



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

CRAIG C. ECKERT
Deputy Town Supervisor

ROBERT BARLEY JR.
MICHAEL J. STAFFORD
MILLIE C. SEFRANEK
LISA S. BOLZNER
Council Members

Sent Via Email

December 17, 2021

Cade Krueger
DDS Companies
45 Hendrix Road
West Henrietta, NY 14586

Re: **Discussion Item: Clay Road East – Proposed Call Center** – Planning Board to discuss modifications made to a previously approved site plan for a proposed call center. Modifications include a reconfiguration of the building and a reduction in size to 83,000 S.F. located on Clay Road in an Industrial Zoned District. Tax Account No. 162.09-1-12. (Originally approved as Application No. 19-012 on June 27, 2019 for a 130,000 S.F. industrial building.)

Dear Mr. Krueger:

At a Planning Board Meeting held on December 14, 2021, the Henrietta Planning Board reviewed the revised site plans for the Clay Road East – Proposed Call Center. In addition to addressing all comments from the Town of Henrietta, the Planning Board noted the following:

- The applicant shall discuss with the Rochester-Genesee Regional Transportation Authority (RTS) the possibility of expanding the bus route to the call center or the private drive intersection located nearby or consider adding sidewalks along Clay Road or along the private drive.
- The applicant shall review with the Director of Engineering and Planning the proposed limits of disturbance compared to the original approval plans in an effort to disturb as little as possible while also ensuring a proper buffer between the facility and the adjacent apartment complex.

Should you have any questions, please contact me at (585) 359-7040 during normal business hours.

Respectfully,

Heather Voss
Deputy Town Clerk
Town of Henrietta

xc: Planning Board / Town Board / Engineering Department / Building Department / File

November 24, 2021

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

Attn.: Chris Martin – Director of Engineering and Planning

Re: **Clay Road East – Proposed Call Center**
T.A. # 162.09.1.12

Dear Mr. Martin:

On behalf of our client, Clay Road Properties, LLC of 45 Hendrix Rd, West Henrietta, NY 14586, we are submitting site development plans for a +/-11.96-acre parcel on the east side of the Clay Road Industrial Development adjacent to 342 Clay Road, located in an Industrial zoned district.

The proposed project consists of a +/-83,000 sf building, associated parking areas, water service connection, sanitary service connection, stormwater management facilities, site grading, lighting, and landscaping.

This site development package is a minor modification to the previously approved site development plan that was granted a negative SEQR declaration on June 27, 2019 and received final approval signatures in December of 2019. The modifications include reduced building footprint and overall project area with the same proposed use (call center).

Included in this development review package are the following:

1. This Letter of Intent
2. 2 – Full Size Plan Sets
3. 6 – Half Size Plan Sets
4. 8 – Half Size Architectural Elevations
5. 8 – Trip Generation Comparison Memorandum

We respectfully request to be placed on the agenda for the December 14th planning board meeting as a discussion item. If you have any questions or need any additional materials, please do not hesitate to contact me at 585-240-0582.

Sincerely,
DDS Engineering and Surveying, LLP



Cade A. Krueger
Project Manager



TOWN OF HENRIETTA

County of Monroe • State of New York
475 Calkins Road • P.O. Box 999 • Henrietta, N.Y. 14467-0999
(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

July 8, 2019

John Clarke
DDS Companies
45 Hendrix Road
West Henrietta, NY 14586

Re: **Application No. 19-012 Clay Road Industrial Site** – For final site plan approval for the construction of a 130,000 S.F. building located on Clay Road in an Industrial Zoned District. Tax Account Nos. 162.09-1-11 & 162.09-1-12. **(SEQR)**

Dear Mr. Clarke:

At a regularly scheduled Planning Board Meeting held on June 27, 2019, the Henrietta Planning Board approved the final site plan for the Clay Road Industrial Site.

With regard to Application No. 19-012, SEQR review indicates the Action under consideration is a Type I Action as per Section 617.4(b)(6)(iii). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will not have a significant effect on the environment and that a draft Environmental Impact Statement will not be required.

