



TOWN OF HENRIETTA  
County of Monroe  
State of New York

475 Calkins Road, Rochester, NY 14623  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

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

Revised

Appeal No. SP 2023-024  
Date 11/15/2023

Applicant: LandTech - John Sciarabba \_\_\_\_\_  
Name \_\_\_\_\_ Email \_\_\_\_\_

1105 Ridgeway Avenue Rochester NY 14615 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

Business Owner: West Sunset Development LLC - Alex Voronin \_\_\_\_\_  
Name \_\_\_\_\_ Email \_\_\_\_\_

100 Mushroom Blvd. Rochester NY 14623 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

Business Name: Same as above \_\_\_\_\_

Business Address: Same as above \_\_\_\_\_

Property Owner: Same as above \_\_\_\_\_  
No. & Street City State Zip Code  
Name \_\_\_\_\_ Email \_\_\_\_\_

Architect/Engineer: LandTech - John Sciarabba \_\_\_\_\_  
No. & Street City State Zip Code Phone Number  
Name \_\_\_\_\_ Email \_\_\_\_\_

1105 Ridgeway Avenue Rochester NY 14615 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

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

West Henrietta Road Henrietta NY 14623  
No. & Street City State Zip Code  
202.01-2-2.001 Rural Residential  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: NA

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

Article: 295 Section: 19 Subsection: A Paragraph: 10 of the Zoning Ordinance.

Description of Proposal: This application consists of two 26 unit apartment buildings (40' high) & three (4 unit) ranch style apartment buildings with related typical infrastructure and utilities.

Eight units will be designed to accommodate the hearing impaired.

Multiple Dwelling Applications – Dwelling Units per Acre: 6

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

Printed Name: John Sciarabba Signature: \_\_\_\_\_

TWenzel \_\_\_\_\_ 12/20/23 \_\_\_\_\_ 6:00 pm \_\_\_\_\_  
Received By Date of Meeting\* Time  
(unless rescheduled)

\*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.



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

Appeal No. SP2023-045

Date 11/15/23

Applicant: LandTech - John Sciarabba \_\_\_\_\_  
Name Email

1105 Ridgeway Avenue Rochester NY 14615 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

Business Owner: West Sunset Development LLC - Alex Voronin \_\_\_\_\_  
Name Email

100 Mushroom Blvd. Rochester NY 14623 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

Business Name: Same as above

Business Address: Same as above

Property Owner: Same as above \_\_\_\_\_  
No. & Street City State Zip Code  
Name Email

Architect/Engineer: LandTech - John Sciarabba \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

1105 Ridgeway Avenue Rochester NY 14615 \_\_\_\_\_  
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202.01-2-2.001 Rural Residential  
Tax Map No. Zoning District

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

West Henrietta Road Henrietta NY 14623  
No. & Street City State Zip Code

If property is under a purchase option, indicate date option expires: NA

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

Article: 295 Section: 8 Subsection: \_\_\_\_\_ Paragraph: \_\_\_\_\_ of the Zoning Ordinance.

Description of Proposal: The buildings proposed for this project are approximately 40 feet in height.

The code code has a maximum height of 35 feet in this zoning district. Therefore, A Special Permit is required for the 5 foot deviation of code to allow 40 foot tall buildings.

Multiple Dwelling Applications – Dwelling Units per Acre: NA

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

Printed Name: John Sciarabba

Signature: \_\_\_\_\_

T Wenzel

Received By

12/20/23

Date of Meeting\*  
(unless rescheduled)

6:00 pm

Time

\*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**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: LandTech

By: John Sciarabba

Title: President

Dated: July 25, 2023

Signed: 

Owner: West Sunset Development LLC

By: Alex Voronin

Title: Member

Dated: July 25, 2023

Signed: 

November 10, 2023

Project Number: 23292

Town of Henrietta  
475 Calkins Road  
PO Box 999  
Henrietta, NY 14467

Attn: Henrietta Town Board

RE: West Henrietta Road  
Special Permit

Supervisor Schultz and honorable Town Board members,

On behalf of West Sunset Development LLC, we submit the following for the consideration of two special permits to allow the construction of senior apartments on this site. The second special permit for two of the buildings to be constructed 40 feet high. This application was tabled at the September 13<sup>th</sup> Town Board meeting.

