



TOWN OF HENRIETTA
 County of Monroe
 State of New York
 475 Calhoun Road, Rochester, NY 14623
 (585) 334-7700 • www.henrietta.org

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

Appeal No. SP-2022-013
 Date 6/3/22

Applicant: PPCWNY / Planned Parenthood of Central & Western NY
 Name Email
114 University Ave Rochester NY 14601
 No. & Street City State Zip Code Phone Number
 Business Owner: Same as above
 Name Email

No. & Street City State Zip Code Phone Number
 Business Name: PPCWNY

Business Address: 114 University Ave Rochester NY 14601

Property Owner: Yoruk Properties, LLC
 No. & Street City State Zip Code
 [Redacted]

Architect/Engineer: Nathan Rozzi
 Name Email
One Woodbury Boulevard Rochester NY 14604
 No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:
376 Jefferson Road Rochester NY 14604 14623
 No. & Street City State Zip Code
161.07-1-4-2 Commercial B-1
 Tax Map No. Zoning District

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: V1 Section: 295-14 Subsection: B Paragraph: 6 of the Zoning Ordinance.
 Description of Proposal: medical suite for a NYS Article 28 D&TC safety net provider (Planned Parenthood)
M-F 8:00am-5:00pm; Sat. 8:00am-2:00pm.

Multiple Dwelling Applications - Dwelling Units per Acre: n/a
 Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

X Printed Name: Christina Wick, CFO Signature: [Signature]
J. Fried 5-25-22 TBD
 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.

**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: DDC/2024

By: CHRISTIAN OLECK

Title: CFD

Dated: 4/28/2022

Signed: [Signature]

Owner: Yoruk Properties, LLC

By: Yilmaz Yoruk

Title: Manager

Dated: 4/28/2022

Signed: [Signature]



114 University Avenue
Rochester, NY 14605
p: 585.546.2771 • f: 585.454.7091
www.ppcwny.org

Planned Parenthood of Central and Western New York

April 28, 2022

Yoruk Development Company, Inc.
[Redacted]
[Redacted]

To whom it may concern:

This is a letter of intent for obtaining a Special Use Permit per Henrietta town code. Jefferson Plaza "The Building" located at 376 Jefferson Road is a commercial building zoned as B1 and owned by Yoruk Development Company. We the Tenant, "PPCWN Y" is a medical office and plan to move into the building in the summer of 2022. Tenant asks the owner to use the space as a NYS Article 28 Diagnostic and Treatment Center (D&TC) and safety net provider. The hours of operation are generally, Monday through Friday 8 am to 5 pm and Saturday 8am to 2pm. We ask that you as the owner submit a letter approving this use for inclusion in the special use permit application being submitted for review on May 25, 2022.

Respectfully,

A handwritten signature in black ink, appearing to read 'Christian Oleck', written over a large, light-colored oval shape.

Christian Oleck, CFO



[Redacted]
[Redacted]
[Redacted] [Redacted]
[Redacted]

May 2, 2022

Town of Henrietta Building and Fire Prevention
475 Calkins Road
Henrietta, NY 14467

Re: PPCWNY – Special Use Permit

To Whom It May Concern:

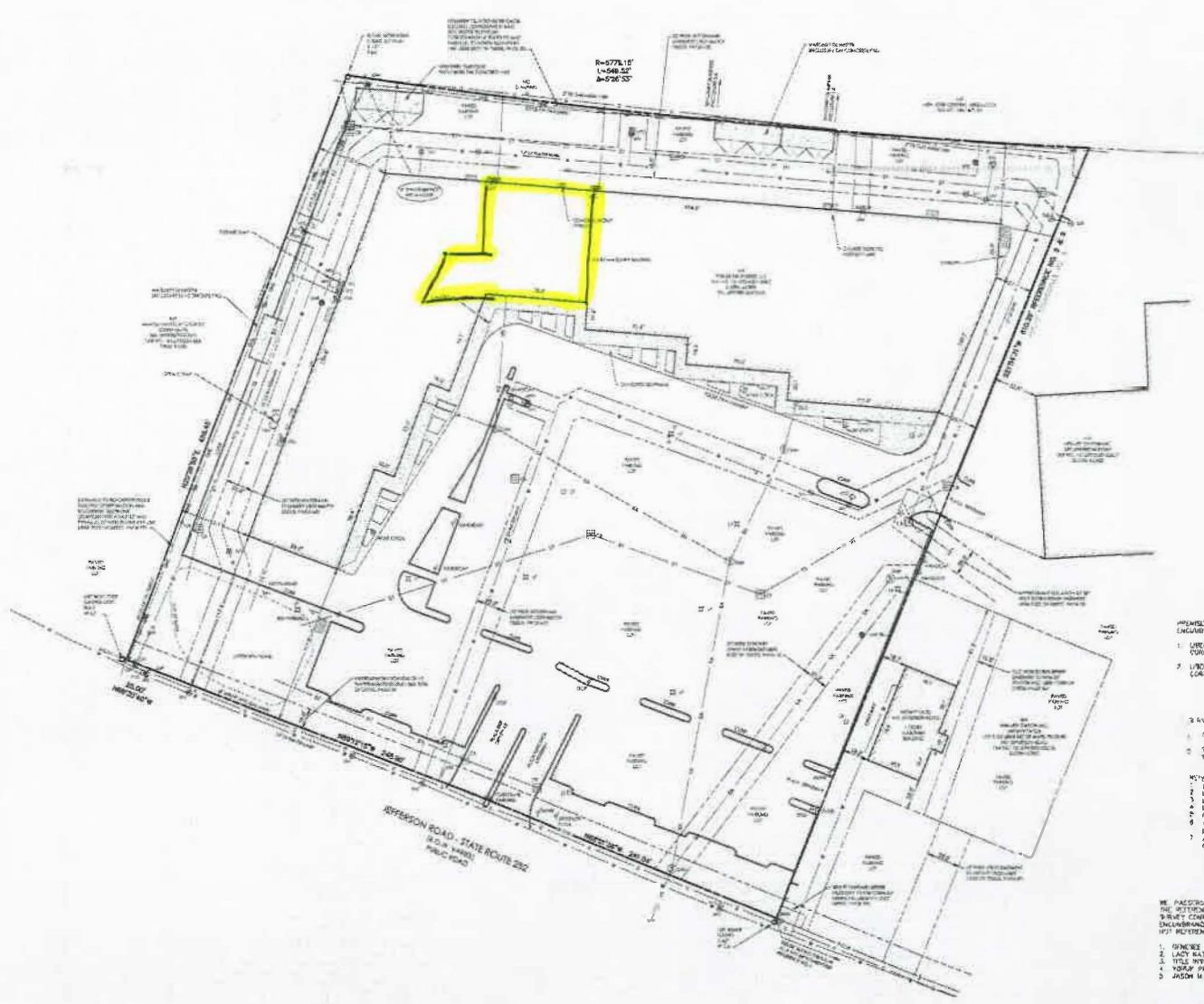
We authorize PPCWNY to use the portion of our property at 376 Jefferson Road, which they intend to rent from us, as a medical office. Thank you for your consideration and anticipated cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yilmaz B. Yoruk', is written over a light blue circular stamp.

Yilmaz B. Yoruk
Management
Yoruk Development Company, Inc.

[Redacted]



PA
Passero Associates
 1000 W. 10th Street, Ft. Lauderdale, FL 33304
 www.passero.com

