



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

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

Appeal No. SP-2023-018

Date 4/19/23

Applicant: Sikh Society of Rochester

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 360 Commerce Drive Rochester NY 14623 \_\_\_\_\_  
 No. & Street City State Zip Code Phone Number

Business Owner: same as Applicant

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 No. & Street City State Zip Code Phone Number

Business Name: same as Applicant

Business Address: \_\_\_\_\_  
 No. & Street City State Zip Code

Property Owner: same as Applicant

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 No. & Street City State Zip Code Phone Number

Architect/Engineer: Vanguard Engineering PC

Name: \_\_\_\_\_ Email: joe@vaneng.com  
 133 South Fitzhugh Street, Rochester NY, 14508  
 No. & Street City State Zip Code Phone Number

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

360 Commerce Drive, Rochester NY, 14623

No. & Street City State Zip Code  
161.10-1-1.1 \_\_\_\_\_ Industrial (MURA)  
 Tax Map No. 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: VIII Section: 295 Subsection: 25 Paragraph: (16)  
VI 295 14 (12) of the Zoning Ordinance.

Description of Proposal: To operate a place of worship within a Industrial  
district.

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: Makhan Singh

Signature: Mandeep Singh

[Signature]  
 Received By

5/24/23  
 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.



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TOWN OF HENRIETTA  
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Appeal No. SP-2023-019

Date 4/19/23

Applicant: Sikh Society of Rochester

Name

Email

360 Commerce Drive, Rochester NY 14623

No. & Street

City

State

Zip Code

Phone Number

Business Owner: same as Applicant

Name

Email

No. & Street

City

State

Zip Code

Phone Number

Business Name: same as Applicant

Business Address:

No. & Street

City

State

Zip Code

Property Owner: same as Applicant

Name

Email

No. & Street

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Phone Number

Architect/Engineer: Vanguard Engineering PC

Name

joe@vaneng.com

Email

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

360 Commerce Drive, Rochester NY, 14623

No. & Street

City

State

Zip Code

161.10-1-1.1

Tax Map No.

Industrial (MUR2A)

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: VIII Section: 295 Subsection: 25 Paragraph: (15) of the Zoning Ordinance.

Description of Proposal: To allow truck parking within a house of worship use, in an Industrial  
district.

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: Makhan Singh

Signature: Makhan Singh

J. Fried  
 Received By

5/24/23  
 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: Sikh Society of Rochester

By: MANDEEP SINGH (MAKHAN)

Title: Board Member

Dated: 4/10/2023

Signed: Mandeep Singh

Owner: same

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

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](mailto:joe@vaneng.com) with questions and/or comments. Thank you.

Regards,



Joseph C. Ardieta PE  
President  
VANGUARD ENGINEERING PC

April 11, 2023

Town of Henrietta  
475 Calkins Road  
Rochester, NY 14623

Re: 360 Commerce Drive Site Plan – Sikh Society of Rochester  
Vanguard Project Number 202217

As owner of the aforementioned property, I hereby designate Vanguard Engineering PC to serve as agent in seeking all application approvals. This designation shall expire with approval, denial, or withdrawal of the applications.

Contact me via phone at ( ) with questions or comments. Thank you.