During that meeting the Town Board had some concerns over the proposed layout of the project and wanted confirmation on the proposed height of the 3 story structures. We have made the following significant changes to the Concept Plan:

- We have rotated the two 26 unit buildings 90 degrees, they now face each other.
- We removed one of the 4-unit ranch apartment buildings.
- The building setbacks to the adjacent properties have significantly increased.
  - 132 feet from our north property line **vs 100 feet from the original plan**
  - 111 feet from our south property line **vs 100 feet from the original plan**
  - 123 feet from our east property line ( 6500 W. Henrietta Road) **vs 60 feet**
  - 116 feet from the R.O.W to the Three-Story building
- We removed the parking areas and drive lanes adjacent to our north and south property lines.
- All pavement is at least 60 feet from any property line.
- Landscape buffering has been increased.

During the previous Town Board meeting we only had one member of the public speak regarding this project: the adjacent homeowner Mr. Mike Berardi (6500 West Henrietta Road). During the meeting Mr. Berardi agreed with the intended use “We’re not opposed to the idea of apartments & the seniors, everything that’s being said sounds good” but he has concerns regarding parking and the buildings being close to his property.

I reached out to Mr. Berardi in an attempt to review the updated Site Plan and to identify any other concerns or questions he may have had. Unfortunately, after a very brief conversation he stated that he had viewed the updated plan and did not wish to speak to me regarding the project.

One point of confusion was regarding the proposed height of the three-story buildings. The following is the section of Town Code regarding height and the definition of building height:

§ 295-8 **Building height limits.**

[Amended 2-27-2019 by L.L. No. 3-2019; 4-12-2022 by L.L. No. 8-2022]

No structure in a residential district shall exceed two stories of any kind above the basement, and no residential building shall exceed 21 feet in height from the top of the first floor of the first story to the ceiling of the second story. In the case of churches, schools and institutions of higher education, public hospitals, public libraries, municipal and special district buildings and apartment houses, no such structure, with the exception of barns and silos associated with a farm operation in a county agricultural district, shall exceed **35 feet** in height, except by special use permit granted by the Town Board, after a public hearing in accordance with the procedures set forth in Article **XII** of this chapter.

**BUILDING, HEIGHT OF**

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to a point midway between the highest and lowest point of the roof, except chimneys, spires, towers, elevator penthouses, tanks and similar permitted projections.<sup>[1]</sup>  
[Amended 2-27-2019 by L.L. No. 3-2019]

The building plans that are intended to be used for this project have the following building height elements:

- Top of the peak of the roof 48' 67/8"
- Mid-Points of the Roof 39' 10 3/8"

The proposed building does not meet the code and we are formally requesting a Special Permit for a building height of 40 feet. A copy of the Elevation of the proposed building has been added to the application package.

Attached please find the following information for your review:

- One copy of this letter of intent
- Four copies of the updated concept plan
- Four copies of the Special Permit applications
- Four copies of the building elevation
- The application Fee of \$ 150

Note: an electronic copy (format: .DWG, .PDF and/or .TIFF) of all application materials, including site plans, instrument survey maps, and colored renderings (medium: CD/DVD, USB Flash Drive, email: [drawings@henrietta.org](mailto:drawings@henrietta.org)) has been submitted

The applicate owns this 12.5+/- acre property located on the east side of West Henrietta Road approximately 772' south of Martin Road in the Rural Residential (RR-1) zoning district.

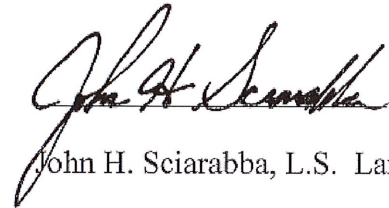
The parcel is well drained and has access to public sanitary sewer, water, gas and electric. West Henrietta Road is a State Route (15) and permits are required for the proposed driveways and utility crossings.

The application proposed a senior apartment project on this site consisting of the following elements:

- Two 3 story apartment buildings with 26 units in each
  - These buildings will have 12 garages.
  - The buildings will have elevators.
  - The buildings will have sprinkler fire protection.
- Three buildings with ranch style units
  - A minimum of eight units will be designed to accommodate the needs of the hearing impaired.
- Private driveway
- Landscape buffering along West Henrietta Road and along the neighbors
- Maintained open space for passive recreation.