The Action under consideration is a site plan application by Clay Road Properties, LLC. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval for the construction of a 130,000 S.F. building located on Clay Road in an Industrial Zoned District. Tax Accounts Nos. 162.09-1-11 & 162.09-1-12.

All relevant areas of environmental concern were identified. Evaluation and examination were carefully made in relation of the existing conditions versus the proposed site improvements. It has been determined that there will be no adverse environmental effect as a result of the proposed Action.

Peter Minotti therefore made the motion that the Henrietta Planning Board make a Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Douglas Rivers seconded the motion. **(SEQR Approved.)**


A motion for final site plan approval was made and is subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering & Planning, and more specifically:

PLANNING BOARD CONDITIONS:

1. The applicant shall submit, for administrative review, revised plans showing full compliance with the FCNY law, Chapter 5, Section 507 regarding fire hydrants.

Should you have any questions, please contact me at (585) 359-7026 during normal business hours.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter Minotti", with a stylized flourish at the end.

Peter Minotti
Chairman

xc: Town Board / Engineering Department / Building Department / File



Team + Vision = Solution²

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Heavy Civil Construction • Underground Utility Construction • Site/Civil/Utility Design • Environmental Remediation

May 22, 2019

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

Attn.: Chris Martin

Re: **Clay Road Industrial Site**
T.A. # 162.09.1.11 – 162.09.1.12

Dear Mr. Martin:

On behalf of our client, Clay Road Properties, LLC of 45 Hendrix Rd, West Henrietta, NY 14586, we are submitting a site plan for the development of two existing parcels on Clay Road consisting of 31.51 acres and located in an Industrial zoned district.

The proposed project consists of a +/-130,000 sf building, associated parking, watermain, sanitary sewer, stormwater management facilities, grading, and landscaping. It also consists of extending the existing private road approximately 450 ft southeast and construction of a second site access to Clay Road. The project will also require a modification to the previously approved subdivision of the two existing parcels into three building lots.

Included in this site plan review package are the following:

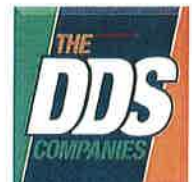
- This Letter of Intent
- Site Plan Application and Check List
- Site Plan Application Fee - \$150
- Engineering Review Fee - \$ 500
- (30) Sets of Preliminary Site Plans

We respectfully request to be placed on the agenda for the June 25th, 2019 Planning Board meeting for the purpose of initiating the Site Plan approval for this project. If you have any questions or need any additional application materials, please do not hesitate to contact me.

Very truly yours,
DDS Engineers, LLP

Robert K. Winans, PE
Sr. Project Manager - Engineering

office: 45 Hendrix Road, West Henrietta NY 14586 t: 585.359.7540 f: 585.359.7541 e: info@ddscompanies.com



SITE DEVELOPMENT PLANS FOR:

