AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON MAY 10, 2023 AT 6:00 P.M.

RESOLUTION #10-175/2023 To issue a Negative Declaration and approve Special Use Permit Application No. 2023-017 for Rochester Institute of Technology to construct a new Research Building at a maximum height of 54'-0" at the One Lomb Memorial Drive Campus.

On Motion of
Supervisor Schultz

Seconded by
Councilmember Bolzner

WHEREAS, the Rochester Institute of Technology has applied for a Special Use Permit for a height variance (the "Application") to be located in a Residential, R-1-15 District at their One Lomb Memorial Drive Campus, Rochester, New York 14623 (the "Property"), or as more particularly described in plans on file in the Town Clerk's Office; and

WHEREAS, a public hearing was duly advertised and held relative to the same.

THEREFORE, BE IT RESOLVED, that pursuant to the State Environmental Quality Review Act, in accordance with the EAFs Parts 1, 2, and 3, attached hereto and accepted and approved, the Application will not have a significant environmental impact and the Town Board issues a Negative Declaration relative to the Application.

BE IT FURTHER RESOLVED, that the Town Board has considered the Special Use Permit factors, and, based upon the record, including all materials submitted related to such Application, and based upon those reasons discussed at the public meeting related to the same, and so long as compliant with the condition set forth herein, finds that said Special Use Permit factors favor approval of the application.

BE IT FURTHER RESOLVED, that such approval is subject to the following condition:

1. The applicant should address all the Fire Marshal's concerns and comments.

Duly put to a vote:

Councilmember Sefranek	Aye
Councilmember Bolzner	Aye
Councilmember Page	Aye
Councilmember Bellanca	Aye
Supervisor Schultz	Aye

RESOLUTION ADOPTED

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

April 5, 2023

Town Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Re: RIT Research Building **2874**
SUP Application – Building Height

Dear Board Members:

On behalf of the Rochester Institute of Technology (RIT), we submit the enclosed application for a Special Use Permit to allow for construction of a multi-story structure exceeding the maximum permitted height of the zoning district. The property is located on the RIT campus within the Town's Residential R-1-15 zoning district. We request to appear at your May 10, 2023 Town Board meeting to present the Special Use Permit application. We have enclosed the following application materials for your review:

- Letter of Intent
- Part I of the Short Form Environmental Assessment Form
- Special Use Permit Application Form
- Statement of Professional and Consulting Fees
- Four (4) Preliminary Site Plan & Grading Plan
- Four (4) Preliminary Architectural Exhibits
- $150 Application Fee (Commercial)

The project site is located on the RIT campus, in the location of existing building #'s 84 and 88, along the east side of Reynolds Drive and north of the R-Parking Lot. Building #'s 84 and 88 are proposed to be removed and replaced with a new 3-story structure (Research Building), with the first 2 stories reserved for research room/lab use and a third story mechanical penthouse. The proposed Research Building has a variable height roof, including a max height of 54' for the rear (east) elevation. The maximum floor height of the proposed occupied space (lower 2 stories finish grade to top of parapet above level) is 38'-4" on the eastern side of the proposed Research Building (see enclosed Architectural Exhibits).

The proposed Research Building will occupy an important area in the heart of the RIT campus and will continue RIT's long-standing tradition of being a national leader in research, science, and technology. The new Research Building is proposed to be developed in one phase and is anticipated to include approximately 39,200 gross square feet.

We are requesting a Special Use Permit per §295-8 of the Town Code to allow the proposed Research Building height, which exceeds the 35' allowable building height for a school and institution of higher learning use within the R-1-15 zoning district. We acknowledge that there are factors that the Town Board must consider per §295-54 of Town Code when reviewing a Special Permit request. For your consideration, we offer the following information to assist you in your review of the criteria:

A. *Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency.*

The proposed height of the Research Building will be consistent with the existing adjacent buildings within the surrounding area and immediate vicinity on the RIT campus. Northeast of the proposed Research Building exists the George Eastman Building which has a building height of approximately 118'. In May 2020 the SHED structure (formerly known as the IMLC building) also located northeast of the proposed Research Building received a Special Use Permit for building height to allow a maximum height of 112'. The RIT campus also includes an additional five existing buildings that are five to seven stories tall.

B. *Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.*

The proposed use does align with the vision, goals and recommendations of the recent Comprehensive Plan conducted on behalf of the Town. As stated in the Comprehensive Plan, RIT is identified as an area of important institutional use and as a major employer in the Town of Henrietta. The proposed Research Building will be an addition to the RIT campus that will not only enhance the academic experience at RIT but will offer an aesthetically pleasing addition to the campus.