We would like to be added to the December 20<sup>th</sup> Town Board agenda. In the meantime, please contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Sciarabba". The signature is fluid and cursive, with a large initial "J" and "S".

John H. Sciarabba, L.S. LandTech

July 26, 2023

Town of Henrietta  
475 Calkins Road  
PO Box 999  
Henrietta, NY 14467

Attn: Henrietta Town Board

RE: West Henrietta Road  
Special Permit

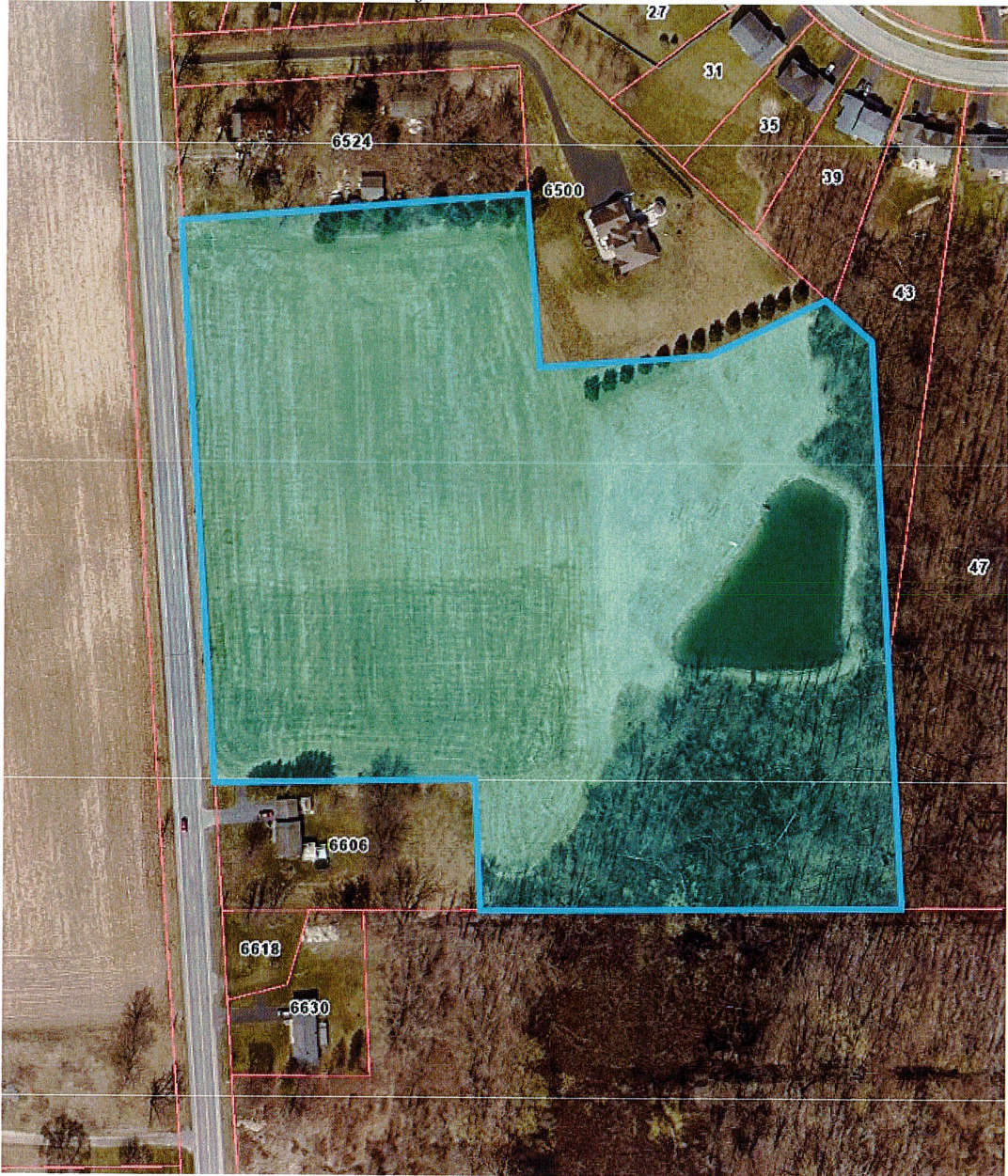
My name is Alex Voronin and I am a managing partner in West Sunset Development LLC. We have retained LandTech Surveying & Planning, LLC to prepare Site plans and gain approvals for our project. We authorize LandTech to sign all applicable forms, applications and represent us through the approval process.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a long, horizontal flourish.

