



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

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

Appeal No. SP-2022-047
 Date 10/14/22

Applicant: Alan Shechter

Name: _____ Email: _____
 41 Pebble Hill Road Fairport NY 14450 _____
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: Phase One Roc LLC dba Cosmic Experience

Business Address: 2199 East Henrietta Rd Rochester NY 14623
No. & Street City State Zip Code

Property Owner: Joel Chiarenza / Frontier Center LLC
 Name: _____ Email: _____
2199 E. Henrietta Rd, Rochester NY 14623
No. & Street City State Zip Code Phone Number

Architect/Engineer: _____
 Name: _____ Email: _____

No. & Street City State Zip Code Phone Number

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

2199 E. Henrietta Rd., Rochester, NY 14623
No. & Street City State Zip Code
162.18-2-1.005 Commercial B-1 (MURC)
Tax Map No Zoning District

If property is under a purchase option, indicate date option expires: Not applicable

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

Article: VI Section: 295 Subsection: 14 Paragraph: B(4) of the Zoning Ordinance.

Description of Proposal: An art space that is interactive and immersive.
Thursday 5-6, Friday 5-10, Saturday 10-10, Sunday 10-6

Multiple Dwelling Applications – Dwelling Units per Acre: Not applicable

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

Printed Name: Alan Shechter Signature: [Signature]
[Signature] 11/16/22 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: Alan Shechter

By: _____

Title: owner

Dated: 10/07/2022

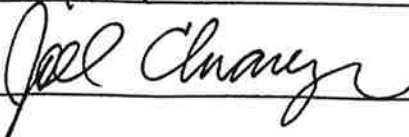
Signed: 

Owner: Joel Chiaranza / Frontier Center LLC

By: Joel Chiaranza

Title: OWNER

Dated: 10/10/22

Signed: 

LOI



IMMERSIVE ART AND COMMUNITY

The Cosmic Experience is a unique, family friendly project that brings together mind blowing visuals and sound design to create one of the most immersive experiences to date.

As immersive art spaces - from [Meow Wolf](#) to the [Van Gogh Experience](#) - grow in popularity, we are bringing our own unique take on this format to Upstate New York. Featuring work by established multi-media artists from around the world, the Cosmic Experience will become an exciting destination for both local visitors and tourists.

We are a Community centered project. Our goal is to engage and incorporate the work of local creators next to that of world class artists in order to help the next generation of local talent grow and excel.

FEATURES



- State of the art visual and sound design.
- Rotating art that keeps the experience fresh and exciting.
- Community engagement through art exhibition opportunities and small events.
- Merchandise shop.

Frontier Center LLC

Frontier Management
of New York, Inc.

I, Joel Chiarenza am the manager and owner of Frontier Center LLC, located at 2199 East Henrietta Road, Henrietta, NY 14623. I am in acceptance of Alan Shechter's Art Business for my plaza. I do believe it will be a good fit.

