



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

Appeal No. SP-2023-017

- SPECIAL USE PERMIT -

Date 4/5/23

Mark Williams; RIT Facilities Management

Applicant: Rochester Institute of Technology wmfms@rit.edu

120 Lomb Memorial Drive Rochester NY 14623 [Redacted]
No. & Street City State Zip Code Phone Number

Business Owner: Rochester Institute of Technology

120 Lomb Memorial Drive Rochester NY 14623
No. & Street City State Zip Code Phone Number

Business Name: Rochester Institute of Technology

Business Address: 120 Lomb Memorial Drive Rochester NY 14623
No. & Street City State Zip Code

Property Owner: Rochester Institute of Technology

1 Lomb Memorial Drive Rochester NY 14623
No. & Street City State Zip Code Phone Number

Architect/Engineer: BME Associates

10 Lift Bridge Lane East Fairport NY 14450 [Redacted]
No. & Street City State Zip Code Phone Number

Ryan Destro - rdestro@bmeinc.com

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

1 Lomb Memorial Drive Henrietta NY 14623
No. & Street City State Zip Code

161.01-1-7.1
Tax Map No.

R-1-15
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: V Section: 295 Subsection: 8 Paragraph: _____ of the Zoning Ordinance.

Description of Proposal: Construction of a 3-story structure (Research Building), with the first 2 stories reserved for research rooms use and a 3rd story mechanical penthouse, including a max building height of 54.0' where a 35' max building height is allowed per Code

Multiple Dwelling Applications – Dwelling Units per Acre: N/A

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

Printed Name: Mark Williams; RIT Signature: Mark Williams

[Signature]
Received By

5/10/23
Date of Meeting*
(unless rescheduled)

TBD
Time

*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: Rochester Institute of Technology

By: Mark Williams

Title: RIT Facilities Management

Dated: April 3, 2023

Signed: *Mark Williams*

Owner: Rochester Institute of Technology

By: Mark Williams

Title: RIT Facilities Management

Dated: April 3, 2023

Signed: *Mark Williams*

April 5, 2023

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

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

2874

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, P.E.

/RTD

Encl.

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

Authorization to Make Application


I, Mark Williams; RIT Facilities Management (Rochester Institute of Technology),
authorize

HBT Architects-A Division of MRB Group & BME Associates, P.C

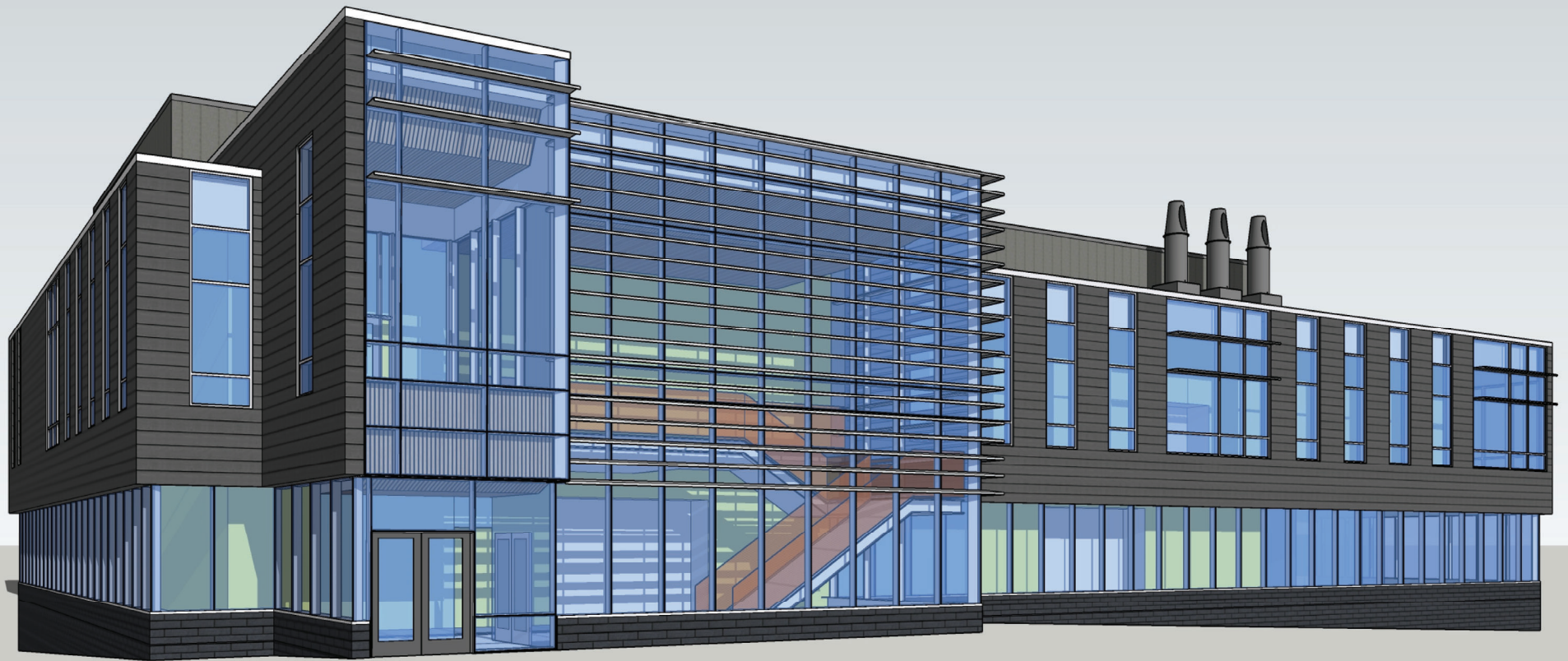
to act as my agent to make application(s) to the Town of Henrietta for the purpose of