Alex Voronin  
West Sunset Development LLC

Project Site





SCALE: 1"=50'	DATE: 9/5/23	DRAWN BY: KMS	CHECKED BY: JHS	PROJECT NUMBER: 23292	REVISIONS
					ODS
					MINOR EDIT
					11/9/23

**LEGEND**

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Forcemain	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	End section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Silt Fence	Utility manhole
Drainage Flow	Storm Sewer
Sump Pump Discharge	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)
	Record Map Info, "(R)"
	Typical Style "Typ"
	To Be Removed "TBR"
	Proposed "Pr."

**LINE STYLES**

Feature to be removed (Gray Line)

Existing Utility (Light Line Weight)

Proposed Utility (Heavier Line Weight)

**LOCATION MAP**

NOT TO SCALE

**GENERAL NOTES**

- Tax Account Number: 202.01-2-001, 202.01-2-002, 202.01-2-003, 202.01-2-004, 202.01-2-005
- Owner: West Sunset Development LLC.
- Site address: West Henrietta Road
- Total Area: 547,147± s.f. 12.561± Acres
- Total Soil Disturbance Area: 8.0± Acres
- This project is located in Town Lots 31 & 33, 4th Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
- This project is located within Other Areas—Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0343C, dated August 28, 2008.

**SURVEY REFERENCES**

- This topographic survey was prepared from notes of an Instrument Survey completed on February 11, 2021 by Landtech Surveying & Planning, PLLC.
- Site benchmark: South Property Line Fire Hydrant N.E. Bonnet Bolt Elevation = 683.46
- Liber 12442 of Deeds, Page 431.
- Liber 320 of Maps, Pages 74, 75, 76, & 77.
- The vertical datum is referenced to The North American Vertical Datum of 1988 (NAVD 88)

**ZONING NOTES**

RR - Rural Residential Zoning District (With Water/Sewer)

§ 295-10.1 Rural Residential District.

F. Area, width and setbacks. The following shall apply to lots served by both municipal water and sewer, and that are not within a state-certified, county-adopted agricultural district:

- Minimum lot area: two acres (may be smaller with open space incentive).
- Minimum lot width shall be 80 feet.
- Minimum front yard setbacks shall be 30 feet if located on a Town or private road or 50 feet if located on a county or state road.
- Minimum side yard setbacks shall be 10 feet on one side, 15 feet on the other side.
- Minimum rear yard setbacks shall be 30 feet.
- Each lot shall contain a minimum of 10,000 square feet of contiguous area for building and yard area free of wetlands, surface water or slopes over 15%.

**PROPOSED**

—Two 26 unit Buildings 52 Units  
 —Three 4 unit Buildings 12 Units  
 (8 units will be Wired for the Hearing Impaired)

64 Total Units  
 Code allows up to 62.4 Units

**PROPOSED PARKING**

—12 Two Car Garages  
 —12 One Car Garages  
 —58 Parking Spots  
 —8 Handicap Parking Spots

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



Underground Facilities Protective Organization  
 Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.  
 1-800-962-7962



