



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

Appeal No. SP-2021-061
Date 10/8/21

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) Dudley L. Pease

Applicant
Business Name: F.B. Pease Company

Contact Info: [REDACTED]

[MAILING ADDRESS: P.O. Box 93178 Rochester, New York 14692-8178]

Business Address: 1450 East Henrietta Road Rochester New York 14623

Property Owner: F.B. Pease, Inc.

c/o Douglas A. Fisher, Esq. P.O. Box 14603 Rochester, NY 14603

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

1450 East Henrietta Road Town of Henrietta New York 14623

263200 162.06-1-3 Industrial

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: 25 Subsection: A Paragraph: (15) of the Zoning Ordinance.

Description of Proposal: Purpose of application is for ancillary industrial support in the form of vehicle storage in an industrial zone. Some vehicles are awaiting repair by tenant Sherman Auto, where COVID-19 has caused supply line unavailability for parts. Other vehicles have various usage roles by owner of factory at site. Elongated site faces East Henrietta Road on its short dimension. View of site from road is of lawn and trees. On north side is a raised railroad embankment and a

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

high-voltage power line. Many trees surround balance of land. Majority of land is east of / behind factory building, where some trees have recently been cleared for vehicle storage purpose. Proposed storage area will continue to be hidden from view by anyone not on the site.

Signature of Owner or Leasee: Dudley L. Pease

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: _____

J. Fried Received By 11/10/21 Date of Meeting TBD. Time
(unless rescheduled)

Janine Fried

From: Douglas Fisher <[REDACTED]>
Sent: Tuesday, October 12, 2021 4:56 PM
To: Janine Fried
Subject: Letter of Intent re Special Use Permit Application of F.B. Pease Company / Dudley L. Pease re 1450 East Henrietta Road

Douglas A. Fisher, Esq.
P.O. Box 30592
Rochester, New York 14603

[REDACTED]
October 8th, 2021

Town Board
Town of Henrietta
c/o Janine Fried
Office of Building & Fire Prevention
475 Calkins Road
Henrietta, New York 14467

**Re: Letter of Intent re Special Use Permit Application of
F.B. Pease Company / Dudley L. Pease re 1450 East Henrietta Road**

To the Town Board:
owner

My client, Applicant F.B. Pease, by owner/President Dudley L. Pease, owns the F.B. Pease factory at 1450 East Henrietta Road, which for multiple generations has manufactured its unique apple paring and coring machines for sales worldwide.

In addition to the apple device manufacturing, the factory building houses a tenant, Sherman's Auto Service, which repairs vehicles, owned by the general public or by his landlord/owner.

During the Covid-19 pandemic, major supply chain issues nationally have clogged substantially the availability of automobile parts, which has led to an unanticipated amount of vehicle storage at the subject site.

Inasmuch as more than adequate area exists on the site for this vehicle storage, Applicant seeks a Special Use Permit for this ancillary support purpose.

The factory site at 1450 East Henrietta Road consists of approximately two (2) acres, located on the southern boundary by a Niagara Mohawk high-power transmission line and by an embankment of the Conrail railroad operation.

Woods surround the balance of the subject site, with a lawn on the short dimension of the property that faces NYS Route 15-A / East Henrietta Road, shown here at the left side of the aerial photograph.

1450 East Henrietta Road



Aerial orthogonal photograph outlining the subject property, dated February 2021, by LandTech, located at 1105 Ridgeway Avenue, Rochester, New York 14615. Accompanying version of this image outlines the proposed vehicle storage section of this site, which is in the lower portion of the right half of the property.

The majority of land is behind the factory building, not visible from the roadway, where some trees have recently been cleared for vehicle storage purpose. Proposed storage site there will continue to be hidden from view by anyone not on the site.

In addition to the apple device manufacturing, the factory building houses tenant Sherman's Auto Service, which repairs vehicles that are owned either by his landlord/owner, Dudley Pease, or by members of the general public.

During the pandemic, major supply chain issues have clogged the availability of automobile parts, which has led to an unanticipated amount of vehicle storage necessitated at the subject site.

More than adequate area exists on the site for this vehicle storage, in a manner that shields it from viewing by any off-site observer.

Town criteria to be observed:

- A. Scale of use involved is a minor percentage of the land. Its character is ancillary to the Industrial use in the Industrial Zone.
- B. As such, the use is implicit in the Comprehensive Plan.
- C. The use is implicit in the Comprehensive Plan.
- D. The passive nature of storage renders any nuisance concept not applicable.
- E. This passive storage is not a traffic generator that involves non-site issues.
- F. Trees surrounding the proposed storage area shield all adjoining areas.
- G. Trees surrounding the proposed storage area shield all adjoining areas.
- H. No additional infrastructure support services would be necessitated.
- I. This passive storage is not a traffic generator that involves non-site issues.

Applicant seeks a Special Use Permit for this ancillary support purpose, and would very much appreciate its issuance.

Thank you!

Yours truly,

/ Douglas A. Fisher

Douglas A. Fisher, Esq.