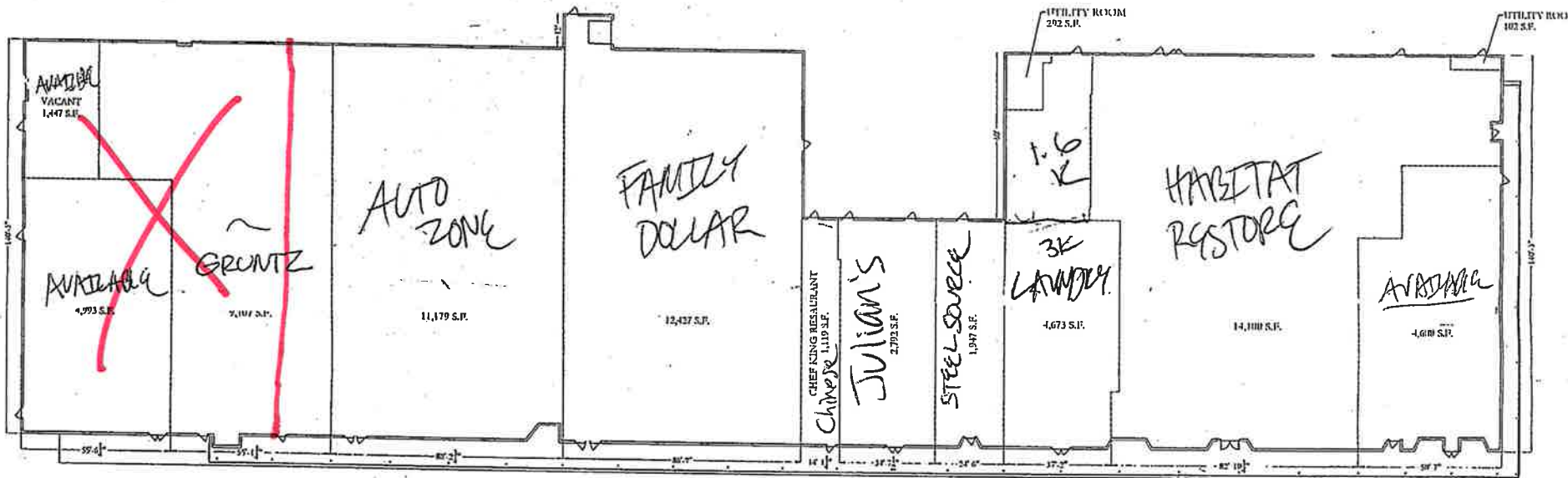
Sincerely,

Joel Chiarenza 10/14/22

Joel Chiarenza

Property Photographs





Building 'A'
68,384 SF

SUBURBAN PLAZA

2199 E. Henrietta Road • Henrietta, NY 14623

THIS IS AN EXISTING FLOOR PLAN INTENDED FOR MARKETING PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR QUANTITY TAKE-OFFS OR CONSTRUCTION PURPOSES. IT WAS DRAWN USING DATA COLLECTED IN THE FIELD AND BASE MAPPING PROVIDED BY THE OWNER'S ARCHITECT.

- LEGEND:**
- PROPERTY LINE
 - SETBACK
 - PARKING SPACES WITH PARKING COUNT
 - CONCRETE SIDEWALK/PAD
 - NO STANDING AREA
 - HANDICAP PARKING SPACE
 - NEW PAVEMENT

SIGN SCHEDULE

TEXT	KEY	DESCRIPTION	TYPE OF MOUNT	HEIGHT	POST QUANTITY	SIGN QUANTITY
	HC	12"x18"	POST MOUNT	7'-0"	12	14
	NP	12"x18" BLACK ON WHITE	POST MOUNT	7'-0"	4	5
	NP	12"x18" BLACK ON WHITE WITH ARROW LEFT	POST MOUNT BELOW HC SIGN	7'-0"	-	2
	NP	12"x18" BLACK ON WHITE WITH ARROW RIGHT	POST MOUNT BELOW HC SIGN	7'-0"	-	2

