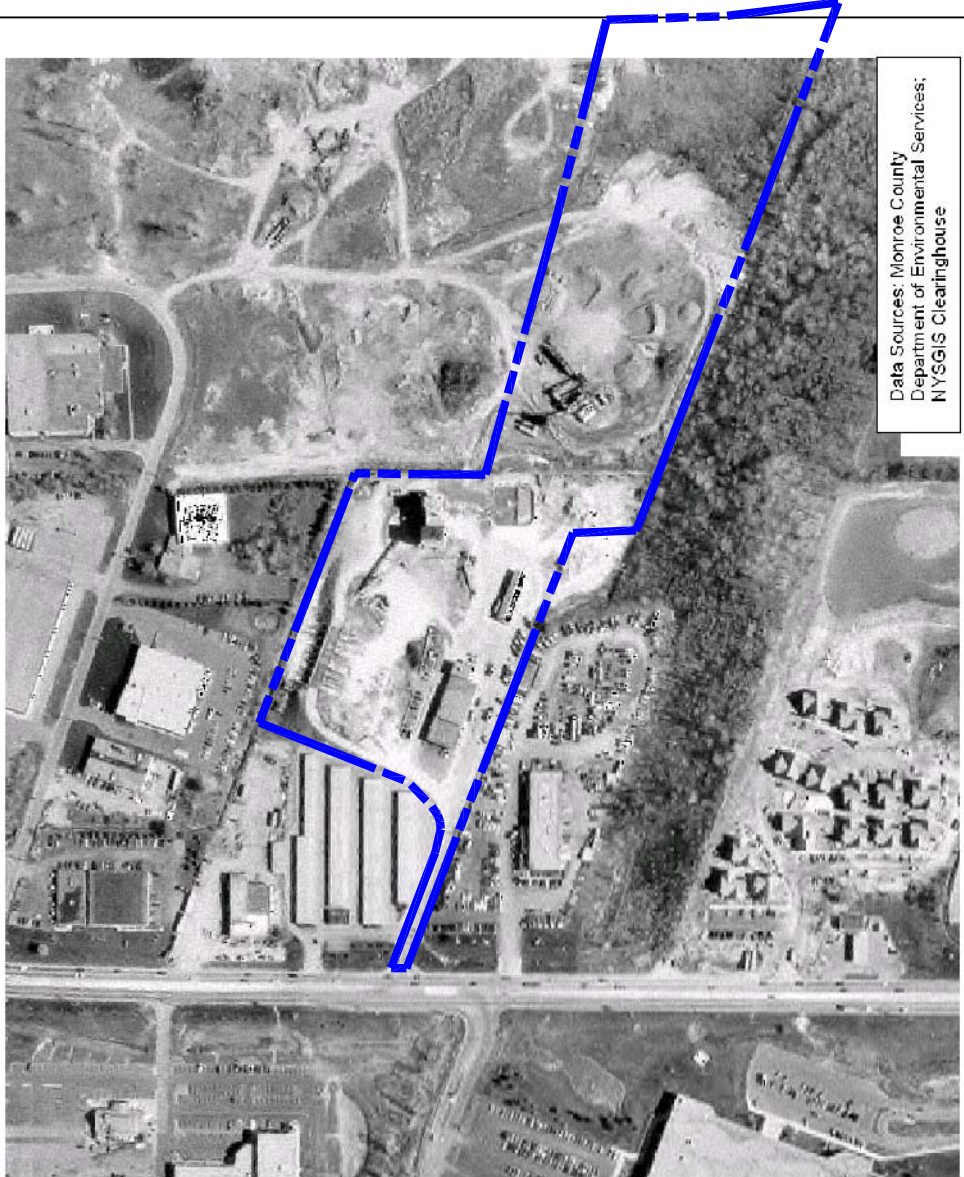
THEREFORE, BE IT RESOLVED, that after considering the factors pursuant to the Henrietta Town Code provisions relating to Special Use Permits, the Town Board hereby approves Special Permit Application No. 2018-007 allowing the asphalt production equipment at a height of 75' with the stipulation that Dolomite not expand its production area towards or into the protected wetlands, waterway, or wetland buffer.