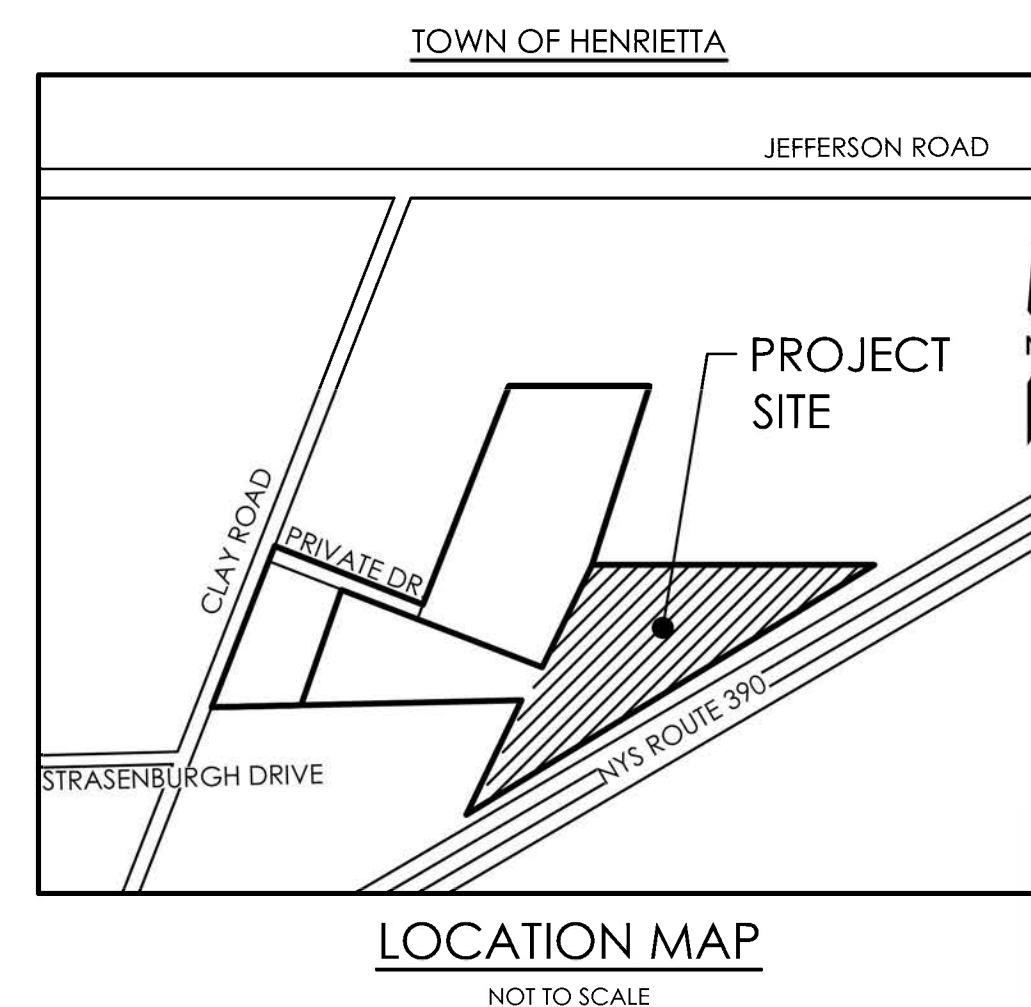
CLAY ROAD EAST PROPOSED CALL CENTER

T.A.#162.09-1-12

**TOWN OF HENRIETTA
MONROE COUNTY
STATE OF NEW YORK**

PREPARED FOR:
CLAY ROAD PROPERTIES, LLC
1777 EAST HENRIETTA ROAD
WEST HENRIETTA, NY 14623

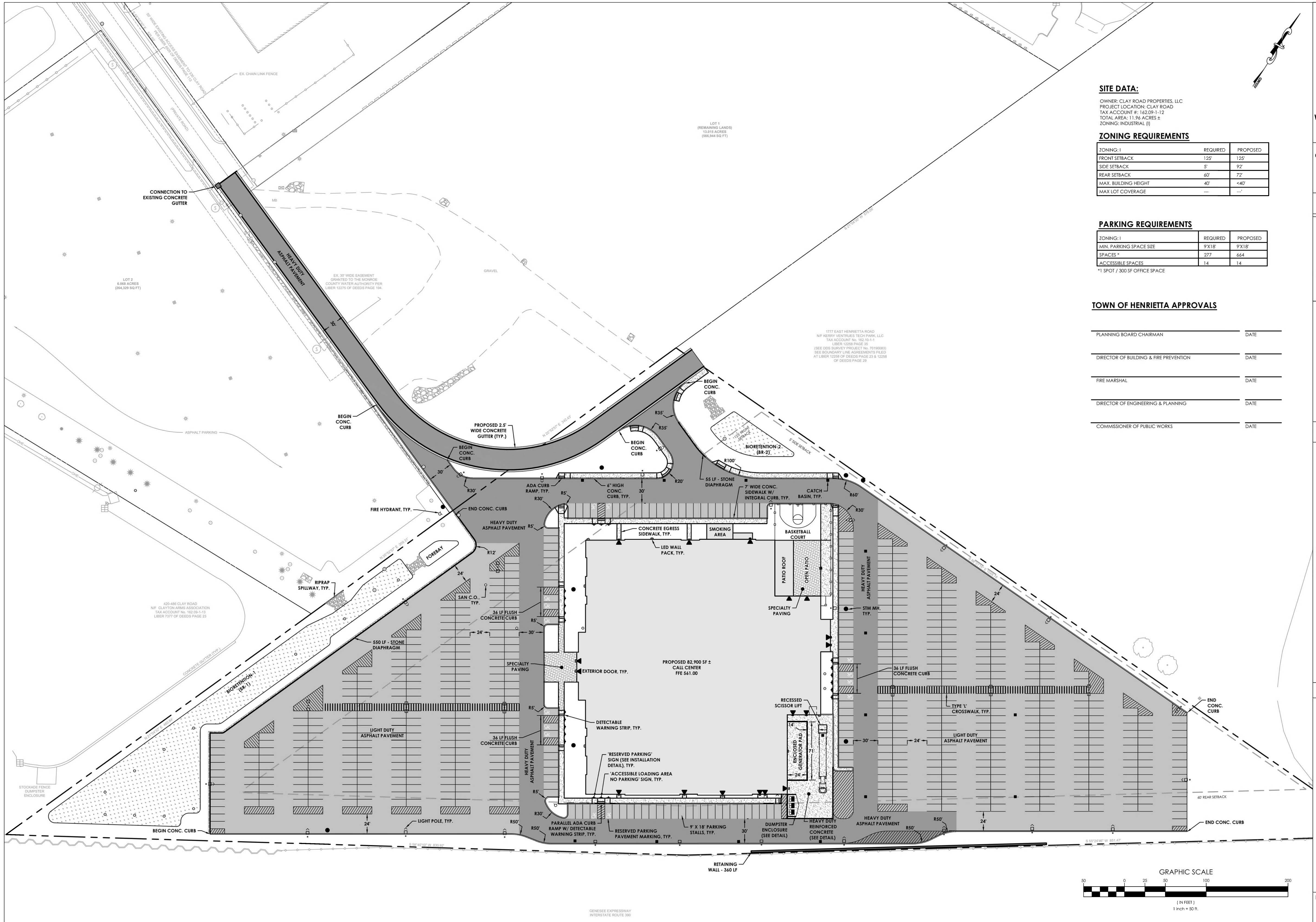
TABLE OF CONTENTS	
DWG. NO.	DESCRIPTION
72210191 - C0	COVER SHEET
72210191 - C1	NOTES AND LEGEND
72210191 - C2	EXISTING CONDITIONS PLAN
72210191 - C3	SITE PLAN
72210191 - C4	UTILITY PLAN
72210191 - C5	GRADING PLAN
72210191 - C6	EROSION & SEDIMENT CONTROL PLAN
72210191 - C7	LIGHTING PLAN
72210191 - L1.1	PLANTING PLAN: OVERALL
72210191 - L1.2	PLANTING PLAN: WEST
72210191 - L1.3	PLANTING PLAN: EAST
72210191 - L1.4	PLANTING PLAN: SOUTH
72210191 - C8	CONSTRUCTION DETAILS - 1
72210191 - C9	CONSTRUCTION DETAILS - 2
72210191 - C10	CONSTRUCTION DETAILS - 3



PREPARED BY:



**45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547**



SITE DATA:

OWNER: CLAY ROAD PROPERTIES, LLC
 PROJECT LOCATION: CLAY ROAD
 TAX ACCOUNT #: 162-09-1-12
 TOTAL AREA: 11.96 ACRES ±
 ZONING: INDUSTRIAL (I)

ZONING REQUIREMENTS

ZONING:	REQUIRED	PROPOSED
FRONT SETBACK	125'	125'
SIDE SETBACK	5'	92'
REAR SETBACK	60'	72'
MAX. BUILDING HEIGHT	40'	<40'
MAX LOT COVERAGE	---	---