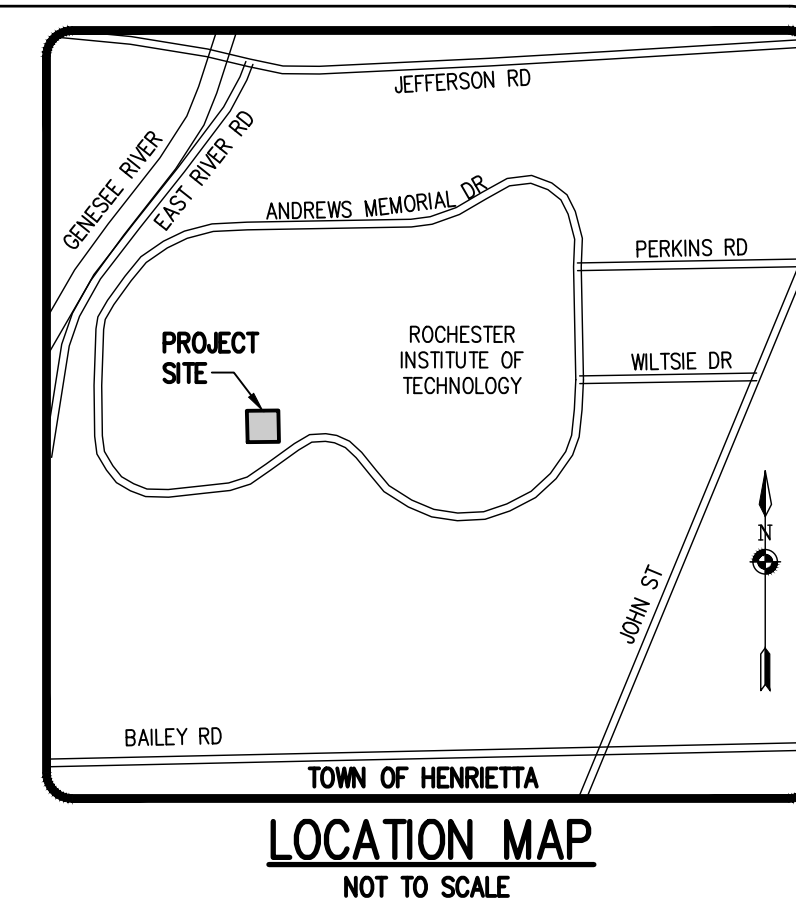
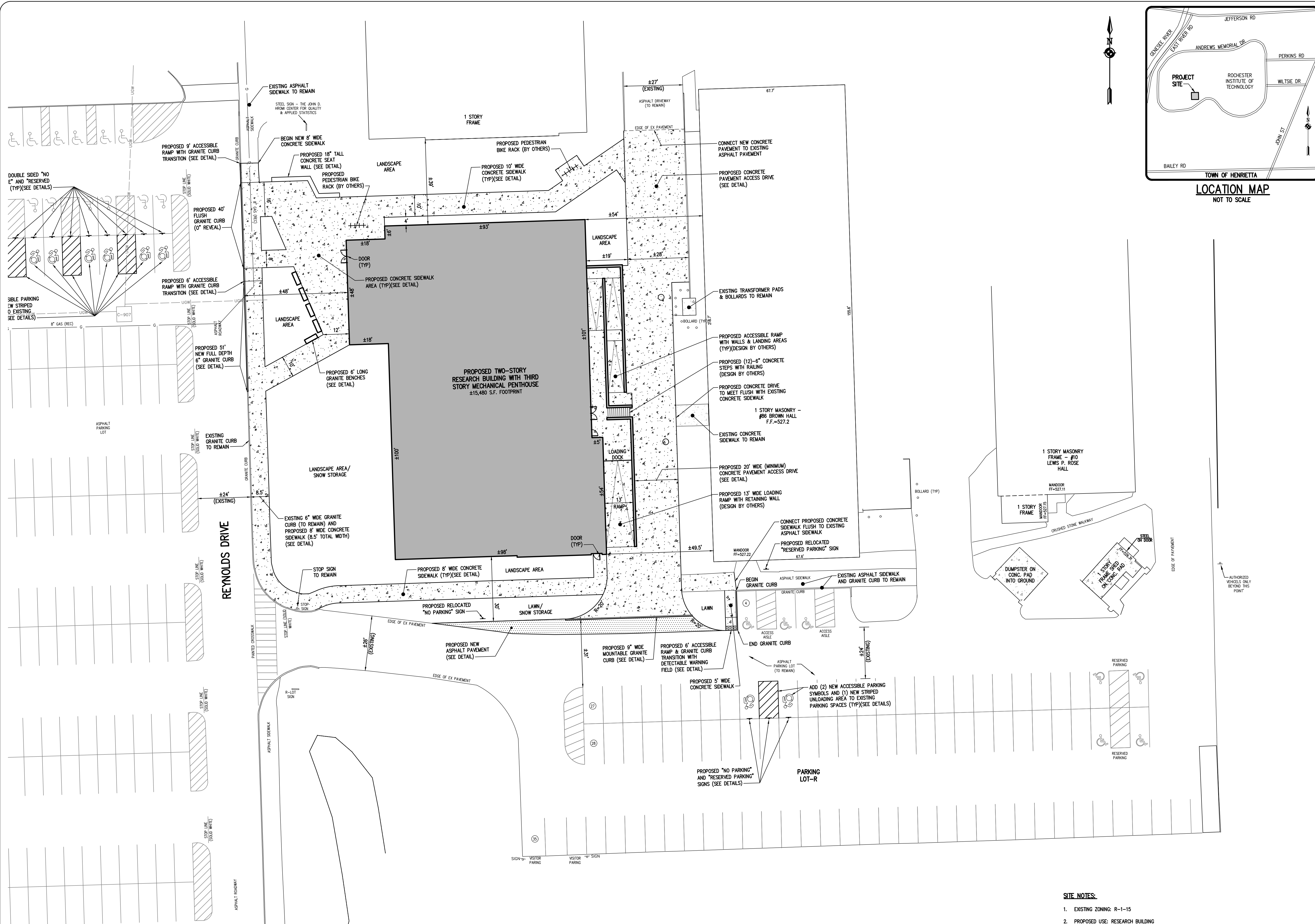
Special Use Permit and any other required approvals,

for the campus property that Rochester Institute of Technology owns located at 1 Lomb
Memorial Drive.


