



**TOWN OF HENRIETTA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**  
**FOR AN AREA VARIANCE**

Appeal No. ZBA-2021-120

Date 12-1-2021

I (we) Erie Station 241, LLC of 75 Thruway Park Drive  
Name of Applicant / Business Business (Number & Street)

W. Henrietta, NY 14586 hereby appeal to the Zoning Board of Appeals from the decision  
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did  deny  grant a permit relating to the below property.

180 & 230 Thruway Park Drive	W. Henrietta	NY	14586
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
188.02-01-59.1 & 188.02-1-62.1			Industrial District
<small>Tax Map No.</small>			<small>Zoning District</small>

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) Section 240-3.C(1)  
Number Only (Do not quote the ordinance)

Description of Proposal: Area Variance to allow 3 entrances/exits from a single street frontage, per Henrietta Town Code  
Section 240-3.C(1). There are 2 existing entrances/exits on site and there is 1 proposed new entrance/exit.

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: C. MATAGNE Agent / Application: Michael Trojian

Reviewed by: CEM 140w hb Address: 75 Thruway Park Drive

Date of Meeting: 01-05-2022 W. Henrietta, NY 14586

Phone #: 585-334-4110

Email: [REDACTED]

Signature: [Signature]

NOTE: If signature is other than owner, written authorization from owner must accompany application

**ATIVE MUST BE PRESENT AT THE MEETING**  
**PRINT ALL INFORMATION**

**MOSSWORTH**



**TOWN OF HENRIETTA  
APPLICATION TO THE ZONING BOARD OF APPEALS  
FOR AN AREA VARIANCE**

Appeal No. ZBA-2021-121

Date 12-6-2021

I (we) Elite Station 241, ICL of 75 Thruway Park Drive  
Name of Applicant / Business Business (Number & Street)

W. Henrietta, NY 14586 hereby appeal to the Zoning Board of Appeals from the decision  
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did  deny  grant a permit relating to the below property.

180 & 230 Thruway Park Drive	W. Henrietta	NY	14586
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
188.02-01-59.1 & 188.02-1-62.1			Industrial District
<small>Tax Map No.</small>			<small>Zoning District</small>

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) Section 295-44.A  
Number Only (Do not quote the ordinance)

Description of Proposal: Area Variance for a reduced number of required parking spaces, per Henrietta Town

Code Section 295-44.A. The number of proposed parking spaces for th e site is 786.

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: C. MATAGNE Agent / Application: Michael Trojan

Reviewed by: C.E.M. [Signature] Address: 75 Thruway Park Drive

Date of Meeting: 01-05-2022 W. Henrietta, NY 14586

Phone #: 585-334-4110

Email: [Redacted]

Signature: [Signature]  
NOTE: If signature is other than owner, written authorization from owner must accompany application

**MOSSWORTH**

**ACTIVE MUST BE PRESENT AT THE MEETING  
PRINT ALL INFORMATION**



**TOWN OF HENRIETTA  
APPLICATION TO THE ZONING BOARD OF APPEALS  
FOR AN AREA VARIANCE**

Appeal No ZBA-2021-122

Date 12-6-2021

I (we) Erie Station 241, LLC of 75 Thruway Park Drive  
Name of Applicant / Business Business (Number & Street)

W. Henrietta, NY 14586 hereby appeal to the Zoning Board of Appeals from the decision  
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did  deny  grant a permit relating to the below property.

180 & 230 Thruway Park Drive	W. Henrietta	NY	14586
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
188.02-01-59.1 & 188.02-1-62.1		Industrial District	
<small>Tax Map No.</small>		<small>Zoning District</small>	

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 295-28.C  
Number Only (Do not quote the ordinance)

Description of Proposal: Area Variance for a reduced rear setback along the adjoining property line to the New York

State Thruway, per Henrietta Town Code Section 295-28.C. The proposed setback is +/- 59.5' <sup>(ACE)</sup> for the proposed building.

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: C. MATTAGNE Agent / Application: Michael Trojan

Reviewed by: H. Wilson CEM Address: 75 Thruway Park Drive

Date of Meeting: 01-05-2022 W. Henrietta, NY 14586

Phone #: 585-334-4110

Email: [REDACTED]

Signature: [Signature]

NOTE: If signature is other than owner, written authorization from owner must accompany application

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING  
PLEASE PRINT ALL INFORMATION

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

Please refer to Letter of Intent

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance.

