



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-2023-029  
 Date 5/24/23

Applicant: John W. Hotto hotto@landtechny.com  
Name Email  
LandTech 1105 Ridgeway Ave, Rochester, N.Y. 14615  
No. & Street City State Zip Code Phone Number

Business Owner: Andrew Vieira  
Name  
P.O. Box 170 North Chili N.Y. 14514  
No. & Street City State Zip Code Phone Number

Business Name: GreenTech

Business Address: P.O. Box 170 North Chili N.Y. 14514  
No. & Street City State Zip Code

Property Owner: ANDREW VIEIRA Silvarone  
Name Email  
William + Neil City State Zip Code

Architect/Engineer: LandTech Surveying & Engineering  
Name  
1105 Ridgeway Ave. Rochester, N.Y. 14615  
No. & Street City State Zip Code Phone Number

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

0 Cook Drive Henrietta, N.Y. 14623  
No. & Street City State Zip Code  
161.11-1-22.112 I-Industrial, MURADO  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: \_\_\_\_\_

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

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

Description of Proposal: TO ALLOW THE PARKING OF TRUCKS + TRAILERS IN A VACANT INDUSTRIAL PARCEL.

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

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

Printed Name: John W. Hotto Signature: John W. Hotto

J. Fried 6/28/23 TBD  
Received By Date of Meeting\* Time  
(unless rescheduled)

\*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: Land Tech Surveying & Engineering

By: John W. Hatto

Title: Project Engineer

Dated: May 24, 2023

Signed: John W. Hatto

Owner: Andrew Vieira

By: Andrew Vieira

Title: Owner

Dated: 5/24/23

Signed: Andrew Vieira Andrew Vieira  
2023.05.25 06:41:19-04'00'

**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: \_\_\_\_\_

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

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

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

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

Owner: William + Neil Silvarole

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

Title: Co-Owners

Dated: 6/7/23

Signed: Neil Silvarole

Will. Silvarole

May 24, 2023

Project Number: 22009

Town of Henrietta  
475 Calkins Road  
Henrietta, New York 14467

**Attn: Henrietta Town Board**

**RE: Special Use Permit Application for Property at 0 Cook Drive, Tax Map No. 161.11-1-22.112**

Dear Honorable Members of the Henrietta Town Board:

We are respectfully submitting a Special Use Permit Application to you for a property owned by Mr. Andrew Vieira consisting of approximately 2.0 acres on the North side of Cook Drive, which is off of West Henrietta Road in the I-Industrial Zoning District and MURAOD-Mixed Use Re-development Overlay District.

The purpose of the project is to provide seven (7) overflow tractor-trailer parking spaces and a turn-around area north off of the existing cul-de-sac to reduce congestion at the end of Cook Drive. The entire area of disturbance to construct the project is less than 0.5 acres. Mr. Vieira has agreed to pave the existing cul-de-sac with asphalt and provide a 5' wide shoulder of asphalt millings complying with Town of Henrietta engineering specifications.

As a part of this Special Use Permit Application, we are attaching the following:

- This Letter of Intent
- Application Form
- An Application Fee Check in the Amount of \$150.00
- Letter of Authorization from Mr. Andrew Vieira, Owner, authorizing LandTech to represent him
- Four (4) copies of the Special Use Permit Site Plan
- Signed Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees
- Electronic copies of all application materials (to be emailed as a .pdf)

We respectfully request to appear before the Town Board at their June 28, 2023 meeting to present and discuss the proposed project as it relates to the Special Use Permit Application.

We greatly appreciate your consideration of this Special Permit Use request, and look forward to meeting with you on June 28<sup>th</sup>.

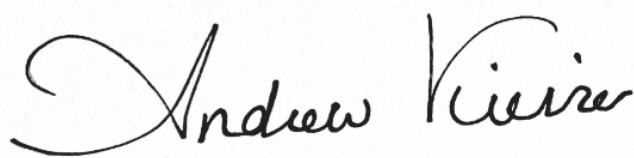
Sincerely,



John W. Hotto

C. Mr. Andrew Vieira, President, GreenTech

Date: 5/24/23 I Andrew Vieira, authorize Landtech to apply on my behalf to the Town of Henrietta for the special use permit for the location at Cook Dr in Henrietta. I am the business owner and the officer of Greentech. We have created a new entity named Rochester Earth Inc. which has adpoted our old name Greentech.

A handwritten signature in black ink that reads "Andrew Vieira". The signature is written in a cursive style with a large initial 'A'.

**Andrew Vieira**

**2023.05.25**

**06:55:46-04'00'**

6/1/23

I, Neil Silvarole, authorize Andrew Viera & LandTech to Apply for a Special Use Permit for the property jointly owned on Cook Drive.