C. *Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.*

The Town Code identifies schools and institutions of higher education as permitted uses within the R-1 zoning districts, and RIT has a long history in the Town of Henrietta. The proposed Research Building is consistent with the purpose and intent of RIT's presence within the Town. The proposed building height will be designed according to the Town of Henrietta Building Code and design and development guidelines as well as appropriate County/State agency standards.

The proposed Research Building is a necessary structure and space for the RIT campus that will project it into the future, while offering a competitive and leading edge academic experience that will set RIT apart from other institutions.

D. *Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive or injurious by reason of the production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions, or will contaminate waters.*

The proposed Research Building will not be a nuisance or create any of the conditions noted above that are out of the ordinary within the surrounding RIT campus or in the vicinity of the project. The Research Building will be designed to conform with local, State and County agency requirements, as necessary.

E. *Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.*

The proposed building height will not create any hazards or dangers to the public, or persons in the vicinity of the use. The proposed development will be designed in accordance with the Town of Henrietta and appropriate County/State agency standards. The proposed height has been reviewed with the Town Fire Marshal and the Henrietta Fire District. The proposed maximum floor height of occupied space is 38'-4", which can be served by the Fire District's apparatus. The

building location includes emergency access routes and adjacent parking lots that are available to serve the Research Building site.

F. *Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).*

The proposed building height will not create adverse impacts to natural resources, the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA) as the site is located within a developed portion of the RIT campus. The proposed building will utilize the surrounding parking lots, vehicular access points to the site, and existing stormwater management facilities for site runoff. Disturbance to the project site necessary for demolition, building construction, surface treatments and the associated landscape areas and will be completed meeting the NYSDEC requirements to minimize impacts to the environment and surrounding area. The project site is not located within an agricultural district. The proposed building height does not result in any visual impacts as it is consistent with other buildings in the vicinity on the RIT campus (i.e. George Eastman Building) and is not located with 50 feet of any adjoining lot line. A Part I Short Form Environmental Assessment Form is enclosed with this application.

G. *Whether the physical conditions and characteristics of the site are suitable for the proposed use considering site size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.*

The physical conditions and characteristics of the site are suitable for the proposed building height as the site is located within the developed portion of the RIT campus. The Research Building will be constructed to conform to the surrounding property and be consistent with the functionality of the RIT campus. The RIT campus offers significant assets such as access to Town, County and State roads, ample parking, parcel size, as well as existing stormwater management facilities and infrastructure. The closest non-campus residential homes are greater than 0.5 miles away and are currently buffered by other existing structures located on the RIT campus as well as existing vegetated buffers along the east side of East River Road.

H. *Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.*

The RIT campus offers adequate existing assets, including those listed above, and the proposed building height shall not create or contribute to any known existing inadequacies in the area. The location of the proposed Research Building does not require an extension of existing infrastructure or the creation of new parking lots. RIT is currently served by emergency services and the proposed use does not alter their ability to serve. The proposed height can be served with the existing apparatus of the Fire District.

I. *Whether the proposed use will provide, maintain, or enhance, as necessary, safe and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.*

The proposed new building is anticipated to enhance the RIT campus and academic experience. The proposed Research Building height will be designed to not interfere with onsite pedestrian

and vehicular traffic circulation throughout the campus. Both pedestrian and vehicular access will be provided to allow connectivity to adjacent areas on the campus.

We have enclosed a Site Plan and Grading Plan for the proposed Research Building. Access to the Research Building will be from Reynolds Drive to the south and from the RIT pedestrian pathways to the north to maintain the vehicular and pedestrian friendly campus. Also included are architectural exhibits illustrating the height and intent of the proposed Research Building. These plans will be subject to building permit review by the Town Building and Fire Prevention Department upon completion of the Special Use Permits process.

We look forward to appearing at the May 10, 2023 Town Board meeting to present this Special Use Permit application for the proposed building height for the Research Building project. This application is an Unlisted action under SEQRA, and we request the Town Board to designate themselves lead agency at this same meeting.

RIT looks forward to working with the Town of Henrietta to advance this project on campus. We thank you for your consideration of this application. Please contact our office if you require any additional information concerning the Special Use Permit application prior to the meeting.