Please refer to Letter of Intent

- 3) Whether the requested area variance is substantial.

Please refer to Letter of Intent

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Please refer to Letter of Intent

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Please refer to Letter of Intent

**Statement of Applicant and Owner with Respect to Reimbursement  
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Erie Station 241, LLC

By: Michael Trojian

Title: Dir of Commercial Prop

Dated: 12/1/2021

Signed: 

Owner: Same as above

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_





December 1, 2021  
*Revised December 13, 2021*

Zoning Board of Appeals  
Town of Henrietta  
475 Calkins Road  
Henrietta, NY 14467

**Re: Area Variance Request** **2761**  
**Coopervision Expansion**  
**T.A. #188.02-01-62.1 & 188.02-01-59.1 (Lot AR-4 & BR-3)**

Dear Board Members:

On behalf of Erie Station 241, LLC, the owner/applicant of 180 and 230 Thruway Park Drive (Lots BR-3 and AR-4 of the Konar Industrial Center), we submit the enclosed application requesting area variances for the development of the Coopervision Expansion on Lot AR-4 expanding into Lot BR-3. We request to appear at the January 5, 2022 Zoning Board of Appeals (ZBA) meeting. For your use and review, we enclose twelve (12) copies of the following application materials:

- Letter of Intent
- Zoning Board of Appeals Applications
- Table of Requested Variances
- Site Plan (BME Dwg #2761-03)
- Land Bank Parking Plan (BME Dwg # 2761-13)
- Statement of the Applicant and Owner with Respect of Professional and Consulting Fees
- Short Form EAF Part 1
- Application Fee: \$450 Check (\$250 + \$100/each additional variance)

The applicant is requesting area variances from Section 240-3.C(1), 295-28.C & 295-44.A of the Zoning Ordinance of the Town Code. The applicant is seeking relief to allow for three driveways on the site, a reduction in the parking requirement, and a reduction to the rear setback from 60' required to  $\pm 59.5'$ . The Coopervision Expansion project location is on property zoned I-Industrial.

The Coopervision Expansion project includes a proposed  $\pm 152,950$  square foot warehouse and office space addition to the west side of the existing building, located at 180 Thruway Park Drive between the NYS Thruway and Thruway Park Drive. The expansion project will extend the proposed building and development footprint from the westside of Lot AR-4 (existing tax parcel #188.02-01-62.1) into Lot BR-3 (existing tax parcel #188.02-01-59.1). The project area is zoned Industrial, and the proposal is a permitted use within the zoning district. The project will include a proposed lot consolidation of the two parcels, and an administrative resubdivision application has been submitted to the Town for review and approval to create a single 21.4-acre parcel for the site.

The facilities operations will require three driveways on site to better separate the truck traffic and the employee/visitor traffic. Proposed parking for the site was calculated based on the needs of the facility, which happens to be less than what the required parking is for the proposed use of the project. Reduction

to the required rear setback is proposed to allow a flush transition between the existing building and the proposed expansion.

Surrounding land uses include existing commercial/industrial uses to the west (eHealth Technologies), to the east (Snyder'S-Lance Inc.), and to the south (Vuzix Corporation), and the NYS Thruway to the north.

Under New York State Town Law §267-b, the Zoning Board of Appeals' consideration of an area variance shall take into consideration the benefit if the variance is granted, as weighed against the detriment to health, safety, and welfare of the neighborhood or community by such grant. In reaching that determination, the statute requires the Board to consider the following:

1. *Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by granting of the variance.*

The property is located in a well-developed industrial park surrounded by properties with similar uses and characteristics as our proposed project. The need for three driveways is based on the operational use of the project and is not out of character compared to the surrounding properties, especially since the project is the consolidation of two existing lots. The proposed parking has been calculated to fit the demand of the project and is consistent with the parking areas of the surrounding properties. This project being mostly warehouse space will not require large parking areas for employee/visitors. The setback request does not bring an undesirable change as it is a negligible distance and is not easily noticeable to surrounding properties. Because of the similarities to the surrounding area, the variances would not represent a detriment to the immediate neighboring properties.