Sincerely,



Makhan Singh  
Sikh Society of Rochester

**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.

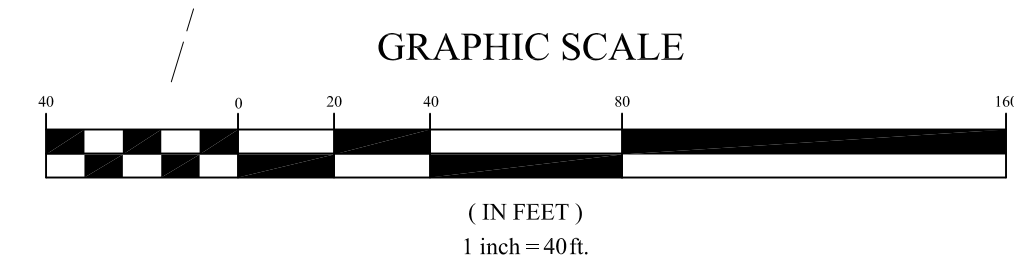
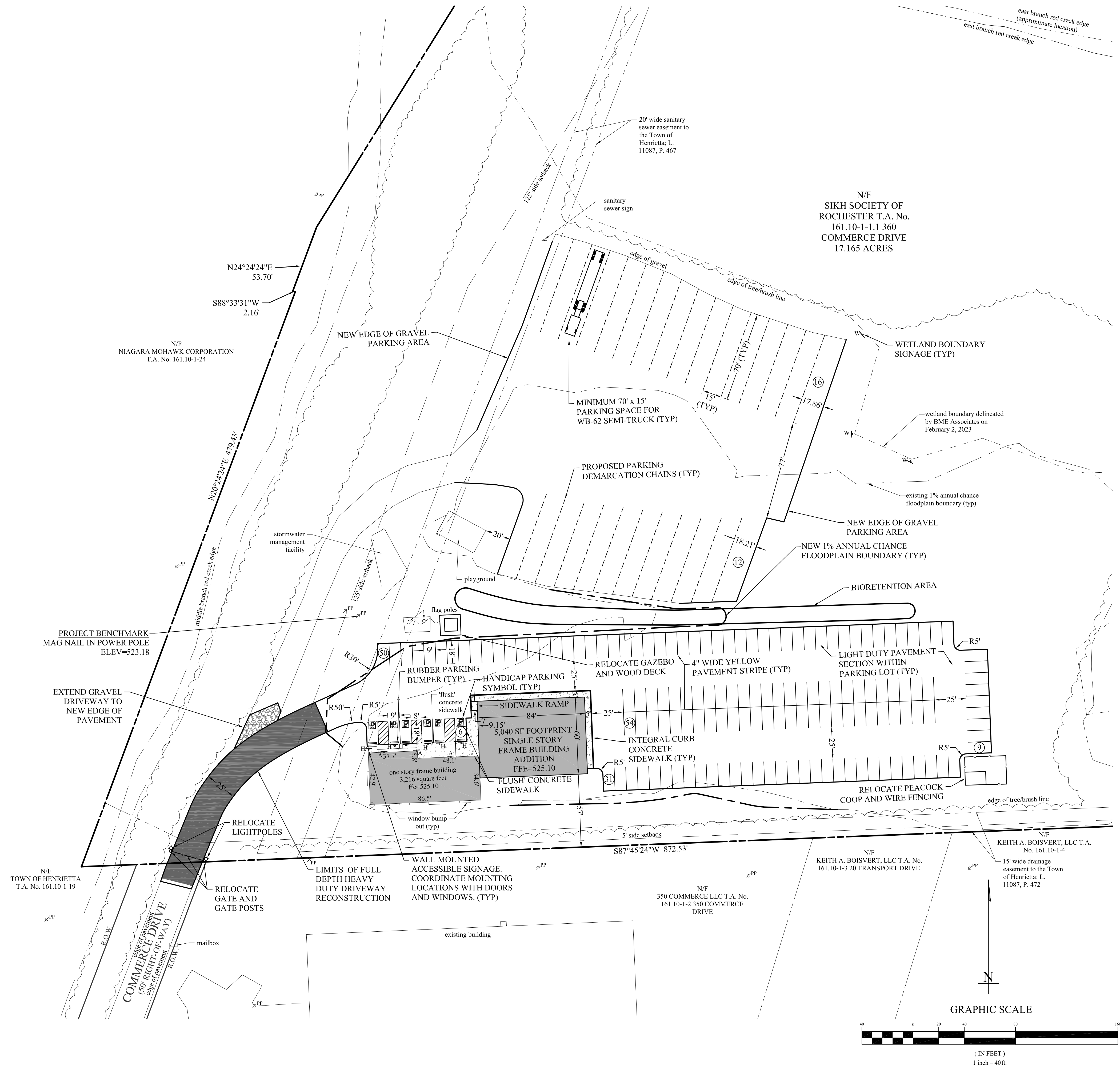
GREGORY D. BELL, L.S.