PARKING REQUIREMENTS

ZONING:	REQUIRED	PROPOSED
MIN. PARKING SPACE SIZE	9'X18'	9'X18'
SPACES *	277	664
ACCESSIBLE SPACES	14	14

*1 SPOT / 300 SF OFFICE SPACE

TOWN OF HENRIETTA APPROVALS

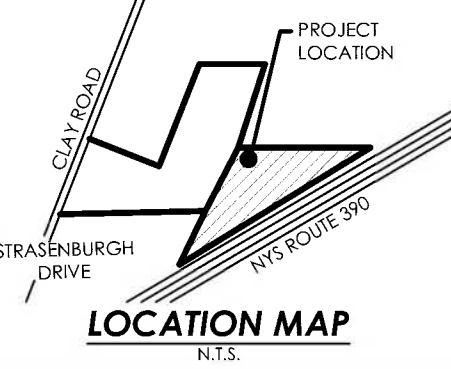
PLANNING BOARD CHAIRMAN	DATE
DIRECTOR OF BUILDING & FIRE PREVENTION	DATE
FIRE MARSHAL	DATE
DIRECTOR OF ENGINEERING & PLANNING	DATE
COMMISSIONER OF PUBLIC WORKS	DATE



45 HENDRIX RD
 WEST HENRIETTA, NY 14586
 PHONE: (585)359-7540
 FAX: (585)359-7541

CLAY ROAD PROPERTIES, LLC
 1777 EAST HENRIETTA ROAD
 BUILDING A, SUITE 100
 ROCHESTER, NY 14623

TOWN OF HENRIETTA



REV	DATE	DESCRIPTION

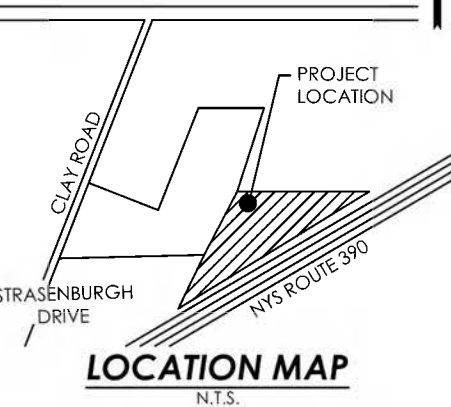
DRAWING TITLE: **SITE PLAN**
 DRAWN BY: CEK
 CHECKED BY: JPC
 APPROVED BY: AKL
 PROJ. NO.: 75-21-0191
 ARCH. ID: ARCH D
 DATE: 11/24/21
 PAGE SIZE: 24\"/>



45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

CLAY ROAD PROPERTIES, LLC
1777 EAST HENRIETTA ROAD
BUILDING A, SUITE 100
ROCHESTER, NY 14623

TOWN OF HENRIETTA



DATE	DESCRIPTION	REV	DATE	DESCRIPTION

CLAY ROAD EAST	AKL PROJ. NO. 72-21-0191
BEGING A PART OF TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK	ARCH D
DRAWING TITLE: PLANTING PLAN: WEST	11/04/21 PAGE SIZE:
DRAWN BY: CEK	APPROVED BY: JPC DATE:
CHECKED BY:	

REV: 00	DRAWING NO: L1.2
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GENERAL NOTES:

- EXISTING BASE INFORMATION DERIVED FROM FIELD SURVEY DATED ##### PERFORMED BY #####.
- THE CONTRACTOR SHALL FIELD VERIFY ALL AREAS WITHIN SCOPE OF WORK PRIOR TO START OF LANDSCAPE CONSTRUCTION. CONTACT THE LANDSCAPE ARCHITECT, THE OWNER, OR OWNER'S REPRESENTATIVE IMMEDIATELY TO REVIEW AND APPROVE ANY FIELD ISSUES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND CONSTRUCTION QUALITY ASSURANCES AND WARRANTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGE OCCURRING TO UTILITIES OR PROPERTY DURING EXCAVATION AND CONSTRUCTION WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS FROM THE MUNICIPALITY AS NECESSARY. TO ALSO INCLUDE ANY NECESSARY PERMITTING FOR TRAFFIC REDIRECTION AND DISRUPTION.
- THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES THROUGHOUT THE CONSTRUCTION PROCESS.