2. *Whether the benefit being sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The size and operational use of this project will require the need for three driveways to safely separate truck traffic from other vehicle traffic within the site. Being that a part of this project is the consolidation of two existing lots into a single lot, the use could be allowed up to four driveways for this project. Seeing that the code only allows for two driveways per lot, the granting of the variance is the only way to allow this permitted use. Parking for the project has been calculated based on the demands for this project. The applicant has provided 565 parking spaces on site and an additional 221 parking spaces in land bank parking if needed. Granting of this variance is the only way to allow this permitted use since the parking space demand is less than the parking space requirement. The north wall of the expansion is required to be in line with the north wall of the existing building. Since the north wall of the existing building and the north boundary line are both in fixed positions, the proposed expansion falls short of the required rear setback distance by a negligible amount. The only method to allow for this permitted use is by the granting of the variance.

3. *Whether the requested variance is substantial.*

The variance requests three driveways for our proposed site where Section 240-3.C(1) notes only two driveways are allowed per lot. However, the project proposes the consolidation of two existing lots, which if kept separated, the code would allow for four driveways in the same area that we are requesting three driveways to occupy. Having the third driveway for the project will greatly increase safety on the site as the third entrance acts as a truck entrance/exit, giving separation between truck and employee/visitor traffic. Section 295-44.A requires the proposed use provide 1,029 parking spaces on site, which is greater than the actual demand of the proposed use. Being that the majority of the proposed use is warehouse space, the required number of parking spaces will not be needed based on the rotation of the work shifts and the actual employee count during each shift. It is required that the proposed expansion be setback at least

60' from the rear property line. The proposed expansion is provided a setback of ±59.8' from the rear property line due to site limitations. Being that the provided setback is less than 6 inches from the required setback distance, it is believed that this is not substantial.

4. *Whether the proposed variance will have an adverse effect or impact in the physical or environmental conditions in the neighborhood or district.*

Thruway Park Drive is a heavily developed area with a great percentage of the area being impervious cover to serve the various industries surrounding the project. Our request for the third additional driveway is consistent with the existing Thruway Park Drive conditions and will not have any adverse effects to the environmental conditions of Thruway Park Drive. This will also provide separation between truck and employee/visitor traffic creating a safer site operation. Parking is provided as needed based on the proposed use of the project and it stays consistent with the physical attributes of the surrounding area. Providing less parking than what is required decreases the amount of impervious cover and the area of disturbance on our site, which leads to not having an adverse effect on the environmental conditions compared to having the required parking spaces and impervious cover. The difference in the provided rear setback distance and the required setback distance for the proposed expansion is negligible and stays consistent with the physical conditions of Thruway Park Drive. The provided rear setback cause no adverse effect to the environmental conditions of the area.

5. *Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but not necessarily preclude the granting of the area variance.*

The need for the requested variances is the result of the user and their operations and existing site conditions. Granting of the requested variances allows the applicant to have a safe and efficient truck route through their site. It will also provide parking based the actual needs and use of the proposed building expansion. Granting the variance requested for the setback reduction will allow the applicant to keep their proposed building footprint and make a smooth expansion of the existing building on site.

The above information supports the position that the benefit being sought by the applicant is not at the detriment of the neighborhood, and the character of the neighborhood will not be adversely affected as a result of granting the variance.

If you require any additional information concerning this application prior to the January 5, 2022 meeting, please contact our office.

Sincerely,  
BME ASSOCIATES



Fredrick A. Shelley, L.S.

FAS:blr

Encl.

c: M. Trojian; Erie Station 241, LLC



**Statement of Applicant and Owner with Respect to Reimbursement  
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
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Applicant: Erie Station 241, LLC

By: Michael Trojian

Title: Dir of Commercial Prop

Dated: 12/1/2021

Signed: 