Signature

04/05/23
Date





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

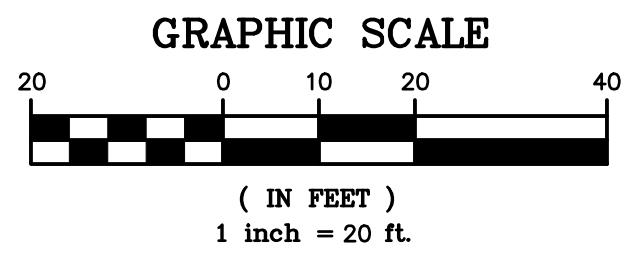
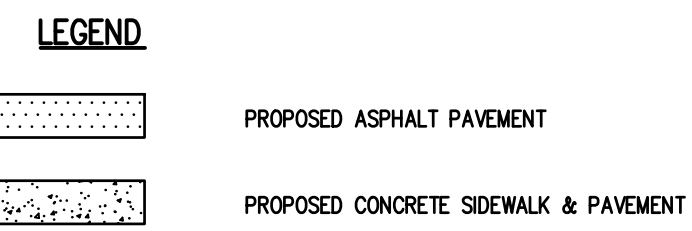
Engineering Stamp

Revisions

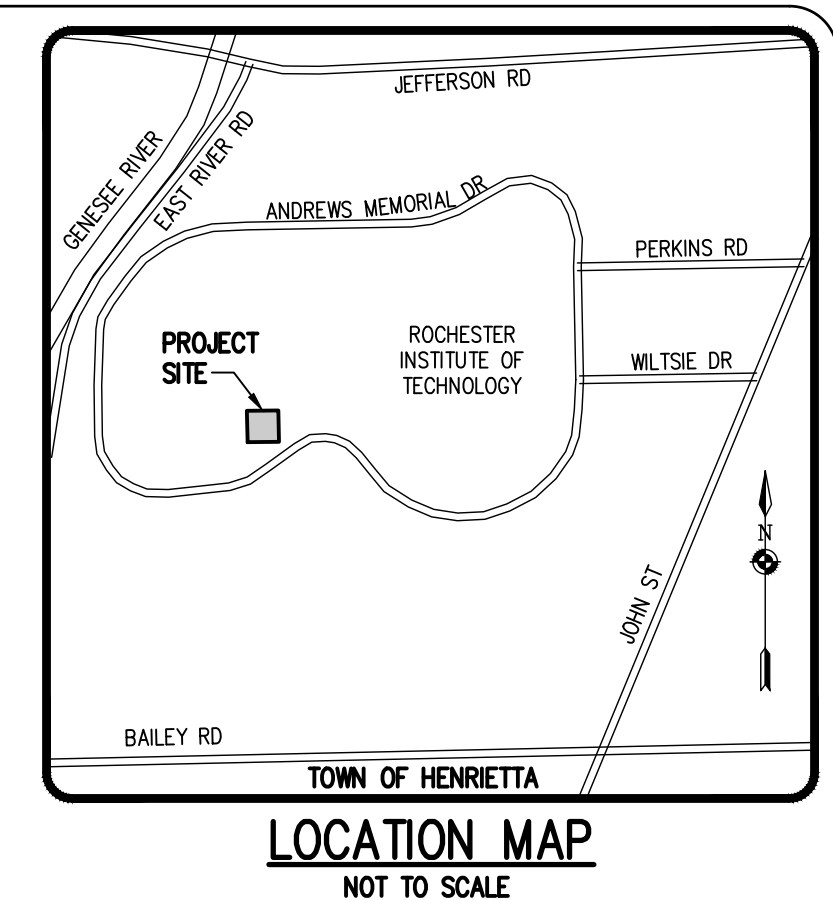
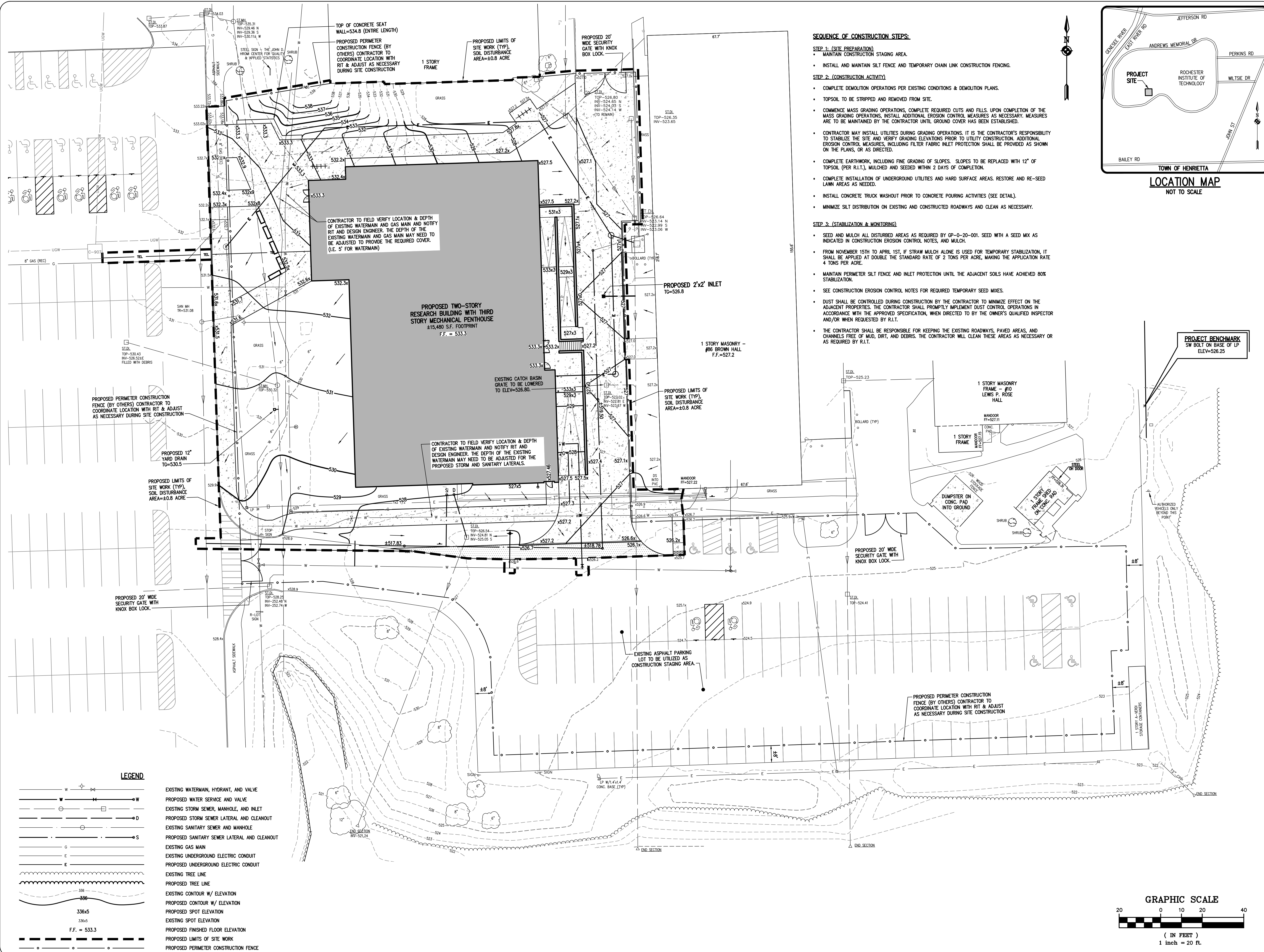
No.	Date	By	REVISION
1	4/28/23	APB	Rev. Per Fire Chief Coord.