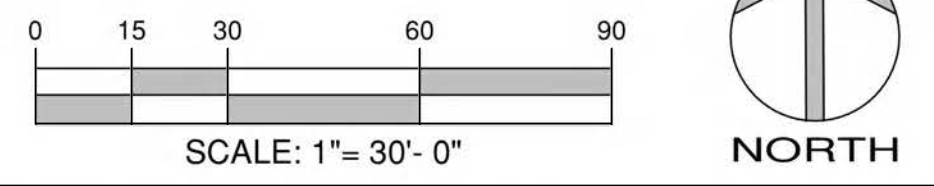
PLANTING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT AND MATERIAL QUANTITIES PRIOR TO BIDDING AND PROCUREMENT.
- FIRST REPURPOSE ALL FILL FROM LANDSCAPE CONSTRUCTION FOR PLANTING OPERATIONS. ALL IMPORTED FILL FOR USE IN PLANTING BEDS WILL BE UNSCREENED TOPSOIL WITH COMPOST ADDED AT A RATE OF APPROX. 1.5 CU. FT. PER 1 CU. YD. OF TOPSOIL.
- LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL WOODY PLANTS WILL BE OBTAINED FROM NURSERY SOURCE(S) WITH SIMILAR CLIMATE AND SOIL CONDITIONS AS THE PROJECT SITE.
- ALL MATERIALS WILL BE PLANTED AS PER DETAILS PROVIDED.
- BASE BID: ALL PLANT MATERIALS WILL BE PROVIDED WITH A 2-YEAR WARRANTY. BID ALTERNATE: ALL PLANT MATERIALS TO BE PROVIDED WITH A 3-YEAR WARRANTY.
- ALL PLANT MATERIALS WILL BE WATERED AT THE TIME OF INSTALLATION.
- PROVIDE 3" LAYER OF UNDYED, TRIPLE-GROUND HARDWOOD MULCH IN DARK BROWN COLOR TO ALL PLANTING BEDS, UNLESS OTHERWISE NOTED.
- ALL PLANTS PROVIDED SHALL BE STRAIGHT SPECIES OR NON-STERILE CULTIVARS, UNLESS OTHERWISE NOTED ON PLANT SCHEDULE.
- CONTRACTOR SHALL PROVIDE A NATURAL SPADED-EDGE BED LINE TO ALL PLANTING AREAS, UNLESS OTHERWISE NOTED.
- WATERING BAGS:** ALL NEWLY PLANTED TREES SHALL BE PROVIDED EACH WITH A 'TREDIAPERS' MODEL #1038VA BY ZYNOVATION LLC. OR APPROVED EQUAL. CONTRACTOR SHALL PRE-SOAK TREDIAPERS TO FILL, UPON INSTALLATION. INSTALL TREDIAPERS AS PER MANUFACTURER'S INSTRUCTIONS AND COVER WITH MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING ETC.) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER OR OWNER'S REPRESENTATIVE.