NO.	DATE	DESCRIPTION
1	05/27/2016	ISSUED FOR PERMITS
2	05/27/2016	ISSUED FOR PERMITS
3	05/27/2016	ISSUED FOR PERMITS
4	05/27/2016	ISSUED FOR PERMITS
5	05/27/2016	ISSUED FOR PERMITS
6	05/27/2016	ISSUED FOR PERMITS
7	05/27/2016	ISSUED FOR PERMITS
8	05/27/2016	ISSUED FOR PERMITS
9	05/27/2016	ISSUED FOR PERMITS
10	05/27/2016	ISSUED FOR PERMITS
11	05/27/2016	ISSUED FOR PERMITS
12	05/27/2016	ISSUED FOR PERMITS
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14	05/27/2016	ISSUED FOR PERMITS
15	05/27/2016	ISSUED FOR PERMITS
16	05/27/2016	ISSUED FOR PERMITS
17	05/27/2016	ISSUED FOR PERMITS
18	05/27/2016	ISSUED FOR PERMITS
19	05/27/2016	ISSUED FOR PERMITS
20	05/27/2016	ISSUED FOR PERMITS

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16	05/27/2016	ISSUED FOR PERMITS
17	05/27/2016	ISSUED FOR PERMITS
18	05/27/2016	ISSUED FOR PERMITS
19	05/27/2016	ISSUED FOR PERMITS
20	05/27/2016	ISSUED FOR PERMITS



Passero Associates
 1000 W. 10th Street, Ft. Lauderdale, FL 33304
 www.passero.com
 Project Manager: Robert A. Passero, P.E.
 Surveyor: Robert A. Passero, P.E.
 Client: YORKUP PROPERTIES, LLC
 3415 JEFFERSON ROAD
 ROCHESTER, NY 14623
 (716) 781-1870
 YORKUP@YORKUP.COM

- PROVIDED SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING EASEMENTS OR ENCUMBRANCES, NOT EXISTING FROM INFORMATION PROVIDED:
1. EASEMENT OF RECORD, PAGE 413, EASEMENT TO ROYSTER GAS & ELECTRIC CORPORATION.
 2. EASEMENT OF RECORD, PAGE 179, EASEMENT TO ROYSTER GAS & ELECTRIC CORPORATION AND ROYSTER TELEPHONE CORPORATION.

- NOTES:**
1. THE SEPARATE AREAS FOR THIS PROJECT ARE:
 2. SUBJECT FIELD WORK ON THIS SURVEY WAS DONE BY (NAME) ON (DATE) LOCATED (DATE) AND PART BY (NAME) ON (DATE).
- NOTES:**
1. LIBER 541 OF MAPS, PAGE 27, NEW-RTY PLAZA SUBDIVISION
 2. LIBER 538 OF MAPS, PAGE 20, NEW-RTY PLAZA SUBDIVISION
 3. LIBER 542 OF MAPS, PAGE 10, NEW-RTY PLAZA SUBDIVISION
 4. LIBER 543 OF MAPS, PAGE 11, NEW-RTY PLAZA SUBDIVISION
 5. LIBER 544 OF MAPS, PAGE 12, NEW-RTY PLAZA SUBDIVISION
 6. AS-BUILT MAP OF JEFFERSON PLAZA, THE JEFFERSON ROAD PREPARED BY L.L. ENGINEERING, PROJECT NO. 1404, DATED 11/12/2004
 7. ABSTRACT OF TITLE PREPARED BY ROYSTER TITLE INSURANCE COMPANY, ABSTRACT NO. 1404, DATED MAY 18, 2004

Certification:
 WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING METHODS OF THE METRIC SYSTEM, STATE PLANNING AND ZONING DEPARTMENT OF A STATEMENT, SURVEY COMPLETED ON MAY 15, 2016. THIS MAP IS SUBJECT TO ANY CORRECTIONS OR CHANGES, OF RECORD, AND CORRECTIONS TO BE MADE TO RECORD INFORMATION NOT REFERENCED IN THIS CERTIFICATION IS MADE TO:

1. GENESEE REGIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS
2. LACY KATZEN LLP
3. TITLE INSURANCE COMPANY INSURING THE MORTGAGE
4. YORKUP PROPERTIES, LLC
5. JASON M. KATZ, C.D.



Robert A. Passero
 ROBERT A. PASSERO, P.E. (12111)

INSTRUMENT SURVEY
376 JEFFERSON ROAD

20162230.0001

INS-1 1 of 1

1" = 40'

05-27-2016