Sincerely,
BME ASSOCIATES

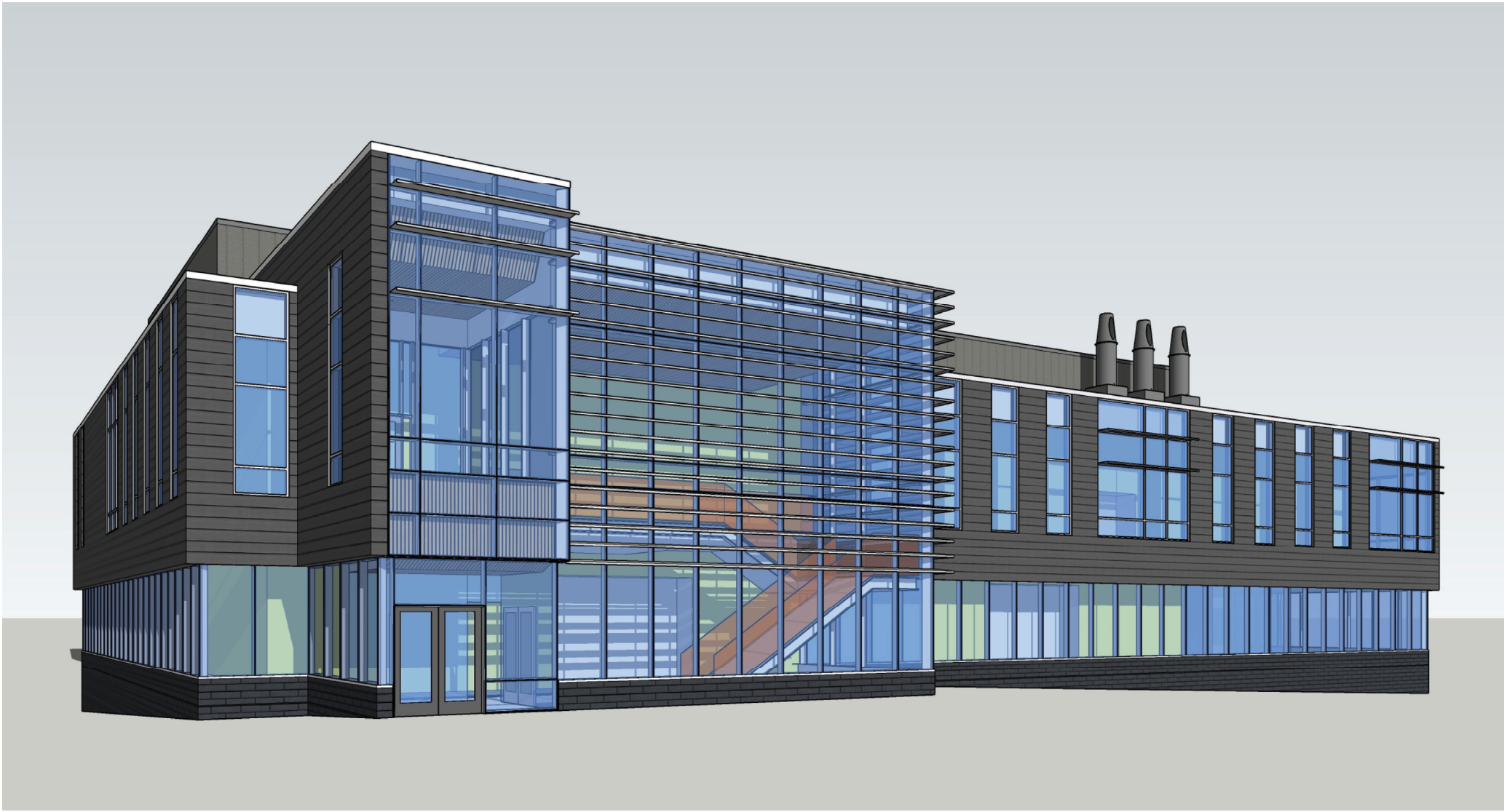
Ryan T. Destro

Ryan T. Destro, P.E.

/RTD

Encl.