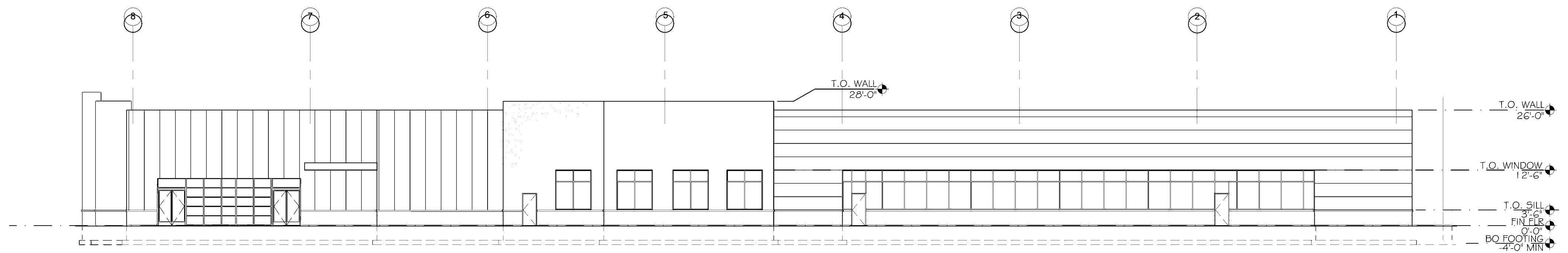


PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AG2	5	ACER GRISEUM	PAPERBARK MAPLE	B&B	2-2.5'	8-10' HT.
	AM	8	AMELANCHIER CANADENSIS 'TRAZAM'	SERVICEBERRY	B&B	MULTI	7-8' HT.
	COR RBR	3	CORNUS FLORIDA 'RUBRA'	RED FLOWERING DOGWOOD	B&B		
	NS	16	NYSSA SYLVATICA	BLACK TUPELO	B&B	1.75-2"	
	PIC GLA	17	PICEA GLAUCA	WHITE SPRUCE	#1 CONT.		
	PIN STR	7	PINUS STROBUS	WHITE PINE	B&B		
	PLA LIB	6	PLATANUS X ACERIFOLIA 'LIBERTY'	LONDON PLANE TREE	B & B	2-2.5'	10-12' HT.
	QUE COC	19	QUERCUS COCCINEA	SCARLET OAK	B & B		
	SYR SUM	7	SYRINGA PEKINENSIS	PEKING LILAC	#1 CONT.		
	TR	6	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B&B	3-3.5'	8-10' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	IL	103	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY (MALE)	#7 CONT.		
	SM	28	SYRINGA MEYER 'PALIBIN'	DWARF KOREAN LILAC	#7 CONT.		
	SI	29	VIBURNUM CARLESI 'SPICE ISLAND'	KOREAN SPICE VIBURNUM	#7 CONT.		
	VIB DEN	26	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	#5 CONT.		
	VL	22	VIBURNUM LENTAGO	NANNYBERRY	#5 CONT.		
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	PAN SH3	94	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	#3 CONT.	2-3' HT.	
	PA	72	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	RUSSIAN SAGE	#2 CONT.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	RA	273	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	QUART		28" o.c.
	VM	590	VINCA MINOR 'BOWLES'	BOWLES' COMMON PERIWINKLE	QUART		24" o.c.
BIORETENTION	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	ASC	130	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	PLUGS		48" o.c.
	EUP	147	EUPATORIUM DUBIUM	JOE-PYE WEED	PLUGS		48" o.c.
	HEL	66	HELIANTHUS ANGSTIFOLIUS	SWAMP SUNFLOWER	PLUGS		48" o.c.
	IRV	133	IRIS VERSICOLOR	BLUE FLAG	PLUGS		48" o.c.
	SPU	76	SCIRPUS PUNGENS	THREE SQUARE BULRUSH	PLUGS		48" o.c.

