



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

Appeal No. SP-2023-008  
 Date FEB 9/23

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](http://www.henrietta.org)

I (We) JOHN MOGNER

Applicant  
 Business Name: JJ BUGS INC

Contact Info: \_\_\_\_\_

Business Address: 1755 <sup>Email</sup> FACTORY OUTLET BLD <sup>Phone Number</sup> NIAGARA FALL NY 14304

Property Owner: BILL RANDAZO <sup>No. & Street</sup> \_\_\_\_\_ <sup>City</sup> \_\_\_\_\_ <sup>State</sup> \_\_\_\_\_ <sup>Zip Code</sup> \_\_\_\_\_ <sup>Phone Number</sup> \_\_\_\_\_

375 <sup>Name</sup> CLAY Rd. HENRIETTA NY <sup>Email</sup> \_\_\_\_\_

<sup>No. & Street</sup> \_\_\_\_\_ <sup>City</sup> \_\_\_\_\_ <sup>State</sup> \_\_\_\_\_ <sup>Zip Code</sup> \_\_\_\_\_ <sup>Phone Number</sup> \_\_\_\_\_

Hereby request from the Town Board for a Special Use Permit for the property located at:  
375 CLAY RD HENRIETTA NY 14623  
<sup>No. & Street</sup> \_\_\_\_\_ <sup>City</sup> \_\_\_\_\_ <sup>State</sup> \_\_\_\_\_ <sup>Zip Code</sup> \_\_\_\_\_  
162.09-1-17 <sup>Tax Map No.</sup> \_\_\_\_\_ Industrial <sup>Zoning District</sup> \_\_\_\_\_

If property is under a purchase option, indicate date option expires: MAR 20/23

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

Article: 295 Section: 25 Subsection: A Paragraph: 16 of the Zoning Ordinance.

Description of Proposal: LIKE TO PURCHASE THE BUILDING & MOVE MY PEST CONTROL BUSINESS HERE

MON - SAT 7AM - 6PM

Multiple Dwelling Applications – Dwelling Units per Acre: \_\_\_\_\_

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

Architect/Engineer: \_\_\_\_\_

<sup>Name</sup> \_\_\_\_\_ <sup>Email</sup> \_\_\_\_\_  
<sup>No. & Street</sup> \_\_\_\_\_ <sup>City</sup> \_\_\_\_\_ <sup>State</sup> \_\_\_\_\_ <sup>Zip Code</sup> \_\_\_\_\_ <sup>Phone Number</sup> \_\_\_\_\_

Signature of Owner or Leasee: [Signature]

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: \_\_\_\_\_

J. Fried <sup>Received By</sup> \_\_\_\_\_ 3/22/23 <sup>Date of Meeting</sup> \_\_\_\_\_ TBD <sup>Time</sup> \_\_\_\_\_  
 (unless rescheduled)

**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: John Mochner - Purchaser

By: JJ BUGS INC

Title: OWNER / PRESIDENT

Dated: Feb 9/23

Signed: 

Owner: William F. Randazzo pro.

By: Will. Randazzo pro.

Title: DIZES

Dated: 2-28-2023

Signed: Will. Randazzo pro.

# Letter of Intent

Feb 9 2023

Town of Henrietta

RE: Special use permit

To whom it may concern,

I John Mochner owner/president of JJ BUGS INC and Customs By J, have a purchase agreement in place with Bill Randazo for the purchase of 375 Clay Rd, Henrietta 14623.

I would like to petition the Town for special use permits for said property. My intent is to use the property for both my Businesses of Pest control and auto customization as noted on my applications.

Also, I would like to leave the current use permit intact as Bill would like to continue his operation out of a small portion of the building.