Duly put to a vote:

Councilman Page	voting	Aye
Councilman Adair	voting	Aye
Councilman Barley	voting	Aye
Councilman Stafford	voting	Aye
Supervisor Schultz	voting	Aye

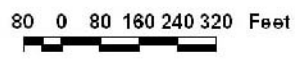
Carried





Data Sources: Monroe County
Department of Environmental Services;
NYSGIS Clearinghouse

Ridgeland Rd. at Jefferson Rd.
Henrietta, NY
1988

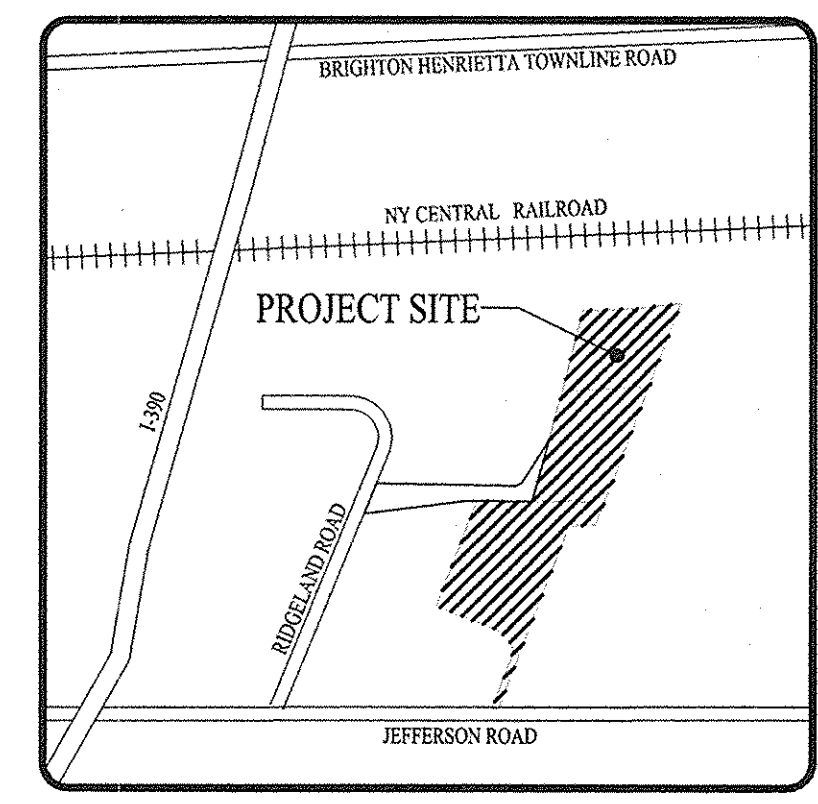


JEFFERSON ROAD NYS RTE 252
(RIGHT-OF-WAY VARIES)