Owner: Same as above

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

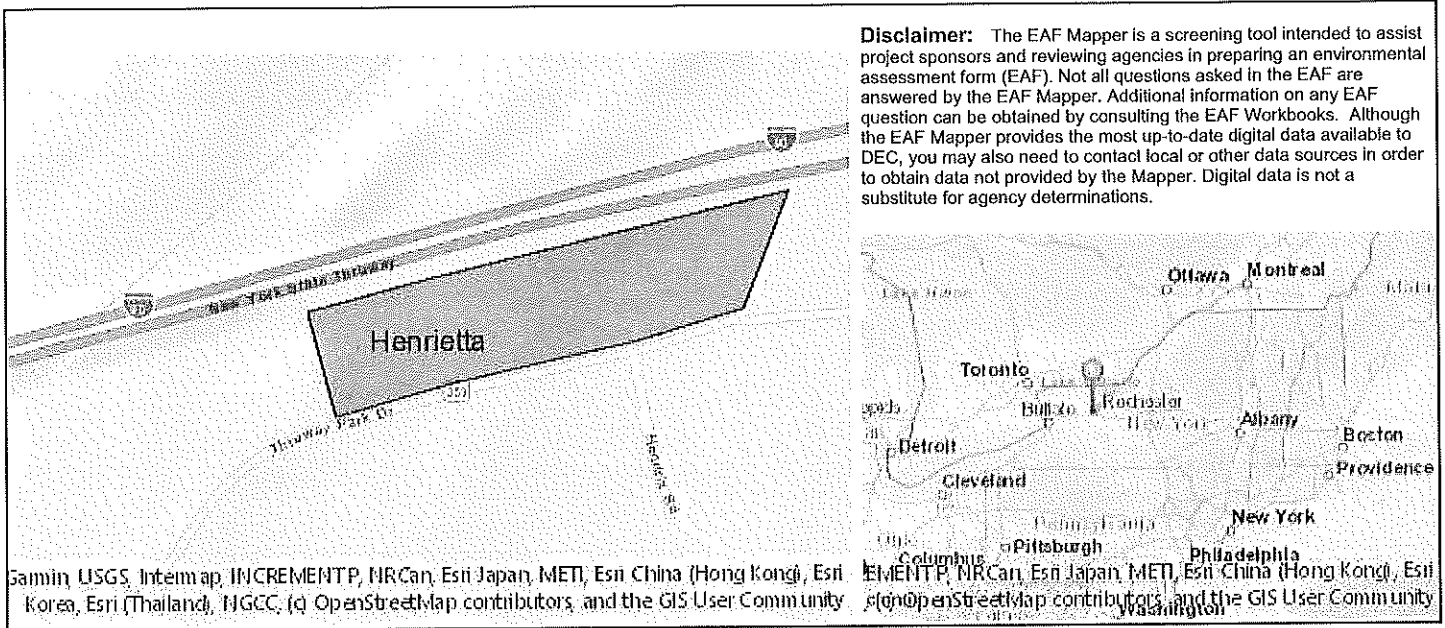
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Coopervision Expansion			
Project Location (describe, and attach a location map): 180 and 230 Thruway Park Drive, North side of Thruway Park Drive, at intersection of Thruway Park Drive and Becker Road			
Brief Description of Proposed Action: Requesting three (3) area variances to allow: - 3 Access Driveways for Coopervision Expansion Site - Variance from Town Code Section 240-3.C(1) - 59.5' Rear Setback - Variance from Town Code Section 295-28.C - Reduction to required parking spaces to 749 spaces - Variance from Town Code Section 295-44.A			
Name of Applicant or Sponsor: Erie Station 241 LLC		Telephone: 585-334-4110 E-Mail: [REDACTED]	
Address: 75 Thruway Park Drive			
City/PO: West Henrietta		State: NY	Zip Code: 14586
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board, Town Zoning Board, Town DPW, Monroe County Pure Waters, MCWA and MCDPH			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		21.4 acres	
b. Total acreage to be physically disturbed?		+/-7.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.4 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
A portion of site stormwater runoff will be directed to private-on-site bioretention/green infrastructure practices and will discharge along with remaining site runoff to an existing storm sewer system and regional stormwater facility.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water quality treatment with a surface area of +/- 0.5 acres		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>FREDERICK A. SHELLEY - BME ASSOCIATES</u> Date: 11/29/21		
Signature: <u><i>Frederick A. Shelley</i></u> Title: <u>Agent to Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



Coopervision Expansion		Table of Variances Requested	Henrietta, NY	12/1/2021	Project #: 2761
Location	Code Section	Description	Requirement	Proposed	Comments
1	295-28.C	Reduce Rear Setback	60'	±59.5'	
2	295-44.A	Parking Reduction	1,029	786	
3	240-3.C(1)	Allow three (3) driveway entrances/exits from a single street frontage	2	3	Two entrances/exits are existing, one entrance/exit is proposed