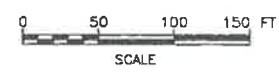
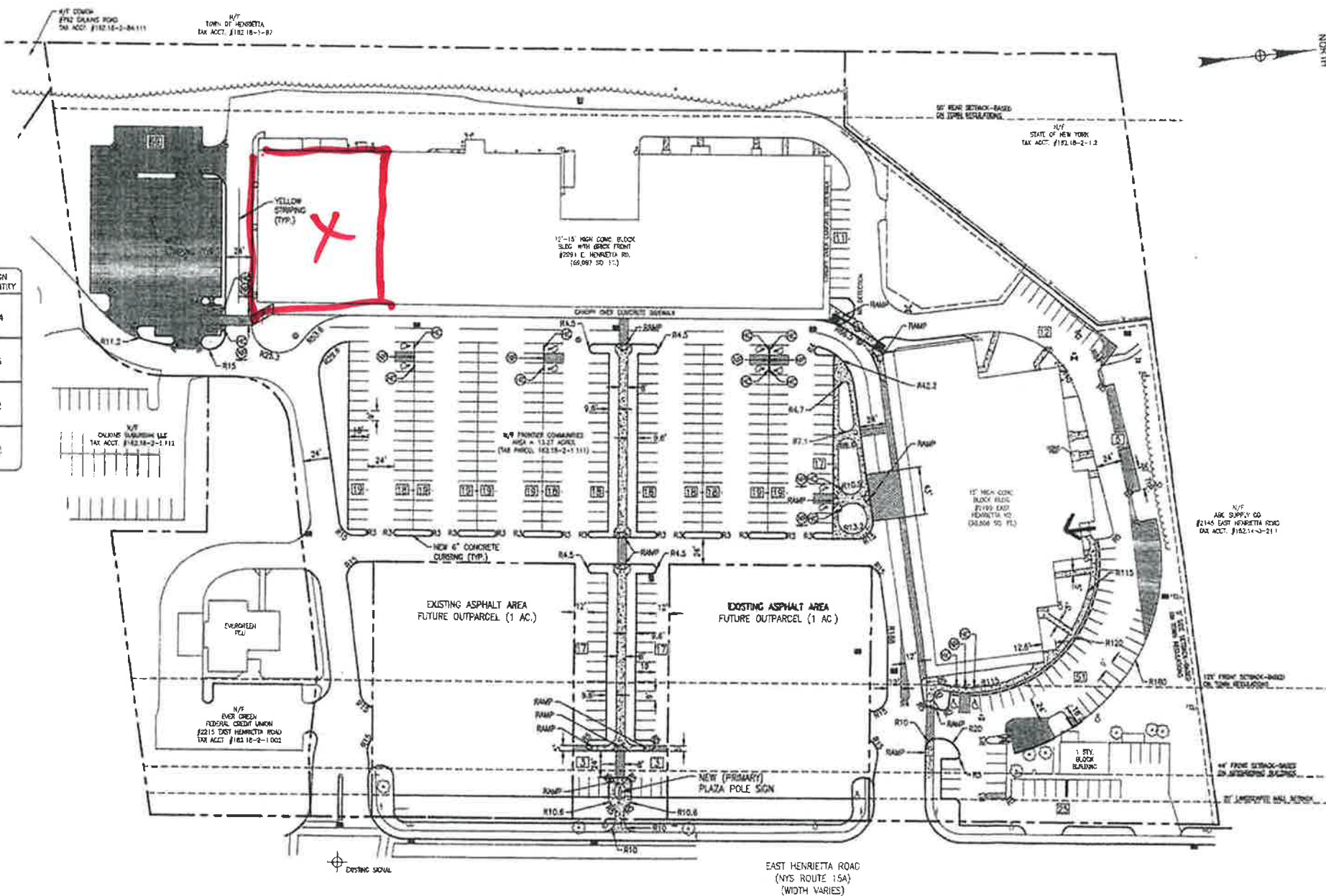
	EXISTING	REQUIRED	PROVIDED
PARKING	619 SPACES	644 SPACES	471 SPACES**
FRONT SETBACK (7' MIN. ROAD)	44'	125'	NO CHANGE
SIDE SETBACK	5'	5'	5'
REAR SETBACK	80'	80'	60'
LANDSCAPE MALL	20'	20'	20'
IMPERVIOUS (MAX)	±83.6%	±75.0%	±82.5%
GREENSPACE (MIN)	±16.4%	±25.0%	±17.5%

- TOTAL PROJECT AREA: ±13.27 ACRES
- ZONING: COMMERCIAL B-1 (RESTAURANTS REQUIRE SPECIAL USE PERMIT)
- PROPOSED USES: RETAIL FACILITIES
- RETAIL (117,021 SF, 117 EMPLOYEES) (1 SPACE/200 SF + 1 SPACE/2 EMPLOYEES) = 644 SPACES REQUIRED

* FRONT YARD DEPTH SHALL BE 80 FEET ON TOWN ROADS AND 125 FEET ON COUNTY AND STATE ROADS, EXCEPT THAT IN THE EVENT EXISTING BUILDINGS WITHIN 200 FEET ON EITHER SIDE THEREOF EXTEND NEARER THAN 80 FEET TO THE STREET LINE, SUCH MINIMUM FRONT YARD DEPTH SHALL BE THE AVERAGE SETBACK OF SUCH EXISTING BUILDINGS, BUT IN NO CASE LESS THAN 50 FEET FROM A STREET LINE.

** VARIANCE APPLICATION NO. 2013-126 WAS GRANTED ON 1-22-2014 TO ALLOW 471 PARKING SPACES, WHEREAS 644 ARE REQUIRED BY CODE.

AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES, AND FINISH OF THE BUILDING AS DEPICTED ON SITE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THIS APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING, FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.



SITE PLAN SUBMISSION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

		FRONTIER COMMUNITIES HENRIETTA, NEW YORK SUBURBAN PLAZA (2199 E. HENRIETTA ROAD)	
		SITE LAYOUT PLAN	
REV	DATE	DESCRIPTION	BY
McFarland Johnson 2525 STATE ROUTE 332 CANANDAIGUA, NEW YORK 14424		SCALE: 1" = 50' DRAWN: B.A.L. CHECKED: M.C.H.	DESIGN: A.E.B. PROJECT: 17897.00 DATE: FEBRUARY 2014