Sheet Title
SITE PLAN

Sheet Number
01



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



- SEQUENCE OF CONSTRUCTION STEPS:**
- STEP 1: (SITE PREPARATION)**
- MAINTAIN CONSTRUCTION STAGING AREA.
 - INSTALL AND MAINTAIN SILT FENCE AND TEMPORARY CHAIN LINK CONSTRUCTION FENCING.
- STEP 2: (CONSTRUCTION ACTIVITY)**
- COMPLETE DEMOLITION OPERATIONS PER EXISTING CONDITIONS & DEMOLITION PLANS.
 - TOPSOIL TO BE STRIPPED AND REMOVED FROM SITE.
 - COMMENCE MASS GRADING OPERATIONS, COMPLETE REQUIRED CUTS AND FILLS. UPON COMPLETION OF THE MASS GRADING OPERATIONS, INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED.
 - CONTRACTOR MAY INSTALL UTILITIES DURING GRADING OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STABILIZE THE SITE AND VERIFY GRADING ELEVATIONS PRIOR TO UTILITY CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES, INCLUDING FILTER FABRIC INLET PROTECTION SHALL BE PROVIDED AS SHOWN ON THE PLANS, OR AS DIRECTED.
 - COMPLETE EARTHWORK, INCLUDING FINE GRADING OF SLOPES. SLOPES TO BE REPLACED WITH 12" OF TOPSOIL (PER R.I.T.), MULCHED AND SEEDED WITHIN 2 DAYS OF COMPLETION.
 - COMPLETE INSTALLATION OF UNDERGROUND UTILITIES AND HARD SURFACE AREAS. RESTORE AND RE-SEED LAWN AREAS AS NEEDED.
 - INSTALL CONCRETE TRUCK WASHOUT PRIOR TO CONCRETE POURING ACTIVITIES (SEE DETAIL).
 - MINIMIZE SILT DISTRIBUTION ON EXISTING AND CONSTRUCTED ROADWAYS AND CLEAN AS NECESSARY.
- STEP 3: (STABILIZATION & MONITORING)**
- SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED BY OP-0-20-001. SEED WITH A SEED MIX AS INDICATED IN CONSTRUCTION EROSION CONTROL NOTES, AND MULCH.
 - FROM NOVEMBER 15TH TO APRIL 1ST, IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE.
 - MAINTAIN PERIMETER SILT FENCE AND INLET PROTECTION UNTIL THE ADJACENT SOILS HAVE ACHIEVED 80% STABILIZATION.
 - SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED TEMPORARY SEED MIXES.
 - DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROMPTLY IMPLEMENT DUST CONTROL OPERATIONS IN ACCORDANCE WITH THE APPROVED SPECIFICATION, WHEN DIRECTED TO BY THE OWNER'S QUALIFIED INSPECTOR AND/OR WHEN REQUESTED BY R.I.T.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING ROADWAYS, PAVED AREAS, AND CHANNELS FREE OF MUD, DIRT, AND DEBRIS. THE CONTRACTOR WILL CLEAN THESE AREAS AS NECESSARY OR AS REQUIRED BY R.I.T.