Thanks you for your review,

Regards

John Mochner

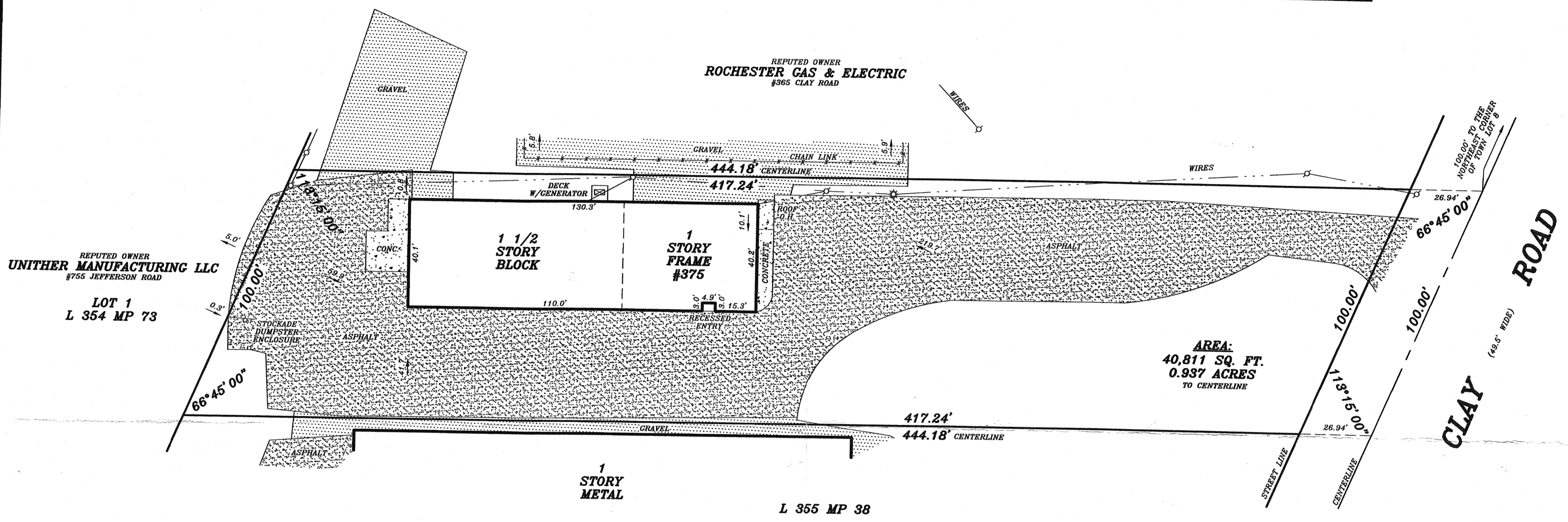
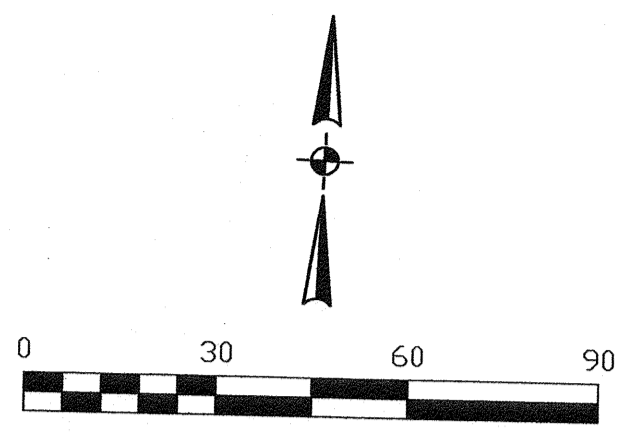


Town of Henrietta ,

Feb 14th 2023

As current owner and seller of 375 Clay Rd ,Rochester NY ,14623 we are providing permission to John Mochner, JJ bugs and customs by J ,to seek special use permits to run his business at this location , upon ownership of the property.

*Will Strandom*  
*EASTRIDGE Collision INC.*



REPUTED OWNER  
**UNITHER MANUFACTURING LLC**  
#755 JEFFERSON ROAD  
  
LOT 1  
L 354 MP 73

REPUTED OWNER  
**ROCHESTER GAS & ELECTRIC**  
#365 CLAY ROAD

AREA:  
40,811 SQ. FT.  
0.937 ACRES  
TO CENTERLINE

1  
STORY  
METAL

L 355 MP 38

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:  
1. SAVANNAH BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS;  
2. WOODS OVIATT GILMAN LLP;  
3. FIRST AMERICAN TITLE INSURANCE COMPANY;  
4. EASTRIDGE COLLISION, INC.;  
5. GALLO & IACOVANGELO, LLP

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 12, 2021.

*Thomas A. Rodak*  
THOMAS A. RODAK, P.L.S. #050246

**REFERENCES:**

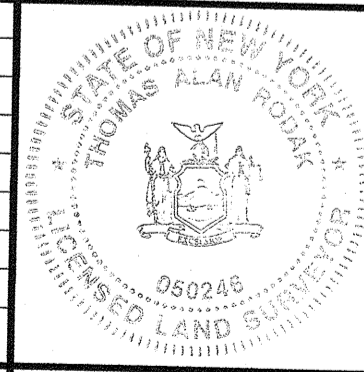
WEBTITLE AGENCY, LLC #WTA-21-002232 DATED FEBRUARY 3, 2021  
LIBER 8124 OF DEEDS, PAGE 66  
LIBER 355 OF MAPS, PAGE 38  
LIBER 354 OF MAPS, PAGE 73  
LIBER 330 OF MAPS, PAGE 50

**NOTES:**

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. FOR FIXTURES AS SET FORTH IN LIBER 1536 OF DEEDS, PAGE 297.

PARCEL TAX ID #162.09-1-17

8			
7			
6			
5			
4			
3			
2			
1	ADDED CERT.	04/09/21	KNM
NO.	REVISION	DATE	BY



SCALE	1" = 30'
DATE	03/16/2021
REDATED	
PROJECT NO.	2021-0239
SHEET	1 OF 1

"GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.  
"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

**O'NEILL-RODAK**  
LAND SURVEYING ASSOCIATES, P.C.  
LAND SURVEYORS - PLANNERS  
BOUNDARY CONSULTANTS  
FEMA ELEVATION CERTIFICATES  
ALTA/NSPS SURVEYS  
5 SOUTH FITZHUGH STREET  
ROCHESTER, NY  
14614  
PHONE (585) 325-7520 FAX (585) 325-1708  
e-mail surveyors@oneillrodak.com

MAP OF A SURVEY  
PARCEL SITUATE IN TOWN LOT 8  
FOURTH RANGE OF LOTS  
TOWN OF HENRIETTA  
MONROE COUNTY, NEW YORK  
LOCATION 375 CLAY ROAD  
PREPARED FOR GALLO & IACOVANGELO, LLP