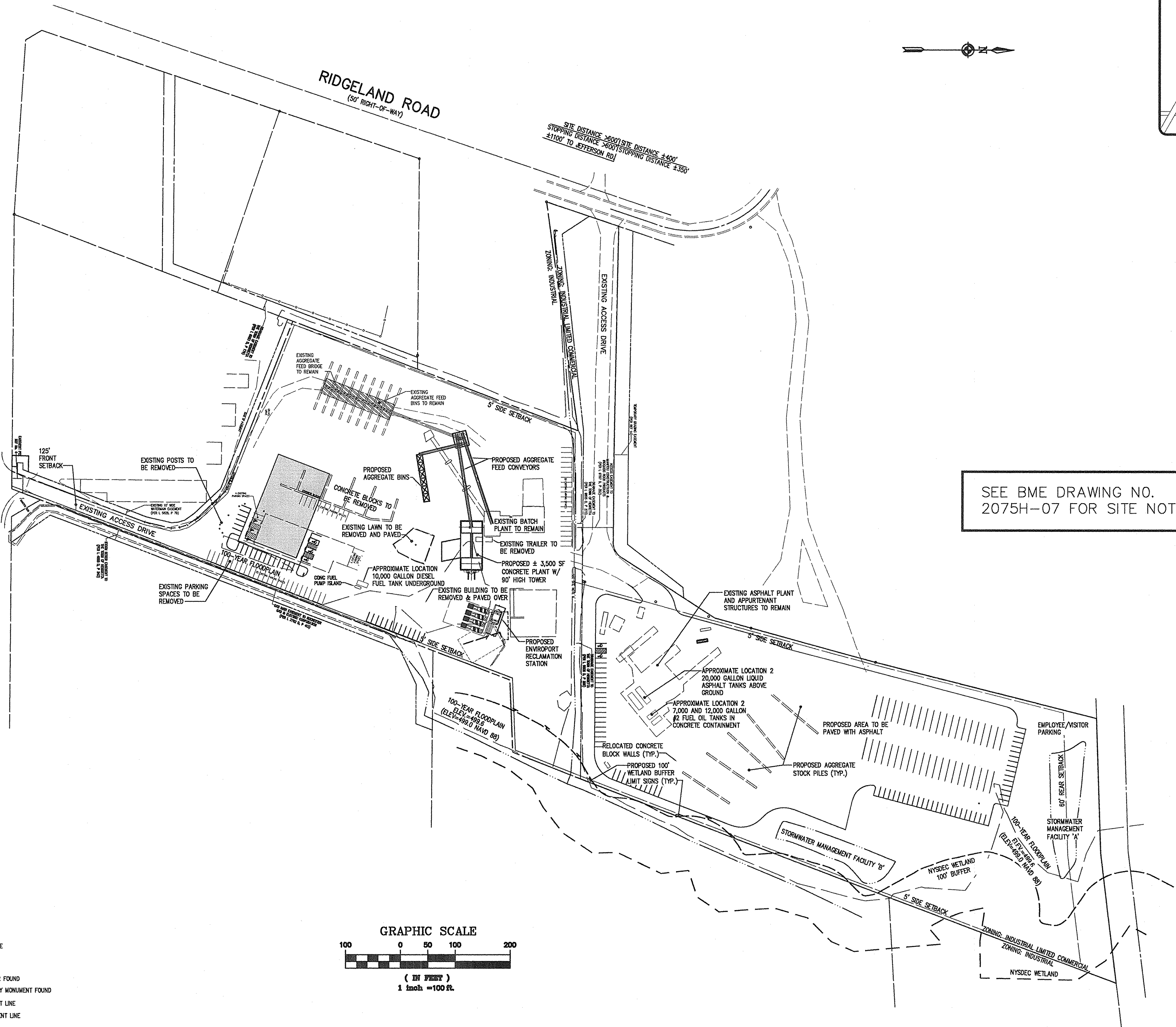
125' FRONT SETBACK

RIDGELAND ROAD
(50' RIGHT-OF-WAY)

SITE DISTANCE 360' SITE DISTANCE 440'
STOPPING DISTANCE 300' STOPPING DISTANCE 335'
SITE DISTANCE 300' STOPPING DISTANCE 335'
STOPPING DISTANCE 310' TO JEFFERSON RD



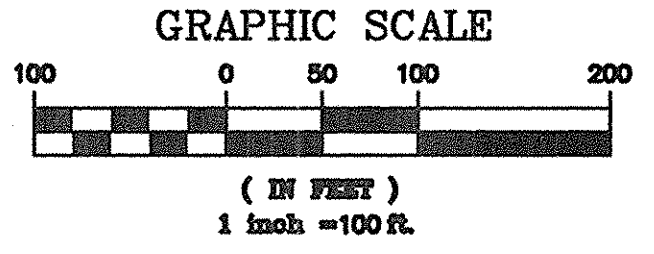
LOCATION MAP
NOT TO SCALE



SEE BME DRAWING NO.
2075H-07 FOR SITE NOTES

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- △ CONCRETE HIGHWAY MONUMENT FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE



9	REVISION PER TOWN ENGINEER COMMENTS	1/03/11	MTD
8	REVISION PER CLIENT AND TOWN COMMENTS	12/20/10	MTD

7	REVISION MAINTENANCE BUILDING LOCATION PER CLIENT	12/14/10	MTD
6	REVISION ENVIROPORT LOCATION PER CLIENT	4/22/09	MCB
5	REVISION PER TOWN ENGINEER COMMENTS	1/12/09	MCB
4	REVISION PER TOWN ENGINEER COMMENTS	10/03/08	MCB
3	REVISION PER TOWN ENGINEER COMMENTS	9/07/08	MCB
2	REVISION PER TOWN ENGINEER COMMENTS	6/24/08	MCB
1	REVISION PER TOWN ENGINEER COMMENTS	3/25/08	MCB

10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
585-377-7360
FAX 585-377-7309



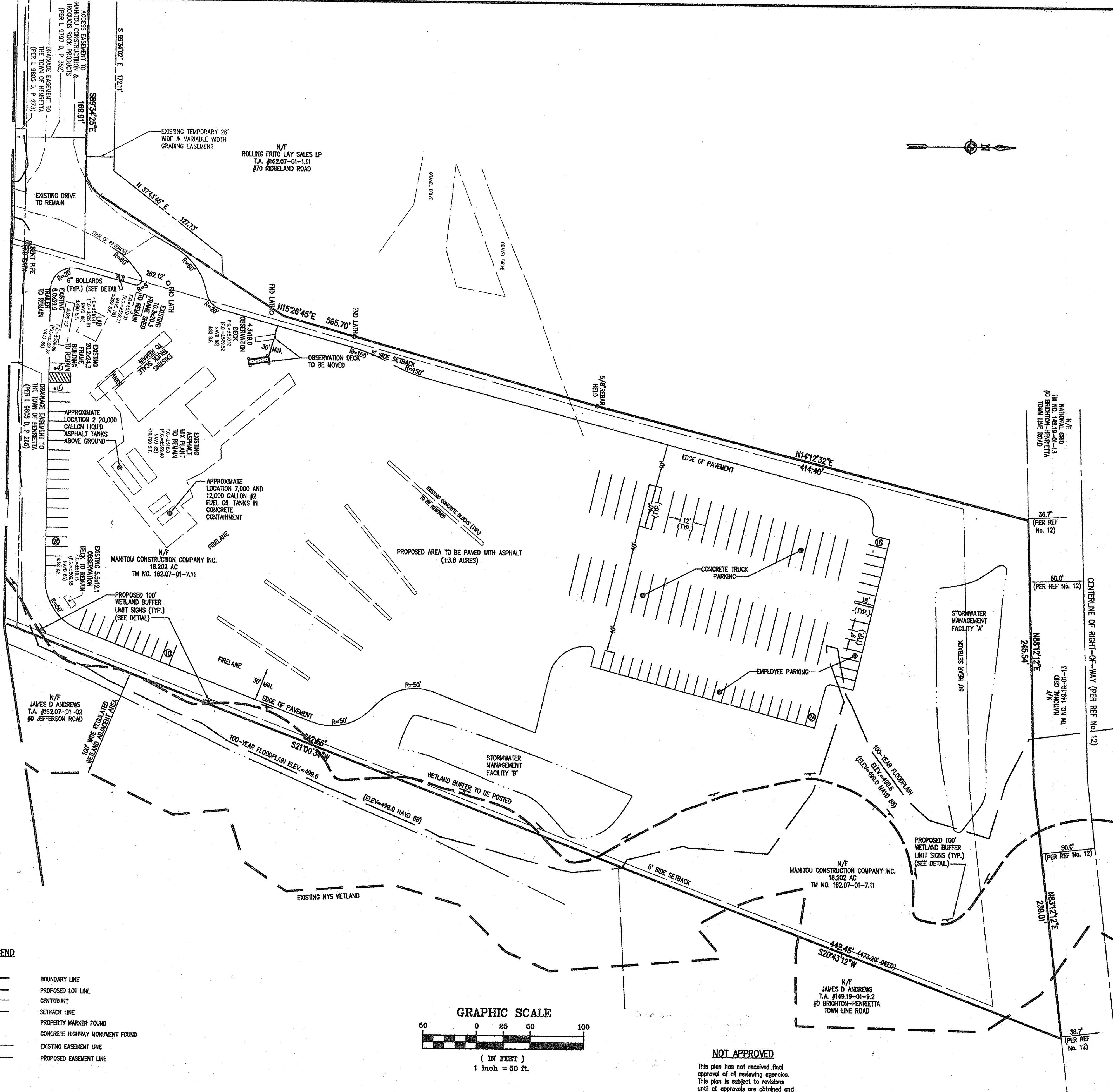
MANITOU CONSTRUCTION COMPANY
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK
MANITOU CONCRETE PLANT
1280 JEFFERSON ROAD
ROCHESTER, NEW YORK 14623
PHONE 585-7610