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
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KEY PLAN:

SPECIAL USE PERMIT

Current Drawing Issue Date
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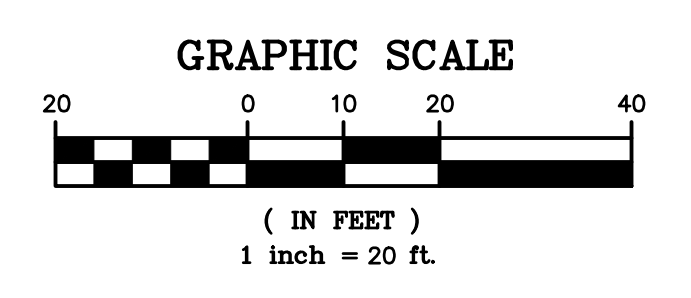
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Revisions

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

Sheet Title
GRADING PLAN

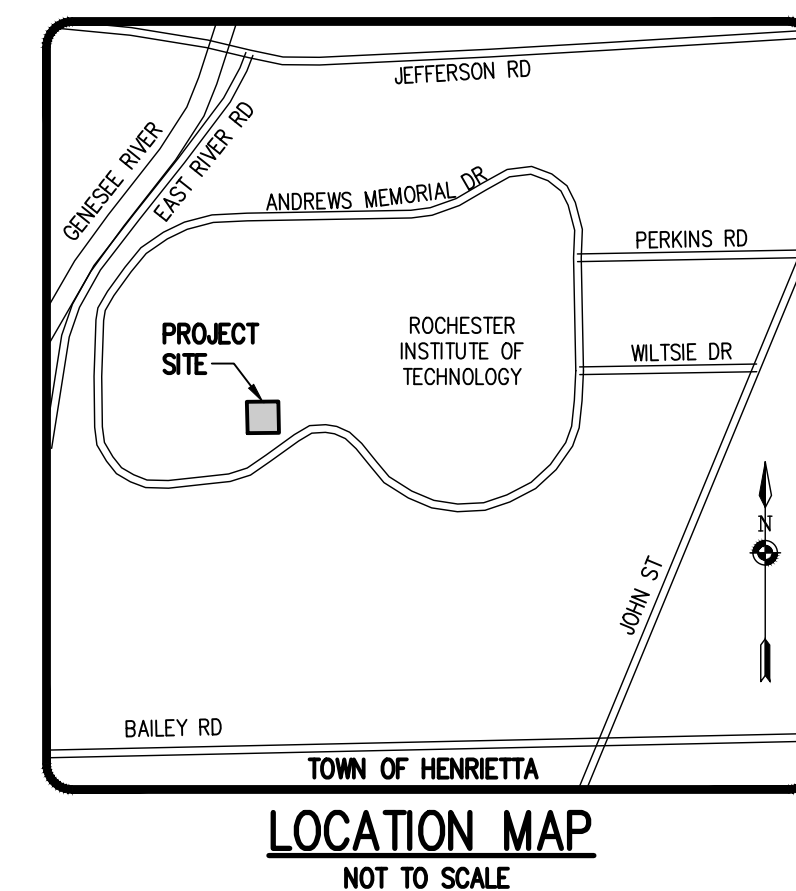
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02



LEGEND

	EXISTING WATERMAIN, HYDRANT, AND VALVE
	PROPOSED WATER SERVICE AND VALVE
	EXISTING STORM SEWER, MANHOLE, AND INLET
	PROPOSED STORM SEWER LATERAL AND CLEANOUT
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LATERAL AND CLEANOUT
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC CONDUIT
	PROPOSED UNDERGROUND ELECTRIC CONDUIT
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING CONTOUR W/ ELEVATION
	PROPOSED CONTOUR W/ ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED LIMITS OF SITE WORK
	PROPOSED PERIMETER CONSTRUCTION FENCE

F.F. = 533.3



RIT Rochester Institute of Technology

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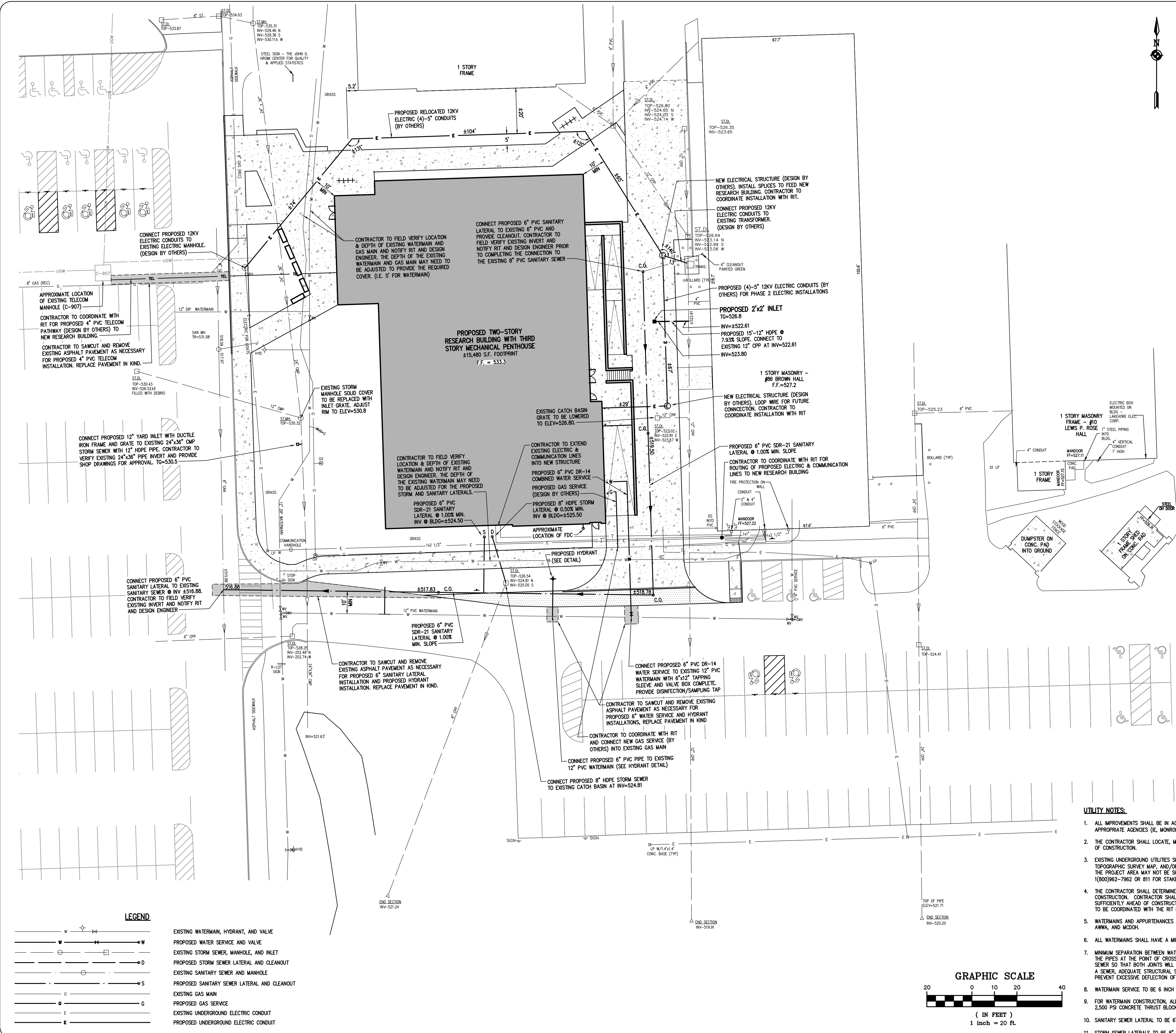
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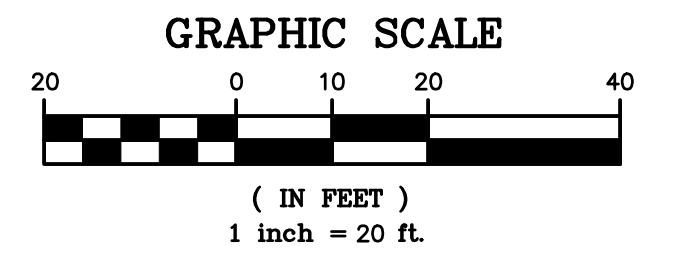
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Sheet Title
UTILITY PLAN