# Short Environmental Assessment Form

## Part 1 - Project Information

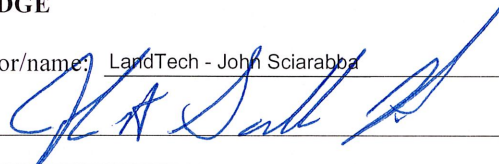
### Instructions for Completing

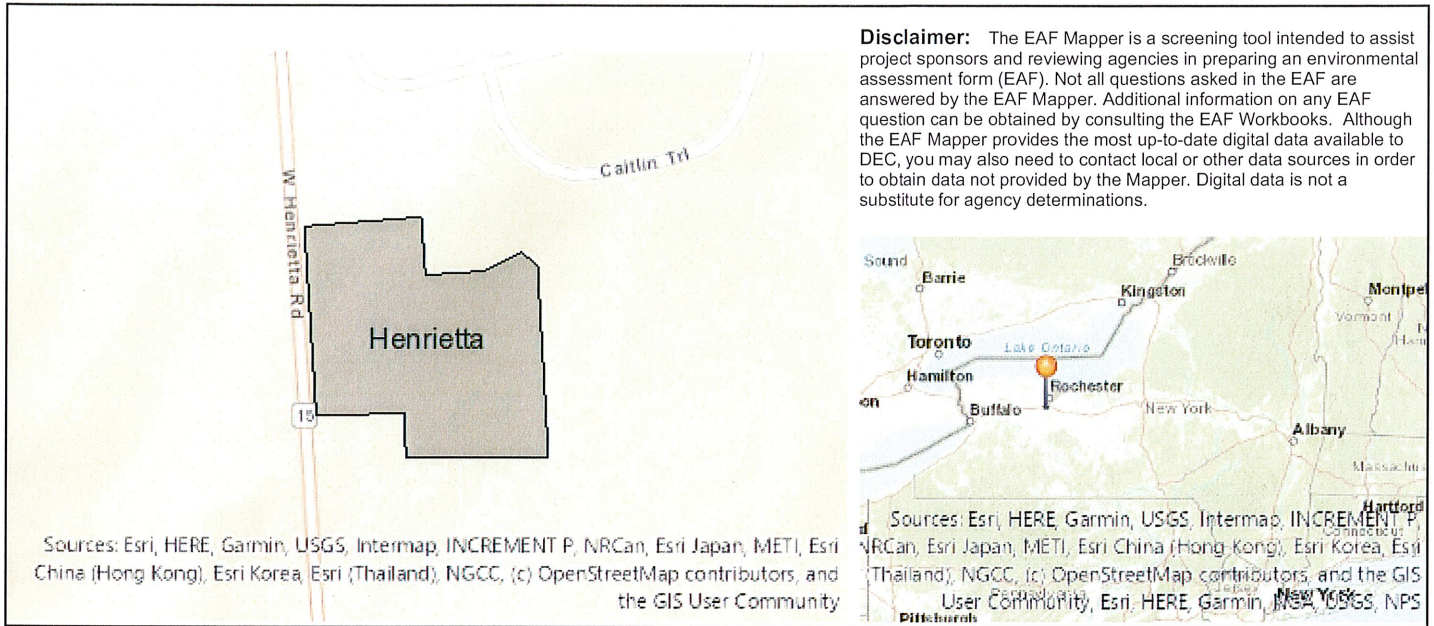
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: West Sunset Senior Housing			
Project Location (describe, and attach a location map): The property is located on the east side of West Henrietta Road approximately 772' south of Martin Road in the Rural Residential (RR-1) zoning district			
Brief Description of Proposed Action: The applicate owns this 12.5+/- acre property is located on the east side of West Henrietta Road approximately 772' south of Martin Road in the Rural Residential (RR-1) zoning district. The parcel is well drained and has access to public sanitary sewer, water, gas and electric. West Henrietta Road is a State Route (15) and permits are required for the proposed driveways and utility crossings.  The application proposed a senior apartment project on this site consisting of the following elements: • Two 3 story apartment buildings with 26 units in each Note: These two buildings will be 40 feet in height * Three 4 unit ranch Town homes * 8 units will be designed for the hearing and visually impaired			
Name of Applicant or Sponsor: LandTech - John Sciarabba		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 1105 Ridgeway Avenue			
City/PO: Rochester		State: NY	Zip Code: 14615
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 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 Board Special Permit, Planning Board approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.5 acres	
b. Total acreage to be physically disturbed?		7.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): wetlands			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>	
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: _____ A NYSDEC wetlands is located on the project site. No disturbance of the wetland or buffer is proposed as part of this application _____ _____	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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On site storm sewer and Storm water pollution prevention plan will be designed _____		
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>LandTech - John Sciarabba</u> Date: <u>11-09-23</u></p> <p>Signature: <u></u> Title: <u>Project engineer</u></p>		



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]	No
Part 1 / Question 20 [Remediation Site]	No