**RECORD DRAWING NOTE**

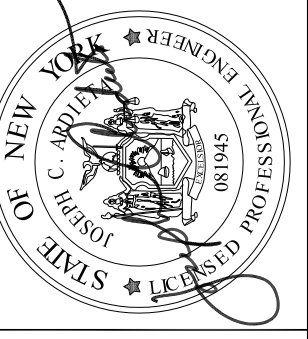
- A MYLAR RECORD SITE PLAN WILL BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT. SWING TIE DRAWINGS WILL BE INDICATED FOR THE PROPOSED WATER CURB BOXES, VALVES, LATERAL CLEANOUTS AND ALL OTHER ABOVE GROUND APPURTENANCES. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS SUCH AS GUTTERS, CURBS, ETC. 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 PROFESSIONAL LANDSCAPE ARCHITECT TO SEAL AND SIGN ANY DRAWING. PROFESSIONAL SEALING AND SIGNING SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY THE SEALING AND SIGNING OF THIS DRAWING. ANY OTHER SEALING OR SIGNING SHALL BE VOID AND INVALID. THE SEALING AND SIGNING OF THIS DRAWING SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY THE SEALING AND SIGNING OF THIS DRAWING.

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

# 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.

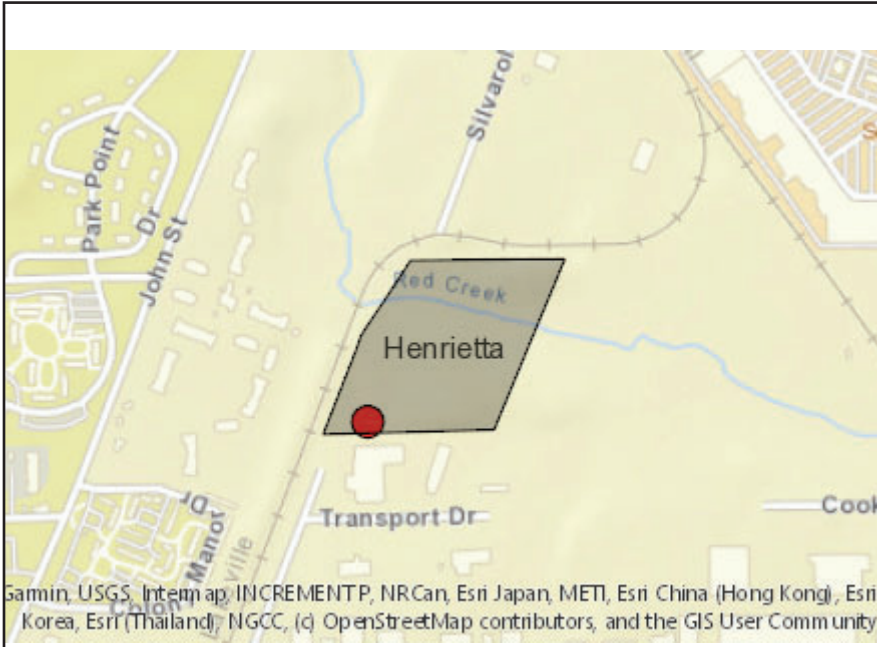
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
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? If Yes,	NO	YES
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
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? If Yes, describe: _____	NO	YES
_____	<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? If Yes, describe: <u>Near 300 Commerce Drive brownfield cleanup (site code C828158).</u>	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Vanguard Engineering PC (agent for Applicant)</u> Date: <u>4/11/2023</u>		
Signature: <u>Jeremy Kimble</u> <small>Digitally signed by Jeremy Kimble Date: 2023.04.11 11:04:14-04'00'</small> 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.



Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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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