Neil Silvarole



6/1/23

I, William Silvarole, authorize Andrew Viers & Landtech to apply a special use Permit for the property jointly owned on Cook Drive.

William Silvarole





### LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Gasmain Line	Gas Valve
Existing Contour	Utility Box
Chain Link Fence	Transformer
Wood Fence	Survey Monument
Guide Rail	Mailbox
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Fire Hydrant	Catch basin 18" or 24"
Foremain	Tire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Sign
Electric	Deep hole
Edge of Woods	Bandmark
Floodzone	End section
Wetlands	Well
Right-of-Way	Light pole
Landscape & Retaining Wall	Utility manhole
Silt Fence	Storm Sewer
Drainage Flow	Manhole
Sump Pump Discharge	Sanitary Sewer
	Rebar (to be set)

LINE STYLES	LABELS
Feature to be removed (Grey line)	Record Map Info. "M"
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To be Removed "TR"
	Proposed "Pr."

### LOCATION MAP

NOT TO SCALE

### GENERAL NOTES

1. Tax Account Number: 151.11-1-22.112
2. Owner: Andrew Veltra
3. Site address: 0 Cook Drive
4. Total Area: 1.99 acres
5. This project is located within Flood Zone AE. Other Flood Areas-Zone X (Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) and Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 35055C0334G, dated August 28, 2008.
6. Existing utilities were plotted from referenced survey and records.

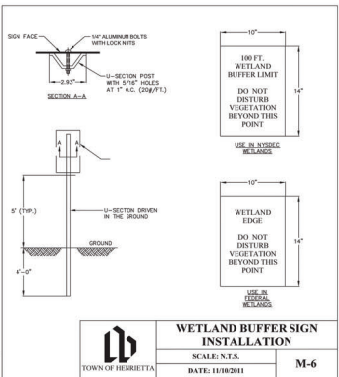
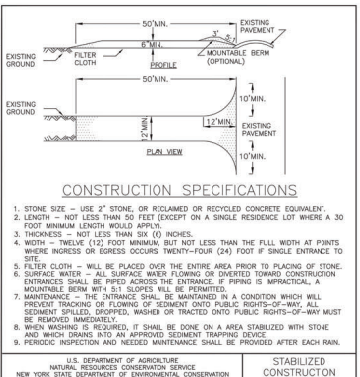
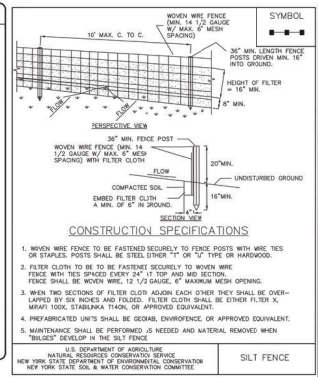
### SURVEY REFERENCES

1. This topographic survey was prepared from notes of an Instrument Survey completed on March 11, 2022 by Landtek Surveying & Planning, PLLC.
2. Site benchmark: N/Rim of Drainage Manhole as shown Elev = 522.6'
3. Liber 6190 of Deeds, Page 31.
4. Liber 12398 of Deeds, Page 153.
5. Liber 12358 of Deeds, Page 466.
6. Liber 333 of Maps, Page 38.
7. The vertical datum is referenced to the North American Vertical Datum of 1988 (NAVD 88)

### SEEDING NOTES

1. All pervious areas (law & landscaped areas) must be restored to pre-development conditions in accordance with the Soil Restoration Requirements.
2. Lawn areas are to be seeded with a mix of Kentucky bluegrass (40%), Pennwinn red fescue (35%), and Perennial ryegrass (25%) at a rate of 250 lbs/acre. Paper mulch to be applied at 1350 lbs/acre to a depth of 60 lbs/acre. A balanced fertilizer must be applied at 254 lbs/acre.
3. All seeded areas must be watered, fertilized, re-seeded as necessary, and mulched according to manufacturer's specifications to maintain a vigorous, dense vegetative cover.
4. If temporary vegetative cover is to be used, a mix of Annual ryegrass (50%) and Perennial ryegrass (50%) must be applied at a rate of 85 lbs/acre with paper mulch at 1200 lbs/acre and a tackifier at 60 lbs/acre.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