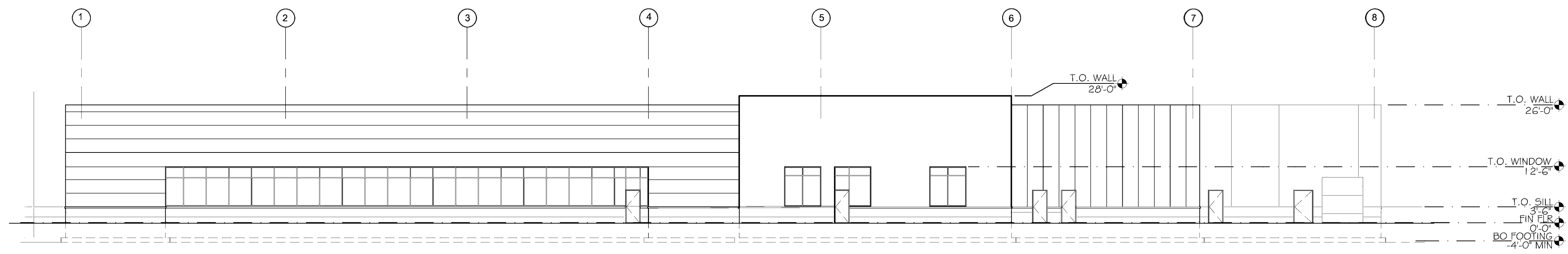
1. PLANTING PLAN: WEST



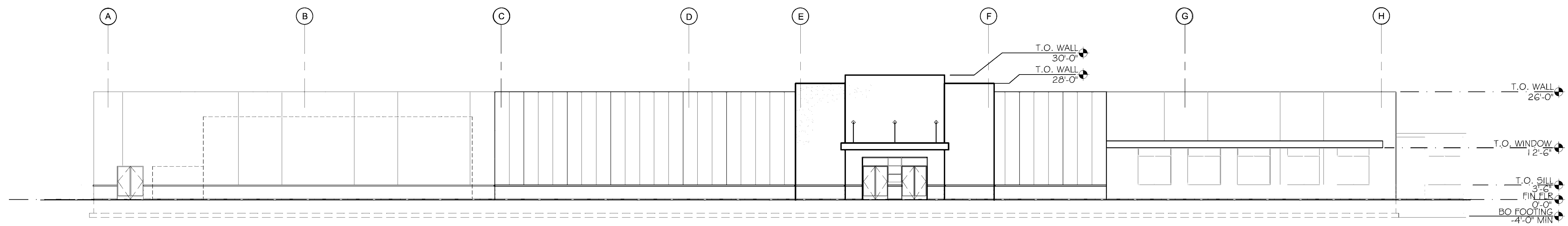
CALL DIG SAFE BEFORE YOU DIG IN NEW YORK
811



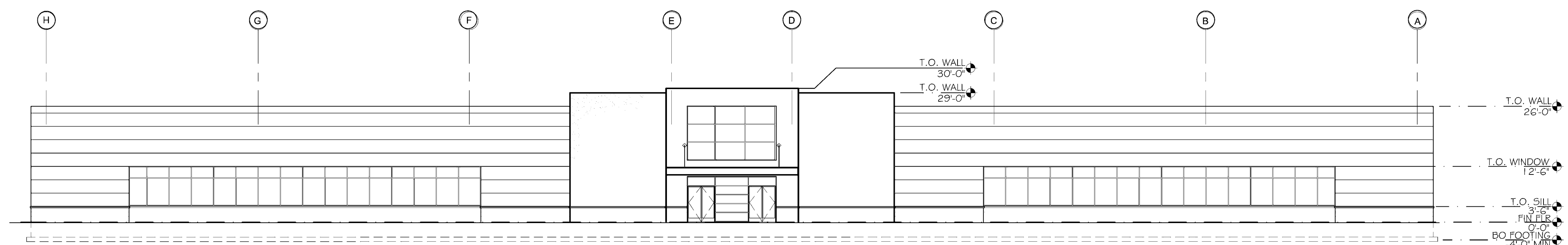
1 North Elevation
1/16" = 1'-0"



2 South Elevation
1/16" = 1'-0"



3 East Elevation
1/16" = 1'-0"



4 West Elevation
1/16" = 1'-0"

Generator
Cable

DRAWING ALTERATION
The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.
"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT
Clay Road East Proposed Call Center

LOCATION
Clay Road
Town Of Henrietta
Monroe County
New York

DRAWING TITLE	
Exterior Elevations	
SHEET NO.	SCALE: As noted
A-3	DRAWN BY: KR1
	CHECKED BY:
	DATE: Nov. 2021
	DRAWING: