

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 24, 2023 AT 6:00 P.M.

RESOLUTION #12-192/2023

To issue a Negative Declaration and approve Special Use Permit Nos. 2023-018/019 for Sikh Society of Rochester.

On Motion of
Councilmember Page

Seconded by
Councilmember Bolzner

WHEREAS, the Sikh Society of Rochester has applied for two Special Use Permits, Application No. 2023-018 to operate a place of worship within an Industrial District, and Application No. 2023-019 to allow truck parking on a parcel without an associated industrial building on that parcel, (the "Applications") to be located in an Industrial District with a Mixed-Use Employment Center Overlay District, at 360 Commerce Drive, 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 EAF Parts 1, 2, and 3, attached hereto and accepted and approved, the Applications will not have a significant environmental impact and the Town Board issues a Negative Declaration relative to the Applications.

BE IT FURTHER RESOLVED, that the Town Board has considered the Special Use Permit factors for Application No. 2023-018 to permit the operation of a place of worship within an Industrial District, 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 conditions set forth herein, finds that said Special Use Permit factors favor approval of the application.

BE IT FURTHER RESOLVED, that the Town Board approves Special Use Permit Application No. 2023-018 to operate a place of worship within an Industrial District.

BE IT FURTHER RESOLVED, that the Town Board has considered the Special Use Permit factors for Application No. 2023-019 to allow truck parking on a parcel without an associated industrial building on that parcel, in an Industrial District, 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 conditions set forth herein, finds that said Special Use Permit factors favor approval of the application.

BE IT FURTHER RESOLVED, that the Town Board approves Special Use Permit Application No. 2023-019 to allow truck parking on a parcel without an associated industrial building on that parcel in an Industrial District, subject to the following conditions:

1. No structures or pavement may extend into wetlands or floodway areas.
2. No additional structures may be built and no paved areas (whether stone, asphalt, or other materials) may be extended or added without first obtaining site plan approval for the same.
3. The use permitted by way of this Special Use Permit Application No. 2019-019 is limited to the specific area indicated on the associated application, and as outlined below:

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.

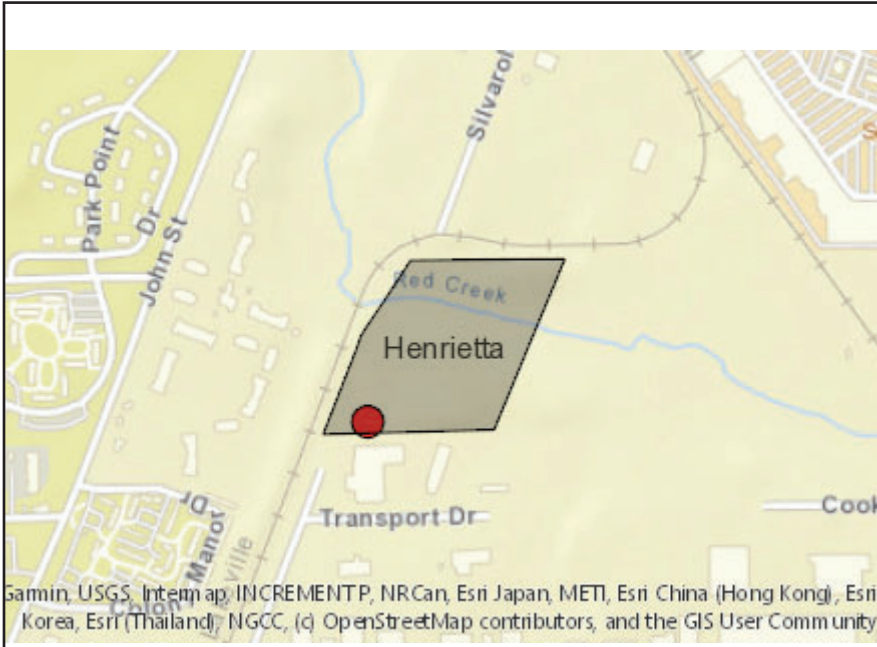
Part 1 – Project and Sponsor Information			
Name of Action or Project: 360 Commerce Drive Site Plan			
Project Location (describe, and attach a location map): 360 Commerce Drive, Rochester NY, 14623			
Brief Description of Proposed Action: The construction of a 5,040 square feet, building addition, the installation of a new asphalt parking lot and new stormwater management facility (bioretention).			
Name of Applicant or Sponsor: Sikh Society of Rochester		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 360 Commerce Drive			
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 <input type="checkbox"/>	YES <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: NYSDEC		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 17.165 acres	
b. Total acreage to be physically disturbed?		_____ 2.669 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 17.165 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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: _____ The building addition will access plumbing from existing facility. _____	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: _____ The building addition will access plumbing from existing facility. _____	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? Within archaeological sensitive area. However, the site is already developed. 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 type="checkbox"/> Wetland <input 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
A small portion of the site will drain to an existing culvert that drains to Middle Branch Red Creek. _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____		
We propose to install a bioretention facility to treat water quality and reduce peak runoff. _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe: <u>Near 300 Commerce Drive brownfield cleanup (site code C828158).</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Vanguard Engineering PC (agent for Applicant)</u> Date: <u>4/11/2023</u>		
Signature: <u>Jeremy Kimble</u> Digitally signed by Jeremy Kimble Date: 2023.04.11 11:04:14-04'00' 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.



Map data © OpenStreetMap contributors, and the GIS User Community

Map data © OpenStreetMap contributors, and the GIS User Community

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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Project: Sikh Society of Rochester

Date: May 16, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: Sikh Society of Roch.

Date: May 16, 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 Sikh Society of Rochester" Special Permit supplement dated May 16, 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.

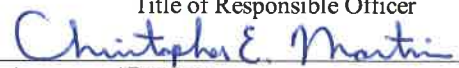
Henrietta Town Board
Name of Lead Agency

5/24/2023
Date

Stephen L. Schultz
Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor
Title of Responsible Officer


Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from Responsible Officer)

PRINT FORM

**EAF Part 3 for Sikh Society of Rochester
360 Commerce Drive
Tax Account No. 161.10-1-1.1**

May 16, 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 SUP 2023-018 for the Operation of House of Worship in an Industrial District, prepared by the Sikh Society of Rochester, dated April 19, 2023;
- b. Town Board Special Use Permit Application SUP 2023-019 for Truck Parking at a House of Worship in an Industrial District, prepared by the Sikh Society of Rochester, dated April 19, 2023;
- c. Short Environmental Assessment Form, Part 1, prepared by Vanguard Engineering, PC, dated April 11, 2023;
- d. Site Plan for 360 Commerce Drive Site Plan, prepared by Vanguard Engineering, PC, dated April 11, 2023.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Industrial and is located within a Mixed-Use Employment Overlay district. A place of Worship and a Truck Parking Lot are a permitted use in this district as long as the applicant obtains special use permits from the Town Board.

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

The parcel is currently being used as a place of worship and a parking lot for trucks so it is not expected to have a significant adverse impact because there isn't one currently.

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

There are currently existing industrial and commercial uses along Commerce Drive and Transport Drive including several truck parking lots. Therefore, the proposal to continuance of a place of worship and a parking lot for trucks 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 existing place of worship and truck parking area are currently being used so the traffic impact should be minimal.

6. Impacts on Energy

No impact; the energy system in this area is more than adequate to handle the demands from this project.

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 project.

8. Impact on Historic And Archeological Resources

No impact; the parcel is located within an archeo-sensitive area, but this area has been previously disturbed when the previous building was constructed.

9. Impact on Natural Resources

Moderate impact; there are no scenic or aesthetic resources in the vicinity of the site, but there are wetlands. The wetlands are not proposed to be disturbed, but they should be protected during construction with orange construction fencing.

10. Impact on Erosion, Flooding or Drainage

Moderate impact. The proposed site work for the project has the potential to create turbidity and sediment in the adjacent water bodies if the proper erosion control devices are not implemented or maintained. The grading plan shall use a stabilized construction entrance, silt fence, and other erosion control devices to control site erosion. Also, site inspections will be performed until the site is stabilized to ensure that erosion is not leaving the site.

The site is located within a floodplain and a floodway. No work is proposed within the floodway and any work within the floodplain will have to comply with Town of Henrietta and New York State Department of Environmental Conservation standards.

11. Impact on Human Health

No impact.

Sikh Society Special Use Permit Assessments by the Henrietta Town Board for (1) Religious Hall and (2) Truck Parking on Commerce Drive

§ 295-54 **Granting or denial of special use permits.**

In considering an application for a special use permit, the Town Board shall make its decision based upon the following factors. The Town Board may impose conditions, including in order to resolve any issues identified via its assessment of said factors.

- 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.

In reviewing the application, the truck parking use appears substantially consistent in its scale and character with other industrial uses in the Industrial Zone within which the property is located and is consistent with the other uses and properties along Commerce Drive, Transport Drive, and Cook Drive. The religious use is consistent in scale but is a little out of character; however, the proposed religious use will not impair the industrial uses and in the United States, religious institutions are given greater leeway with regards to the location of their buildings and this proposed location is consistent with that.

- 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 truck parking use is consistent with the Town's Comprehensive Plan as this area is identified as a major industrial commerce area including many entities that utilize tractor-trailers in conducting their business. With regards to the religious use, the Town's Comprehensive Plan does not call for any sort of centralization or concentration of religious buildings and envisions them being anywhere within the Town.

- 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 truck parking use aligns with the purpose, intent, and applicable design and development standards of the Industrial Zoning District in which the property is located. The religious building is constructed in a manner that is consistent with the design and development standards even if the use is non-industrial. But as discussed, the religious use does not in any

way impair the industrial uses and leeway is granted for the location of buildings for religious purposes.

- 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.

Neither proposed use presents no nuisance in law or in fact with regards to any of the conditions listed as long as the proposed boundaries are observed, with respect to wetlands and flood plains, and as long as the proposed drainage system is implemented and maintained so as to prevent motor oils, motor fuels, or other contaminants from leaching into the surrounding wetlands.

- 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.

Neither proposed use presents material hazards or dangers to the public or persons in the vicinity from any of the listed conditions or other causes.

- 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).

Neither proposed use presents any materially adverse impacts under SEQR that cannot be adequately mitigated. As discussed in (D), it is essential that the boundaries established and approved for this development are observed so as to not negatively impact the surrounding wetlands, floodways, or flood plains.

- 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.

Both proposed uses are suitable for the proposed site as long as all development remains within the boundaries established in the proposed site plan and that no additional development occurs without first obtaining approval to ensure it will not cause issues for any of the above

listed considerations. The location is such that the surrounding wetland and other areas provide sufficient screening.

- H. Whether there are adequate utilities, public infrastructure, 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 site has sufficient utilities and infrastructure for both proposed uses, as does Commerce Drive and West Henrietta Road, which are used to access the site.

- 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.

Commerce Drive currently sees truck traffic and automobile traffic and has a traffic light where it intersects with West Henrietta Road. As such, the proposed plans will maintain the current vehicular traffic patterns. Due to the industrial nature of this area, there is minimal pedestrian circulation and no parks, recreation, or public spaces. Neither proposed use will create any issues for the minimal pedestrian and nonmotorized travel in the area and neither proposed use will create any significant increased demand for either.

April 19, 2023

Town of Henrietta Town Board
475 Calkins Road
Rochester, NY 14623

Re: 360 Commerce Drive Special Use Permit
Vanguard Project Number 202217

Board Members:

On behalf of our client, the Sikh Society of Rochester, we hereby request two Special Use Permits:

1. To operate the existing 3,216 square feet facility, along with the proposed building addition, as a place of worship in an Industrial/Limited Commercial district, and
2. To allow truck parking on said lot.

The proposed project comprises the construction of a 5,040 square foot building addition, along with relevant appurtenances, on a 2.7-acre portion of the 17.2-acre parcel located at 360 Commerce Drive (tax account number 161.10-1-1.1). Other site modifications will take place to reduce the overall site impervious footprint and increase distance from on-site wetlands.

We include the special use permit applications, letter of authorization, and four site plans for your review. We also include the application fee checks.

We look forward to presenting and discussing this application with the Board. Please contact me at the above telephone number extension 11 or via email at joe@vaneng.com with questions and/or comments. Thank you.

Regards,



Joseph C. Ardieta PE
President
VANGUARD ENGINEERING PC

SITE NOTES

- ADDRESSES: 360 COMMERCE DRIVE, ROCHESTER NY, 14623
- TAX ACCOUNT NUMBERS: 161.10-1-1.1 PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 5.
- LOT AREAS: 747,714 SF = 17.165 ACRES
- ZONING: INDUSTRIAL / LIMITED COMMERCIAL DISTRICT
- EXISTING LOT COVERAGE: 3.663 ACRES = 21.3%
PROPOSED LOT COVERAGE: 2.883 ACRES = 16.8%
- LIMIT OF DISTURBANCE = 2.669 ACRES
- SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	125 FEET (50 FEET*)	179.03 FEET	179.03 FEET
SIDE	5 FEET (50 FEET*)	39.74 FEET**	39.74 FEET**
REAR	60 FEET (50 FEET*)	559.88 FEET	478.04 FEET

*SETBACKS REQUIRED FOR RELIGIOUS INSTITUTIONS.
**REQUIRES SETBACK AREA VARIANCE.

- PARKING:
REQUIRED PARKING = 1 SPACE PER 2 SEATS. 400 SEATS (PROJECTED) / 2 = 200 SEATS.
PROPOSED PARKING = 150 SPACES (144 REGULAR, 6 HANDICAP), ***
PROPOSED SEMI-TRUCK PARKING = 28 SPACES.

***REQUIRES PARKING REDUCTION AREA VARIANCE.

- SITE IS WITHIN REGULATED FLOODPLAIN ACCORDING TO FLOOD INSURANCE STUDY COMMUNITY/PANEL NUMBER 36055C0334G WITH EFFECTIVE DATE AUGUST 28, 2008. FLOODPLAIN BOUNDARY IS DELINEATED ON SITE PLAN.
- SITE CONTAINS FEDERAL REGULATED WETLANDS ACCORDING TO A DELINEATION PROVIDED BY BME ASSOCIATES, ON FEBRUARY 2, 2023.
- 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 IS WITHIN TOWN WATER DISTRICT EXTENSION 90, SANITARY SEWER DISTRICT EXTENSION 77, CONSOLIDATED DRAINAGE DISTRICT.

SURVEY NOTES

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYS DOT REFERENCE NETWORK STATION (NYPP 0032).
- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID.

SURVEY REFERENCES

- A PLAN ENTITLED "SUBDIVISION MAP LANDS OF ROKEL VENTURE", AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 291, PAGE 89.
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY CERTIFICATION

WE, BME ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 16, 2023 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

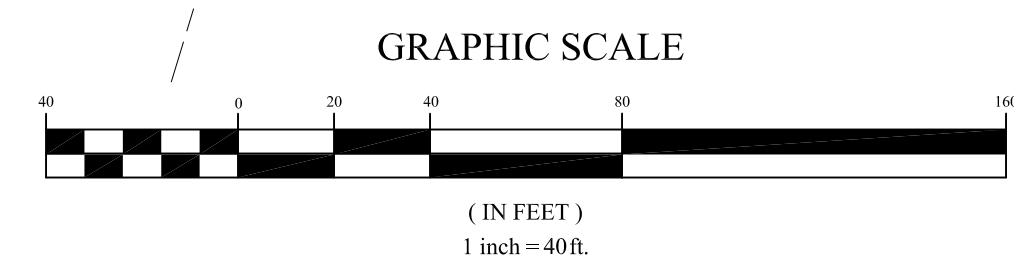
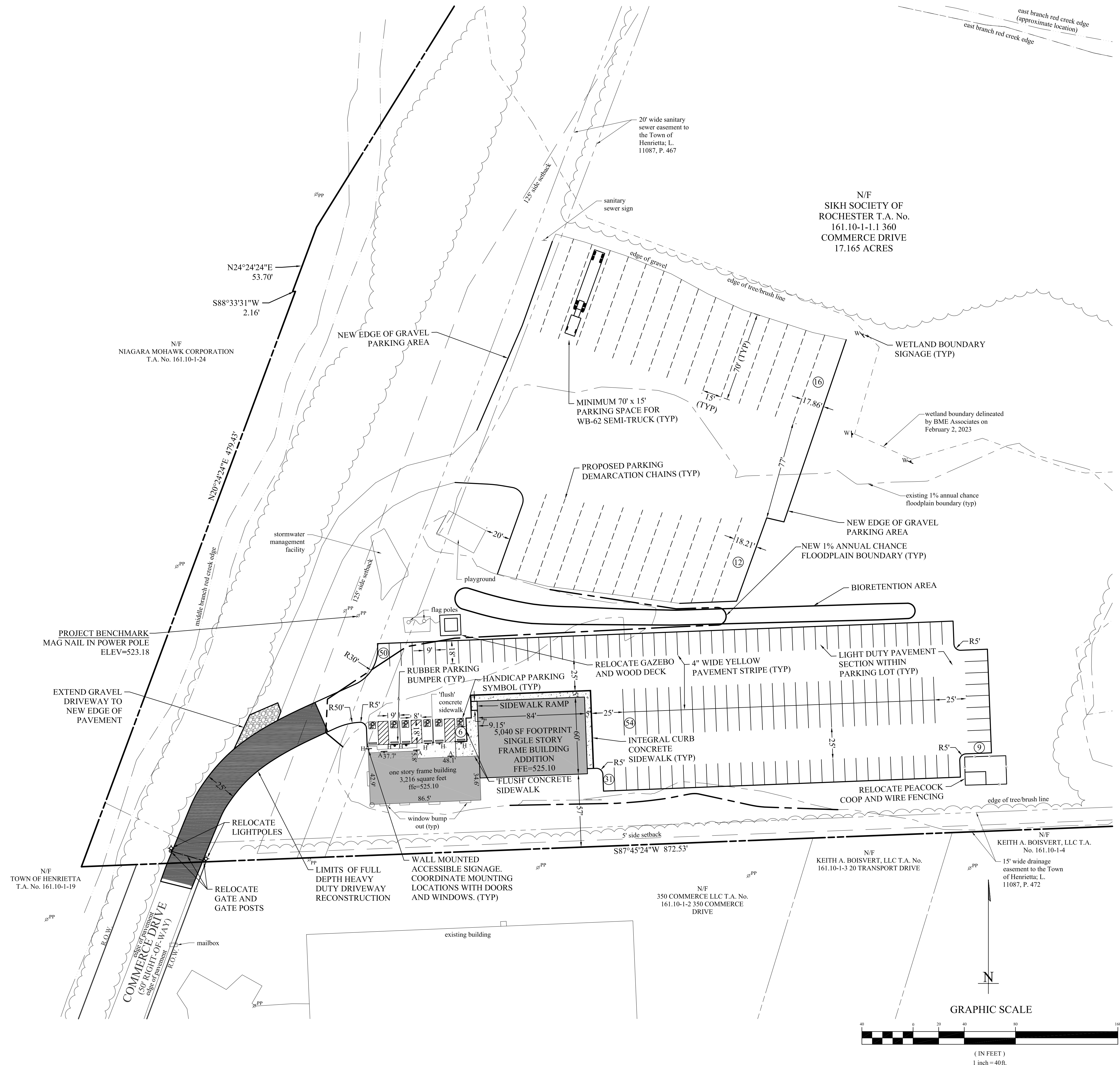
GREGORY D. BELL, L.S.

RECORD DRAWING NOTE

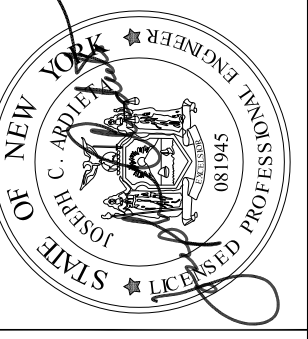
- A MYLAR RECORD SITE PLAN WILL BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT. SWING TIE DRAWINGS WILL BE INDICATED FOR THE PROPOSED WATER CURB BOXES, VALVES, LATERAL CLEANOUTS AND ALL OTHER ABOVE GROUND APPURTENANCES. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO PROPERTY LINES ON ALL SIDES.

TOWN OF HENRIETTA APPROVALS

PLANNING BOARD CHAIRMAN	DATE
DIRECTOR OF ENGINEERING & PLANNING	DATE
DIRECTOR OF BUILDING & FIRE PREVENTION	DATE
COMMISSIONER OF PUBLIC WORKS	DATE
FIRE MARSHAL	DATE



VANGUARD
Engineering PC
133 South Fitzhugh Street
Rochester New York 14608-2204
585.427.0320 VanEng.com



DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE STATE ENGINEERING LAW AND REGULATIONS AND APPLIES TO THIS DRAWING. ANY PERSON, FIRM OR ENTITY ACTING AS AN ENGINEER OR ARCHITECT MUST BE A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR SURVEYOR IN THE STATE OF NEW YORK AND MUST BE A MEMBER OF THE STATE ENGINEERING SOCIETY OF NEW YORK. ANY PERSON, FIRM OR ENTITY ACTING AS AN ENGINEER OR ARCHITECT MUST BE A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR SURVEYOR IN THE STATE OF NEW YORK AND MUST BE A MEMBER OF THE STATE ENGINEERING SOCIETY OF NEW YORK. ANY PERSON, FIRM OR ENTITY ACTING AS AN ENGINEER OR ARCHITECT MUST BE A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR SURVEYOR IN THE STATE OF NEW YORK AND MUST BE A MEMBER OF THE STATE ENGINEERING SOCIETY OF NEW YORK.

Scale	Date	Job No.	Designed by	Drawn by	Checked by	Approved by	No.	REVISIONS
1"=40'	04/11/2023	202317	JMK	JMK	JCA	JCA		

Client	SIKH SOCIETY OF ROCHESTER 360 COMMERCE DRIVE, ROCHESTER NY 14623
Project	360 COMMERCE DRIVE SITE PLAN 360 COMMERCE DRIVE, ROCHESTER NY 14623
Drawing	SITE PLAN
Sheet No.	3 OF 9
Drawing No.	C-3