

June 21, 2022
Henrietta Town Hall
Attn: Town Board
475 Calkins Road
Rochester, NY 14623

Re: Special Use Permit Application No. 2022-013
Planned Parenthood of Central and Western New York

Dear Town Board members:

Planned Parenthood of Central and Western New York (“PPCWNY”) is seeking approval of its application for a special use permit (Special Use permit Application No. 2022-013) to operate a medical Diagnostic and Treatment facility to be located at 376 Jefferson Road (the “Application”) within the Town of Henrietta (the “Town”). The factors set forth in Section 295-54 of the Town Code support issuing a special use permit in connection with the Application. The proposed use will provide necessary services to the public and is consistent with Town zoning and plans. In addition, the proposed use will not involve the construction of any new structures and will instead fill vacant space within an existing building. Based on an evaluation of the applicable criteria and for the reasons set forth herein, we respectfully request that the Board approve the Application and issue a special use permit for the proposed use.

The proposed use is consistent in scale and character with those permitted and existing in the relevant zoning district. There are numerous medical facilities in the vicinity in addition to the recently approved University of Rochester medical facility that will be going in around the corner from the site. See Town Code § 295-54(A). It also aligns with the purpose, intent, and design standards of the district. Consistent with the intent of the district, the facility will also help provide necessary services to residents. The use will not involve any exterior changes to the existing structure other than a sign change, so it is already consistent with the design and development standards of the area. See Town Code § 295-54(C).

In addition, the proposed aligns with the goals of the Comprehensive Plan. For example, it will fill a currently vacant space and promotes the mixed-use vision for this commercial area. See Town Code § 295-54(B).

The proposed use will not produce or emit any odors, fumes, contamination, or other nuisances or material hazardous to the public. See Town Code § 295-54(D) and (E).

Furthermore, it will not create any material adverse environmental impacts under the State Environmental Quality Review Act. The project constitutes a Type II action, and therefore, requires no further review under the State Environmental Quality Review Act. See Town Code § 295-54(F). There is nothing about the physical conditions of the proposed location, 376

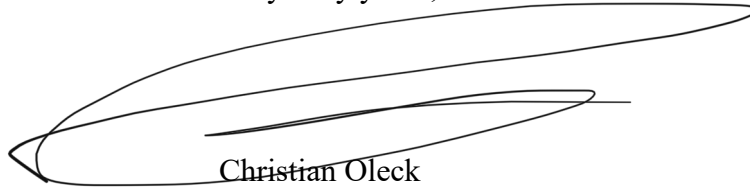
Jefferson Road (the “Site”), that would make the proposed use unsuitable. See Town Code § 295-54(G).

The proposed use will not create a significant impact on public infrastructure, utilities, or emergency services. Thus, it will not create any kind of inadequacy for these services. Town Code Section § 295-54(H). Finally, the proposed use will maintain safe and efficient traffic patterns because the proposed use will not modify the site layout and, therefore, will not change existing traffic patterns. Town Code § 295-54(I). The proposed use will have no impact on access to public spaces, parks, recreation, and open space resources. Town Code § 295-54(I).

We also note that the proposed use would be allowed in the Town’s Commercial B-2 District, and would not have required a special use permit if the facility were sited there. See Town Code § 295-16(A)(3) (permitting medical facilities within the Commercial B-2 District as of right). In fact, PPCWNY looked at properties within the B-2 District, but concluded that those areas would have actually been closer to residential areas than the proposed Site. The Site, on the other hand, is not near any residential properties. Rather, it is surrounded by the Commercial B-1 District to the East, South, and West, and the Industrial/Limited Commercial District to the North. As a result, PPCWNY settled on the Site because of its location in a purely commercial area to ensure convenient access for its patients and avoid placing the facility closer to residential areas.

The project plainly meets each of the criteria for reviewing a special use permit outlined in the Town Code and, therefore, the Board ought to grant a special use permit.

Very truly yours,

A large, handwritten signature in black ink, appearing to read "Christian Oleck", is written over a horizontal line. The signature is somewhat stylized and loops back to the left.

Christian Oleck
Vice President & CFO
Planned Parenthood of Central and Western New
York