Sheet Number
03



- UTILITY NOTES:**
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE AGENCIES (IE, MONROE COUNTY HEALTH DEPARTMENT) AND RIT, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS IN THE AREAS OF CONSTRUCTION.
 - EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM RIT RECORD MAPS, MAGDE LAND SURVEYING TOPOGRAPHIC SURVEY MAP, AND/OR FIELD LOCATIONS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT (800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES AND/OR CONTACT THE RIT FACILITIES GROUP.
 - THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. THIS WORK IS TO BE COORDINATED WITH THE RIT FACILITIES GROUP.
 - WATERMANS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF RIT, AWWA, AND MCDOH.
 - ALL WATERMANS SHALL HAVE A MINIMUM OF 5' OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE.
 - MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATERMANS.
 - WATERMAIN SERVICE TO BE 6 INCH PVC DR-14 COMBINED.
 - FOR WATERMAIN CONSTRUCTION, ALL MECHANICAL JOINT FITTINGS, TEES, BENDS, PLUGS, ETC. SHALL BE BACKED WITH 2,500 PSI CONCRETE THRUST BLOCKS.
 - SANITARY SEWER LATERAL TO BE 6" PVC SDR-21 INSTALLED AT 1.00% MIN. SLOPE (OR APPROVED EQUAL).
 - STORM SEWER LATERALS TO BE 8" HDPE INSTALLED AT 0.50% MIN. SLOPE (OR APPROVED EQUAL).



LEGEND

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	PROPOSED STORM SEWER LATERAL AND CLEANOUT
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LATERAL AND CLEANOUT
	EXISTING GAS MAIN
	PROPOSED GAS SERVICE
	EXISTING UNDERGROUND ELECTRIC CONDUIT
	PROPOSED UNDERGROUND ELECTRIC CONDUIT

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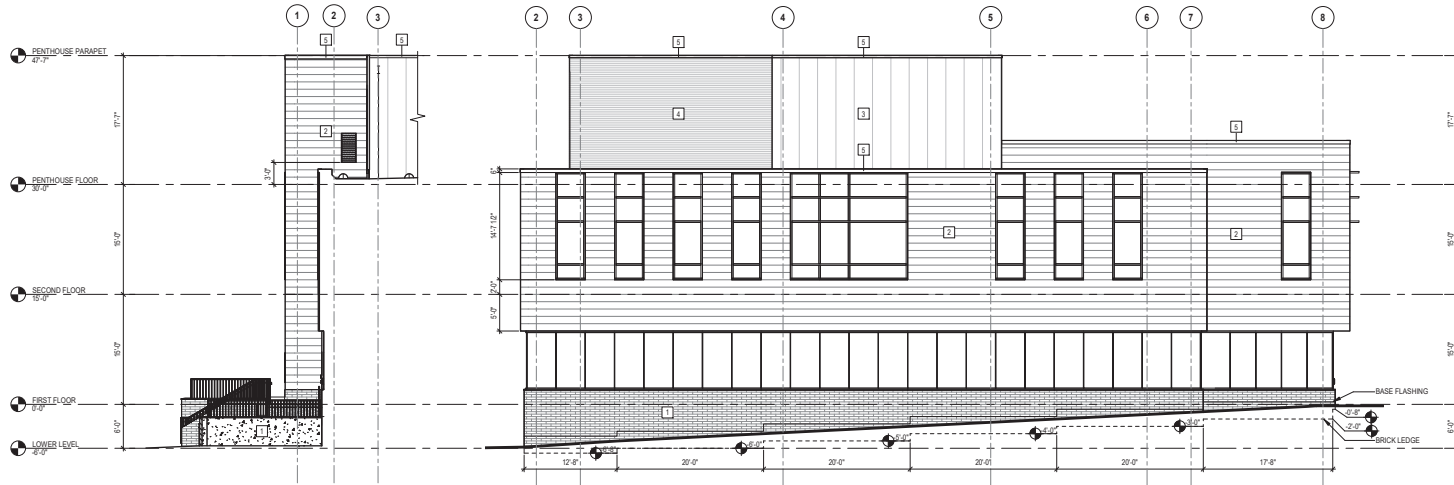
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EXTERIOR FINISH LEGEND

- 1 MONARCH BRICK 13 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 CORING

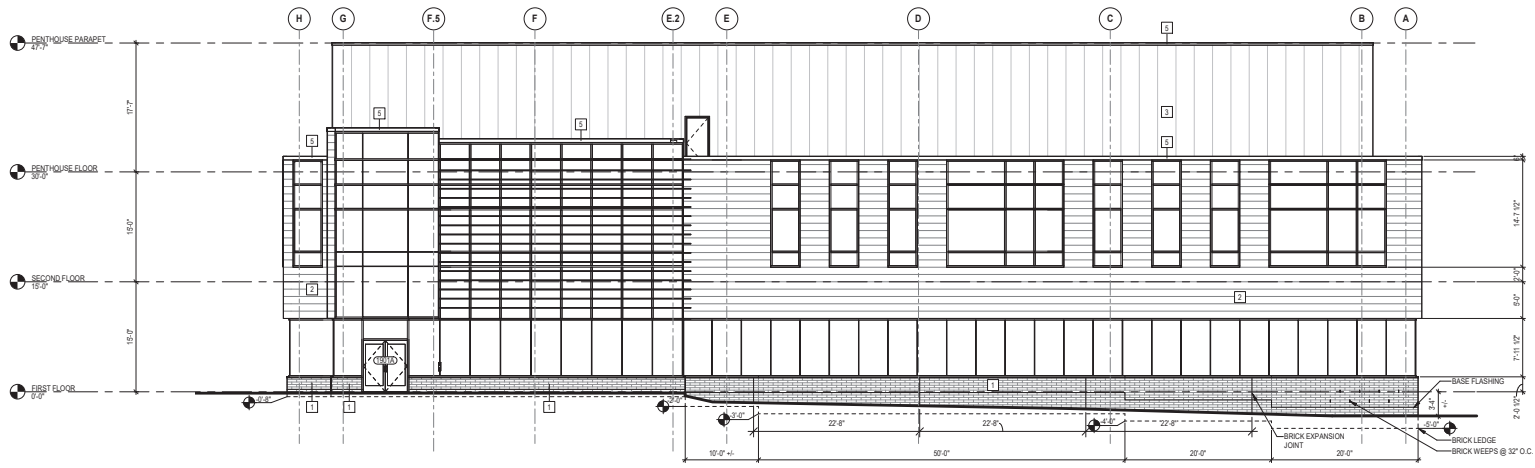
GENERAL ELEVATION NOTES

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 6" MIN. BELOW GRADE. - SEE NOTES AND ELEVATIONS FOR BRICK SHELF.
5. REFER TO SLAB EDGE PLANS FOR ADDITIONAL DIMENSIONS AND NOTES.



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"

KEY PLAN:



FOR SPECIAL USE PERMIT

Current Drawing Issue Date

APRIL 4, 2023

Architect/ Engineering Stamps

Revisions

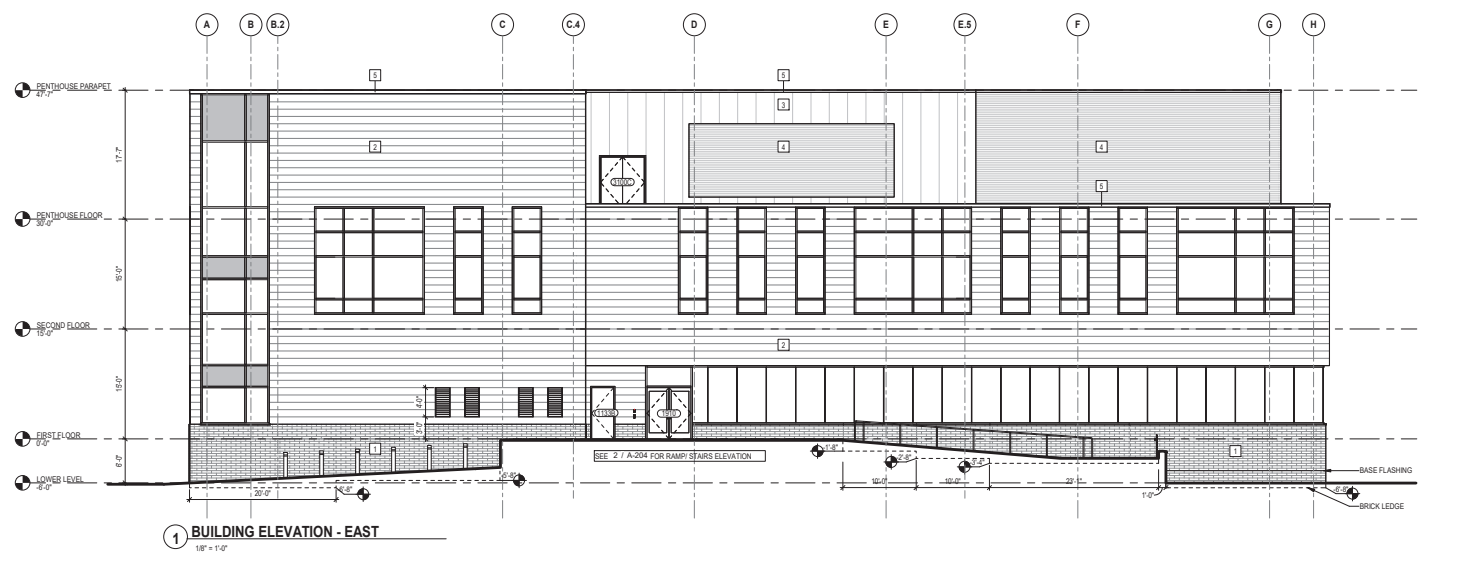
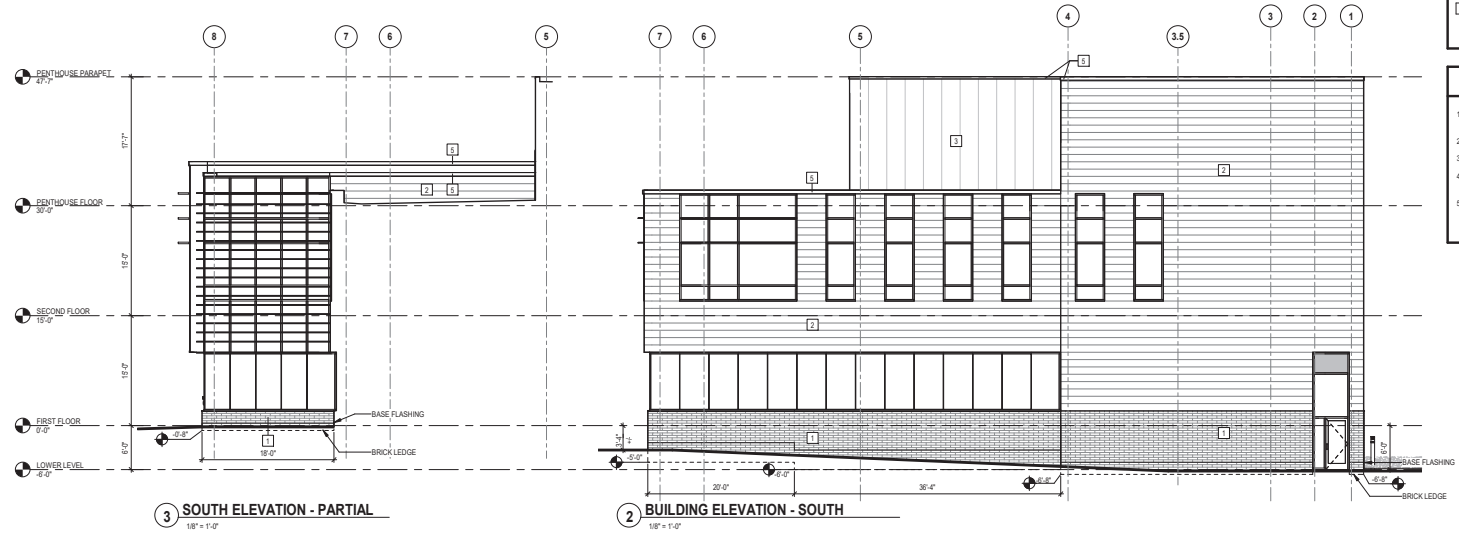
No.	Date	By	REVISION

Sheet Title

BUILDING ELEVATIONS

Sheet Number

A-201



EXTERIOR FINISH LEGEND

- 1 MONARCH BRICK 10 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 CORNER

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 6" 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

PROJECT DESIGN TEAM

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MIE ENGINEERING
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SITE/CIVIL ENGINEER & LANDSCAPE ARCHITECT
SME ASSOCIATES
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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

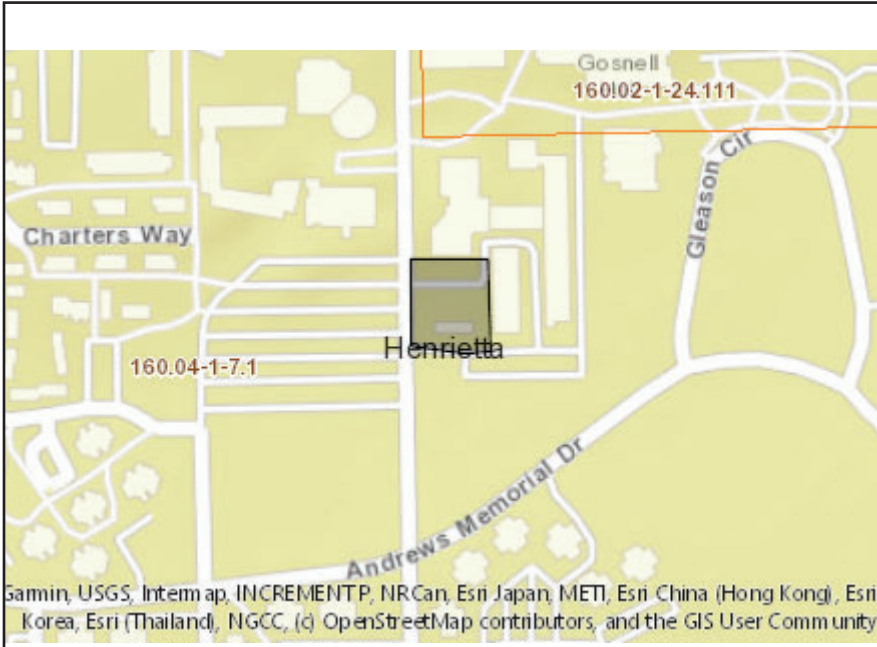
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Rochester Institute of Technology (Mark Williams; RIT Facilities Management)		Telephone: [REDACTED]	
Address: 1 Lomb Memorial Drive		E-Mail: wmwfms@rit.edu	
City/PO: Rochester		State: NY	Zip Code: 14623
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.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): University			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
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: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
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: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Rochester Institute of Technology</u> Date: <u>04/05/23</u> Signature: <u>Ryan T. Deeter</u> (BME Associates), Agent for RIT Title: <u>Project Engineer</u>		



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