P:\2761\Drawings\Final\2761 Layout\_Base\_Parking.dwg

**COOPERVISION BUILDING:**

PROPOSED USE: ±152,950 S.F. WAREHOUSE/OFFICE EXPANSION  
 1-STORY WAREHOUSE: ±146,350 S.F.  
 2-STORY OFFICE: ±13,200 S.F. (±6,600 S.F. PER FLOOR)

**PARKING SPACE REQUIREMENTS:**

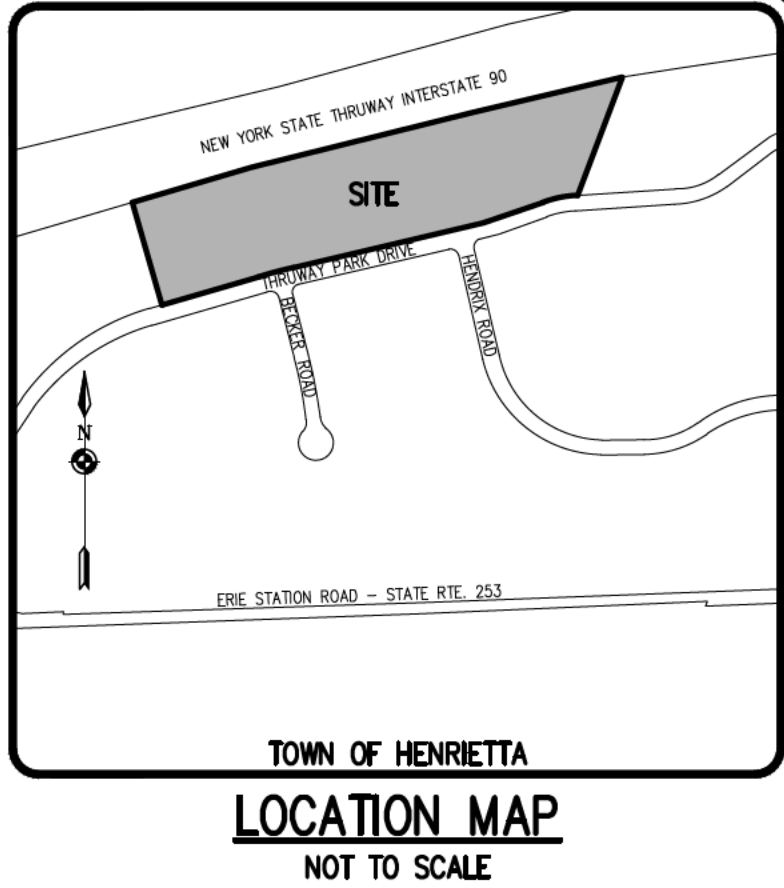
WAREHOUSE SPACE (1/400SF): 229,294 SF (EXISTING BUILDING) + 146,350 SF (EXPANSION) = 940 SPACES REQUIRED  
 OFFICE SPACE (1/300SF): 13,256 SF (EXISTING BUILDING) + 13,200 SF (EXPANSION) = 89 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 1,029 SPACES (INCLUDING 20 ACCESSIBLE SPACES)

EXISTING PARKING ON SITE = 361 SPACES (INCLUDING 13 ACCESSIBLE SPACES)  
 PROPOSED ADDITIONAL PARKING = 177 SPACES (LESS 31 EXISTING SPACES, INCLUDING 2 ACCESSIBLE SPACES)  
 TOTAL PARKING PROVIDED = 507 SPACES (INCLUDING 15 ACCESSIBLE SPACES, 11 REQUIRED)

LAND BANK PARKING TO BE PROVIDED = 242 PARKING SPACES  
 TOTAL PARKING TO BE PROVIDED ON SITE = 749 PARKING SPACES

ALL AREA VARIANCES FROM TOWN CODE CHAPTER 295 ARTICLE VII SECTION 295-44.A WILL BE REQUESTED FROM THE HENRIETTA ZONING BOARD OF APPEALS FOR THE REQUESTED PARKING REDUCTION.

SEE BME DWG. #2761-02 FOR THE RE-SUBDIVISION OF LANDS AND SURVEY NOTES & REFERENCES.



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 an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

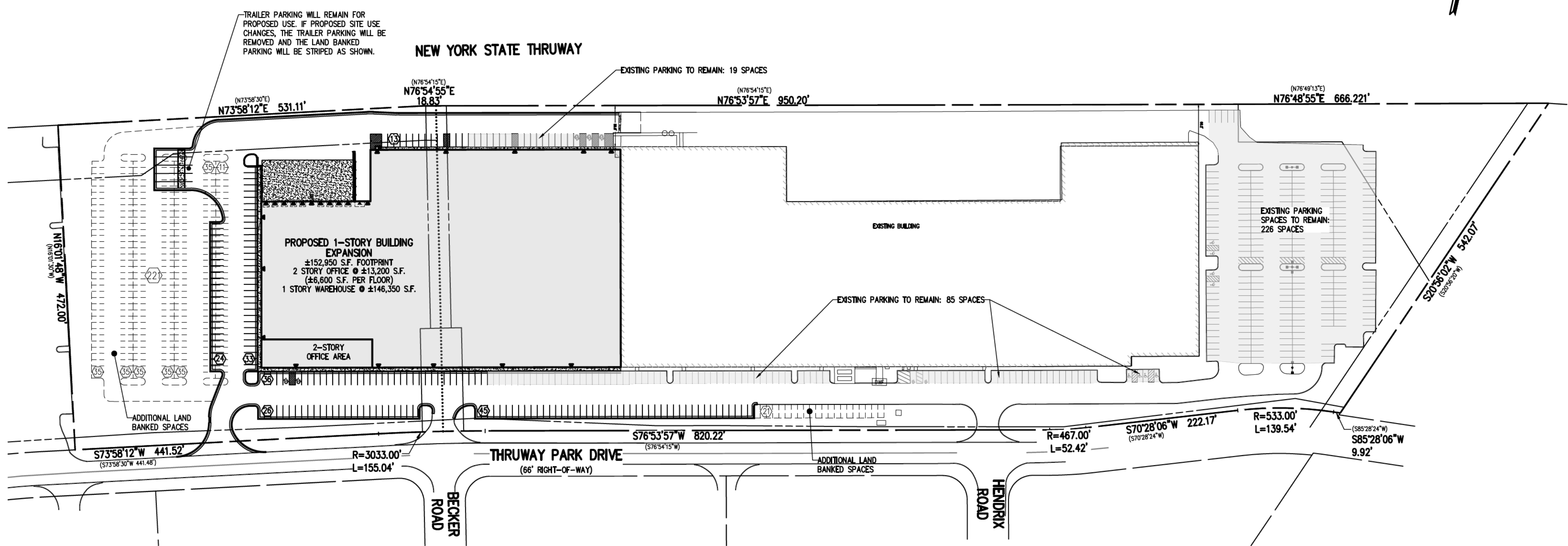
NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 10 LIFT BRIDGE LANE EAST  
 HENRIETTA, NY 14450  
 WWW.BMEGROUP.COM  
 PHONE: 585-377-7260  
 FAX: 585-377-7309



**COOPERVISION EXPANSION**  
 TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE  
 ERIE STATION, 241, LLC  
 25 THRUWAY PARK DRIVE  
 W. HENRIETTA, NY 14586  
 PRELIMINARY/FINAL  
 LAND BANK PARKING PLAN

PROJECT: COOPERVISION EXPANSION  
 LOCATION: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE  
 CLIENT: ERIE STATION, 241, LLC  
 PROJECT NO.: 2761  
 DRAWING NO.: 13



PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 21 & 23, TAX MAP NUMBER 188.02-01-58.1, 188.02-1-62.1





## Authorization to Make Application

I, Michael Trojian (Erie Station 241 LLC), authorize

BME Associates, P.C.

to act as my agent to make application(s) to the Town of Henrietta for the purpose of

Site Plan, Area Variance, and Subdivision applications and any other required approvals,

for the properties that I own located at 180 & 230 Thruway Park Drive, West Henrietta,

NY 14586.

  
\_\_\_\_\_  
Signature

November 16, 2021

\_\_\_\_\_  
Date

## Authorization to Make Application

I, MICHELE BOSTA (Coopervision Inc.), authorize

BME Associates, P.C.

to act as my/our agent for application(s) to the Town of Henrietta for the purpose of

Site Plan, Area Variance, and Subdivision applications and any other required approvals,

for the properties that we lease 180 Thruway Park Drive, West Henrietta, NY 14586.

Signature



Date

11/16/2021