PROJECT	LOCATION	CLIENT	DRAWING TITLE
PROJECT MANAGER	DATE	PROJECT ENGINEER	DATE
DB ELDRD	DATE	DB ELDRD	DATE
DRAWN BY	DATE	M. BOGOLJEVSKI	DATE ISSUED
SCALE	1"=100'	DECEMBER 2007	
PROJECT NO.	2075H		
DRAWING NO.	06		

PHELPS AND GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN OF HENRIETTA, 3RD RANGE, TOWN LOT 4, TAX MAP NUMBERS 149.19-01-12 & 162.07-01-12

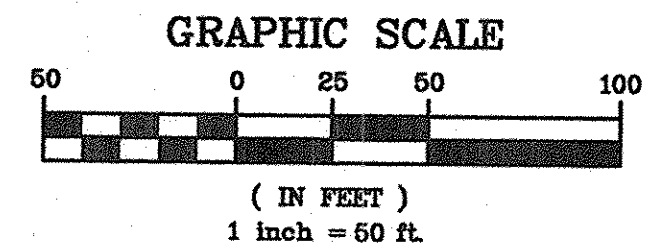


MATCHLINE SEE DRAWING NO. 2075H-07

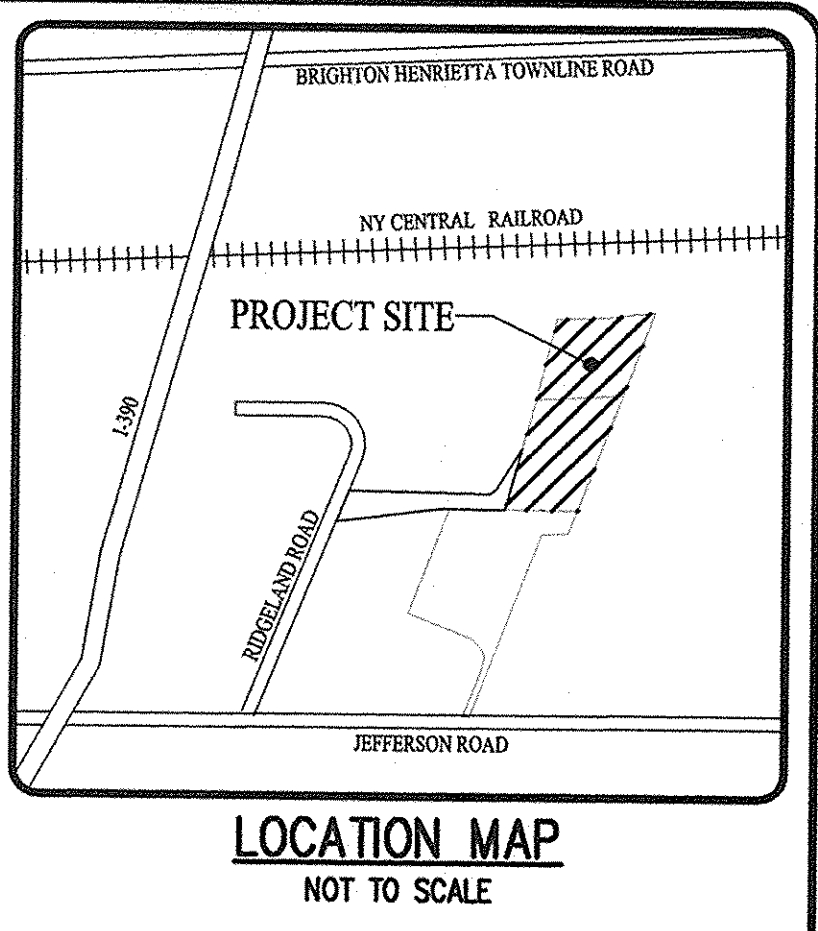


LEGEND

- BOUNDARY LINE
- - - - PROPOSED LOT LINE
- +—+ CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- △ CONCRETE HIGHWAY MONUMENT FOUND
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE



NOT APPROVED
 This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



Drawing Alteration
 The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
 "It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way, if on item bearing the seal of an engineer or land surveyor is altered, the signing engineer or land surveyor shall file to the firm his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	DATE	BY	REVISIONS
7	1/03/11	MTD	REVISED PER TOWN ENGINEER COMMENTS
6	12/14/10	MTD	REVISED MAINTENANCE BUILDING LOCATION PER CLIENT
5	1/12/09	MCB	REVISED PER TOWN ENGINEER COMMENTS