c: Mark Williams; RIT Facilities Management
Mike Prattico; MRB Group



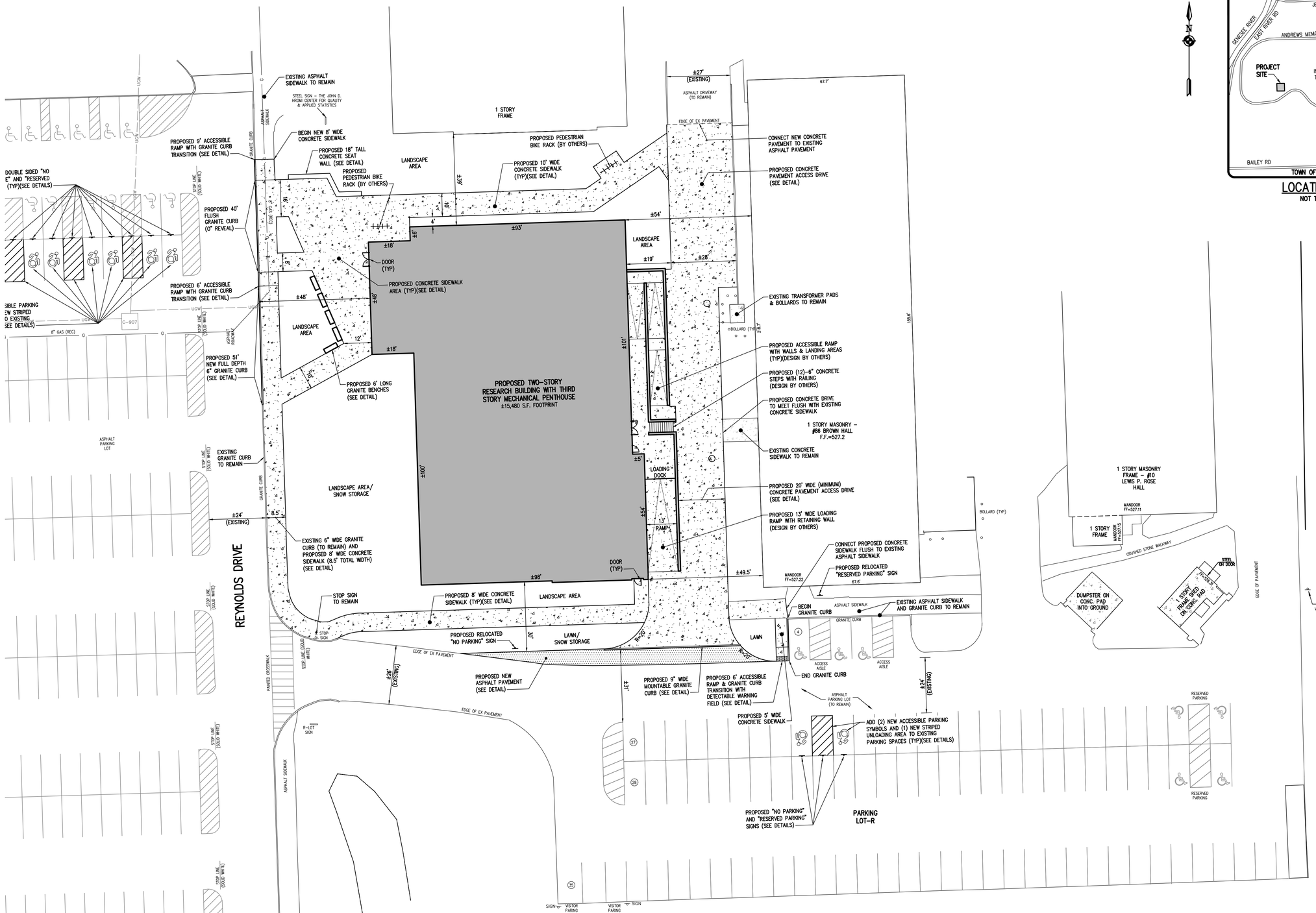
hbt ARCHITECTS
A Division of MRB Group

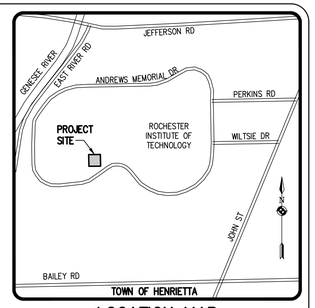
WEST ELEVATION
2 MARCH 2023

New Research Building

ROCHESTER INSTITUTE OF TECHNOLOGY

RIT #108654





LOCATION MAP
NOT TO SCALE

LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE SIDEWALK & PAVEMENT

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE NOTES:

1. EXISTING ZONING: R-1-15
2. PROPOSED USE: RESEARCH BUILDING
3. EXISTING CONDITIONS SURVEY MAPPING PROVIDED BY MAGDE LAND SURVEYING.
4. THERE ARE NO FEDERAL OR NYSDEC FRESHWATER WETLANDS PRESENT WITHIN THE PROJECT LIMITS.
5. THERE IS NOT A RECOGNIZED FLOOD PLAIN ON THE PROJECT SITE PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 36055C0333G DATED AUGUST 28, 2008.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF RIT.

RIT | Rochester Institute of Technology

Building Name
Research Building

Building Number
084

Project Manager
Mark Williams

Phase
Special Use Permit

Project Name
RIT Research Building

Project Number
RIT #108654

PROJECT DESIGN TEAM

ARCHITECT
HBT ARCHITECTS, A DIVISION OF MRB GROUP
2 ELTON STREET
ROCHESTER, NEW YORK 14607
T: 585.586.0490

STRUCTURAL ENGINEER
HERRICK-SAYLOR ENGINEERS DPC
50 SQUARE DRIVE, SUITE 110
VICTOR, NY 14564
T: 585.586.1700

MEP/FP ENGINEER
M/E ENGINEERING
300 TROLLEY BOULEVARD
ROCHESTER, NEW YORK 14606
T: 585.288.5590

SITE/CIVIL ENGINEER & LANDSCAPE ARCHITECT
BME ASSOCIATES
10 LIFTBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
T: 585.377.7360

KEY PLAN:

SPECIAL USE PERMIT

Current Drawing Issue Date
April 5, 2023

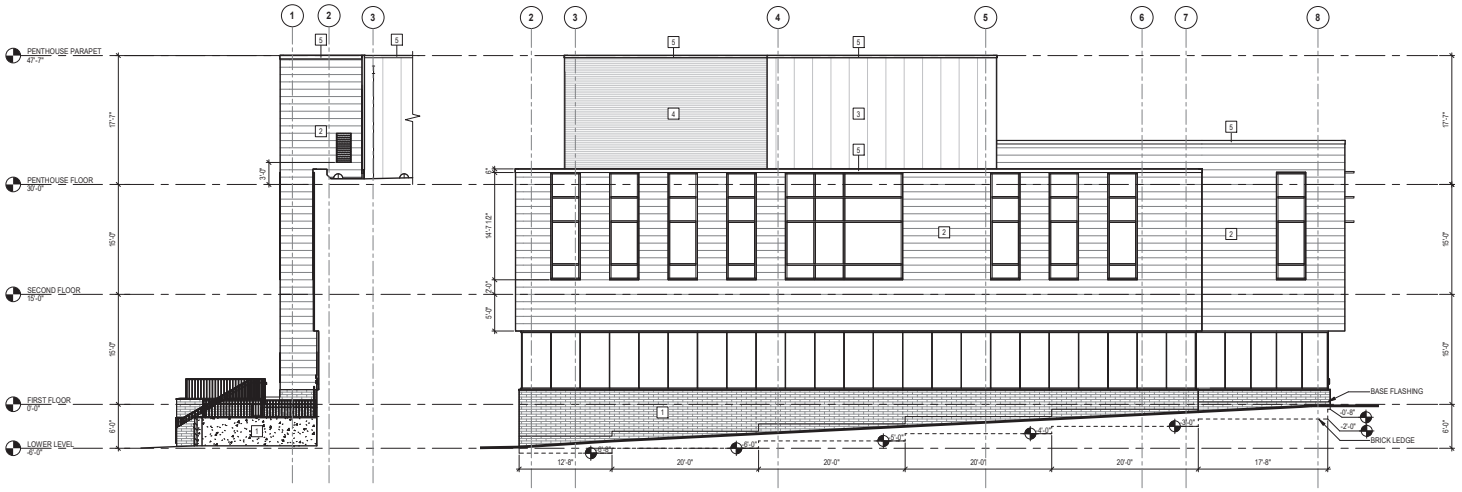
Engineering Stamp

Revisions

No.	Date	By	REVISION
1	4/28/23	APB	Rev. Per Fire Chief Coord.

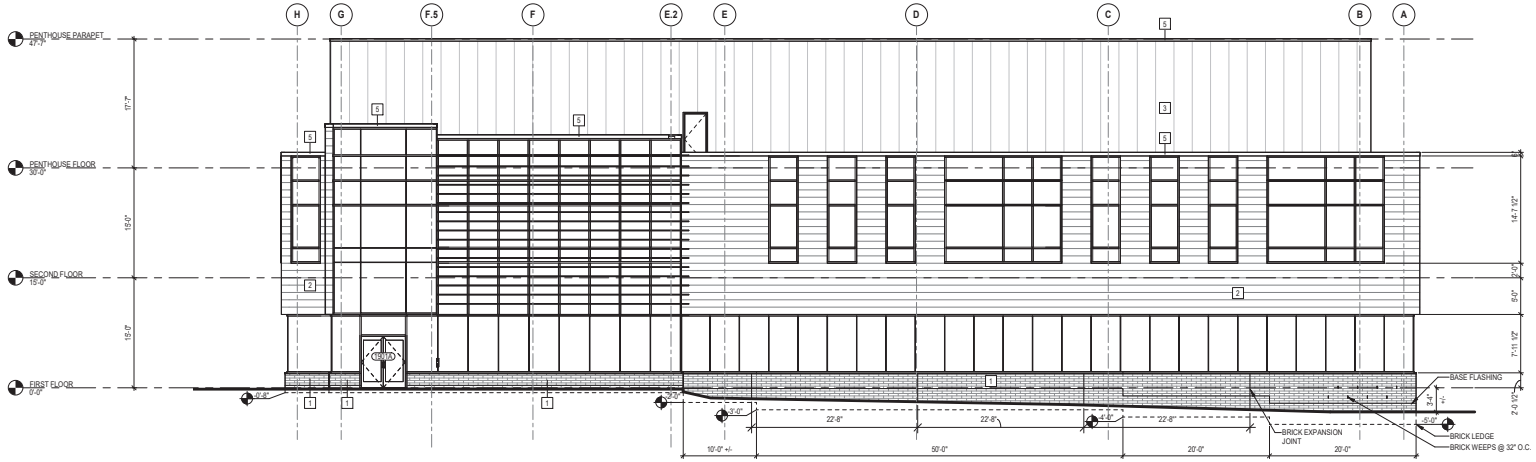
Sheet Title
SITE PLAN

Sheet Number
01



3 BUILDING ELEVATION - NORTH (PARTIAL)
1/8" = 1'-0"

2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

1. MONARCH BRICK 1/3 RUNNING BOND
2. HIGH-PRESSURE LAMINATE RAIN SCREEN OVER THERMALLY-BROKEN ALUM. RAIL SYSTEM
3. INSULATED METAL PANEL SYSTEM
4. PREFINISHED LOUVERS, COLOR TO MATCH INSULATED METAL PANELS
5. PREFINISHED SNAP ON COPING

GENERAL ELEVATION NOTES

1. ELEVATIONS ARE COMPOSITE, SEE PLANS FOR WALL LENGTHS AND GEOMETRY.
2. WALL SECTIONS ARE CUT PERPENDICULAR TO ALL WALLS.
3. REFER TO SHEET A-001 FOR EXTERIOR WALL ASSEMBLIES.
4. BRICK BASE SHALL EXTEND 8" MIN. BELOW GRADE - SEE NOTES AND ELEVATIONS FOR BRICK SHELF.
5. REFER TO SLAB EDGE PLANS FOR ADDITIONAL DIMENSIONS AND NOTES.

RIT | Rochester Institute of Technology

Building Name
Research Building

Building Number
084

Project Manager
Mark Williams

Phase
FOR SPECIAL USE PERMIT

Project Name
New Research Building

Project Number
RIT #108654

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FAIRPORT, NEW YORK 14450
T: 585.377.7360

KEY PLAN:

FOR SPECIAL USE PERMIT

Current Drawing Issue Date
APRIL 4, 2023

Architect/ Engineering Stamps

Revisions

No.	Date	By	REVISION

Sheet Title
BUILDING ELEVATIONS

Sheet Number
A-201

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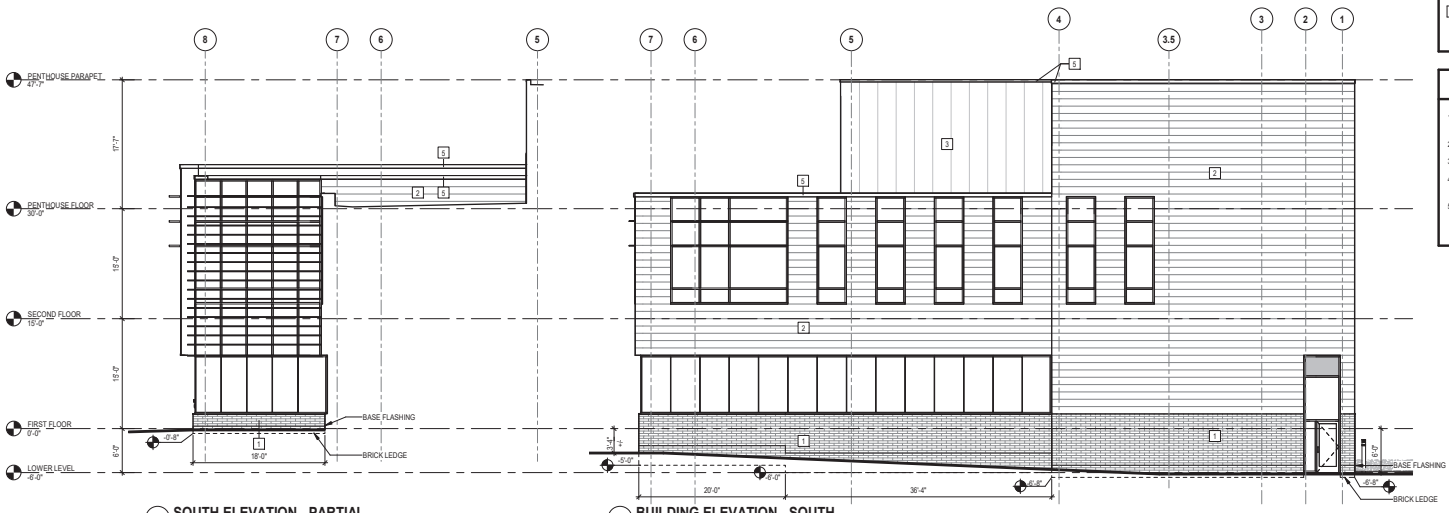
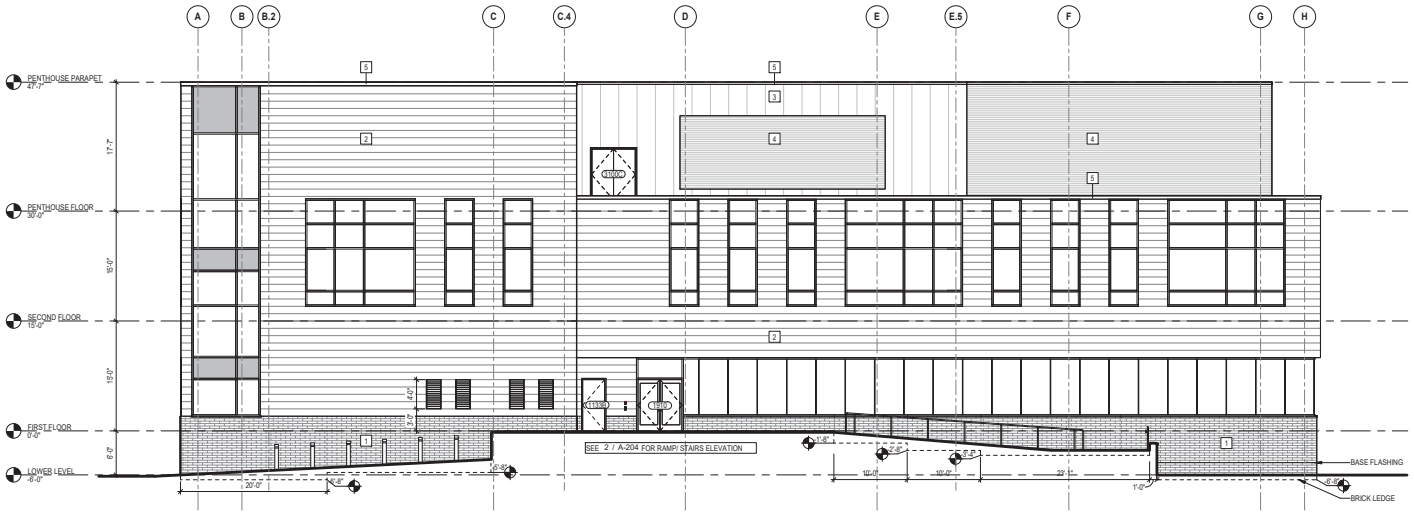


3 SOUTH ELEVATION - PARTIAL
1/8" = 1'-0"

2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



1 BUILDING ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

1. MONARCH BRICK 1/3 RUNNING BOND
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5. REFER TO SLAB EDGE PLANS FOR ADDITIONAL DIMENSIONS AND NOTES.

RIT | Rochester Institute of Technology

Building Name
Research Building

Building Number
084

Project Manager
Mark Williams

Phase
FOR SPECIAL USE PERMIT

Project Name
New Research Building

Project Number
RIT #108654

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KEY PLAN:

FOR SPECIAL USE PERMIT

Current Drawing Issue Date
APRIL 4, 2023

Architect/ Engineering Stamps

Revisions

No.	Date	By	REVISION

Sheet Title
BUILDING ELEVATIONS

Sheet Number
A-202

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Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
RIT Research Building

Project Location (describe, and attach a location map):
RIT Campus, to the east of Reynolds Drive, West of Brown Hall and north of the R-Parking Lot.

Brief Description of Proposed Action:
Demolition/removal of existing RIT structures #84 & #88 and construction of a new 3-story structure (Research Building), with the first 2 stories reserved for research room/lab use and a 3rd story mechanical penthouse.

Name of Applicant or Sponsor:	Telephone:
Rochester Institute of Technology (Mark Williams; RIT Facilities Management)	E-Mail: wmwfms@rit.edu

Address:
1 Lomb Memorial Drive

City/PO:	State:	Zip Code:
Rochester	NY	14623

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Henrietta Town Board - Special Use Permit (Building Height)	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 1.06 acres
   b. Total acreage to be physically disturbed? +/- 0.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1,100+ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☑ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☑ Forest ☑ Agriculture ☐ Aquatic ☑ Other(Specify): University
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
On-site storm sewer system		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

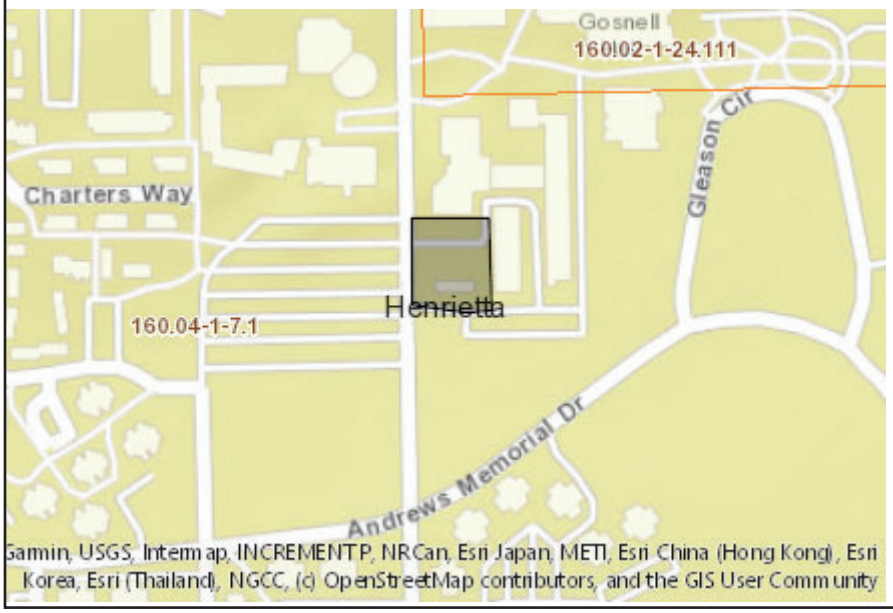
Applicant/sponsor/name: Rochester Institute of Technology Date: 04/05/23

Signature: Ryan T. Deaton (BME Associates), Agent for RIT Title: Project Engineer

PRINT FORM

EAF Mapper Summary Report

Tuesday, April 4, 2023 7:27 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Agency Use Only [If applicable]

Project: RIT Research Building

Date: May 3, 2023

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: RIT Research Building

Date: May 3, 2023

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

For the support documentation for Part 2, see the attached "EAF Part 3 for the RIT Research Building, One Lomb Memorial Drive" Special Permit supplement dated May 3, 2023.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Henrietta Town Board	5/11/2023
Name of Lead Agency	Date
Stephen L. Schultz	Town Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Christopher E. Martin
	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

EAF Part 3 for the RIT Research Building
One Lomb Memorial Drive
Tax Account No. 161.01-1-7.1

May 3, 2023

In addition to the narrative below, this EAF Part 2 hereby incorporates the following, which is made a part of this Part 3 reasoned elaboration;

a. Town Board Special Use Permit Application SP-2023-017 for the RIT Research Building, prepared by Rochester Institute of Technology, dated April 5, 2023;

b. Letter of Intent to the Henrietta Town Board from Ryan T. Destro, PE, BME Associates dated April 5, 2023;

c. Short Environmental Assessment Form, Part 1, prepared by BME Associates, dated April 5, 2023;

d. Site Plan and Grading Plan for RIT Research Building, prepared by BME Associates, dated April, 2023;

e. Building Elevations for New Research Building, prepared by HBT Architects, dated April 4, 2023;

f. Building Rendering for New Research Building, prepared by HBT Architects, dated March 2, 2023.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Residential, R-1-15, and buildings of higher education are a permitted use in this district. The proposed building height will blend in with the other taller buildings on campus and will not create a significant visual or adverse impact.

2. Change in Use or Intensity of the Use of Land

The project is located within a developed section of the RIT campus and is not expected to have a significant adverse impact.

3. Impairment of the Character or Quality of the Existing Community

The project will be a betterment to the RIT campus and community. The proposed height of the Research Building will be consistent with the existing adjacent buildings within the surrounding area and immediate vicinity on the RIT campus. As a result, the proposal to tear down the existing building and install a new building is not expected to have a significant adverse impact.

4. Impact on Critical Environmental Areas

No impact; there are no CEA's located within or adjacent to the site.

5. **Impact on Transportation**

No impact; the proposed Research Building is replacing an existing building so the traffic impact should be minimal.

6. **Impacts on Energy**

No impact; the proposed Research Building is replacing existing building so the energy impact should be similar.

7. **Impact on Existing Water Supplies and Wastewater Treatment Facilities**

No impact; the water and sanitary sewer system in this area is more than adequate to handle the demands from this building.

8. **Impact on Historic And Archeological Resources**

No impact; the proposed Research Building is located within an archeo-sensitive area, but this area has been previously disturbed.

9. **Impact on Natural Resources**

No impact; there are no scenic or aesthetic resources in the vicinity of the site.

10. **Impact on Erosion, Flooding or Drainage**

No impact; the project is not located within a floodplain.

11. **Impact on Human Health**

No impact.