4	10/03/08	MCB	REVISED PER TOWN ENGINEER COMMENTS
3	8/07/08	MCB	REVISED PER TOWN ENGINEER COMMENTS
2	6/24/08	MCB	REVISED PER TOWN ENGINEER COMMENTS
1	3/25/08	MCB	REVISED PER TOWN ENGINEER COMMENTS

10 LIFT BRIDGE LANE EAST
 FAIRPORT, NEW YORK 14450
 TEL: 585-377-7000
 FAX: 585-377-7008

BME ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS
 LANDSCAPE ARCHITECTS



SEE BME DRAWING NO. 2075H-07 FOR SITE NOTES

SOUTH CENTRAL PURE WATERS DISTRICT

Review Number: 627
 Conforms To Monroe County
 Pure Waters Master Plan

Mark S. Bogojewski 1/13/11
 Signature

APPROVALS

BY: *Patricia C. Williams* DATE: 01-11-2011
 PLANNING BOARD CHAIRMAN

BY: *Mark S. Bogojewski* DATE: 1/11/11
 DIRECTOR OF ENGINEERING AND PLANNING

MANITOU CONSTRUCTION COMPANY
 TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK
 MANITOU CONCRETE PLANT
 1300 JEFFERSON ROAD
 ROCHESTER, NEW YORK 14623
 PHONE 381-7010

SITE PLAN

PROJECT: _____ LOCATION: _____ CLIENT: _____ DRAWING TITLE: _____

PROJECT MANAGER DATE
 D.B. ELDRED

PROJECT ENGINEER DATE
 D.B. ELDRED

DRAWN BY DATE
 M. BOGOJEWSKI

SCALE DATE ISSUED
 1"=50' DECEMBER 2007

PROJECT NO. **2075H**
 DRAWING NO. **08**
 (SHEET 2 OF 2)

HELPS AND GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN OF HENRIETTA, 3RD RANGE, TOWN LOT 4, TAX MAP NUMBERS 148.19-01-12 & 162.07-01-12