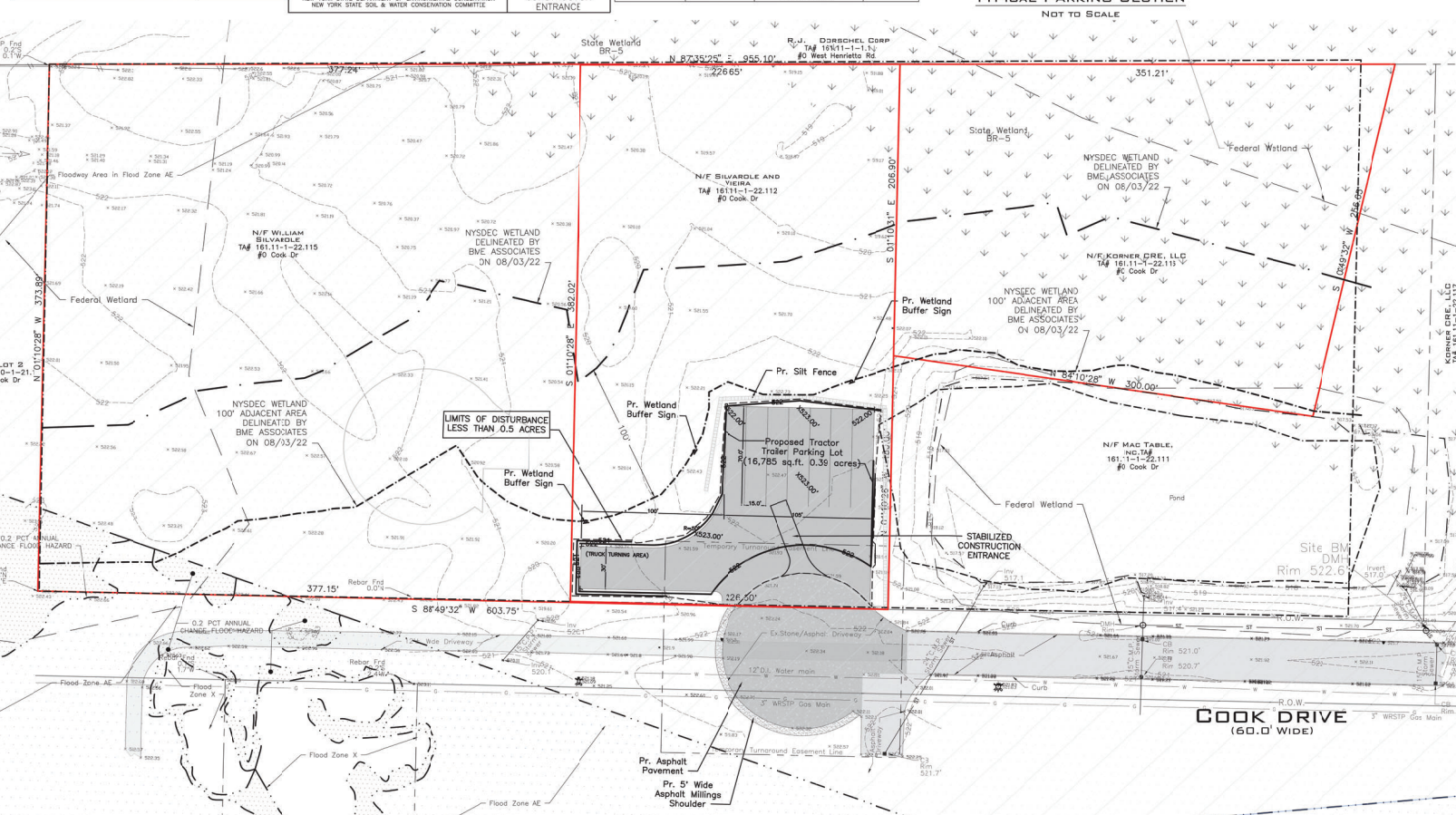
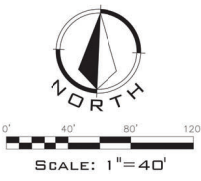


### TOWN APPROVALS:

Planning Board Chairman	DATE
Director of Engineering & Planning	DATE
Director of Building & Fire Prevention	DATE
Fire Marshal	DATE
Commissioner of Public Works	DATE

Underground Facilities Protective Organization  
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.  
1-800-962-7962



# LANDTECH

SURVEYING & PLANNING P.L.L.C.  
1105 RIDGEWAY AVE., ROCHESTER, NY - 14615  
PHONE (585) 442-9902 - INFO@LANDTECH.NY.COM



Scale	Date	Name
SCALE: 1"=40'	DATE: 05/24/23	DRAWN BY: JWH
	CHECKED BY: JHS	PROJECT NUMBER: 22009
		REVISIONS

**COOK DRIVE**  
PART OF TOWN LOT 6, FIFTH RANGE,  
TOWNSHIP 12, RANGE 7  
COUNTY  
STATE OF NEW YORK

**SPECIAL USE PERMIT SITE PLAN**

SHEET 1 OF 1

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

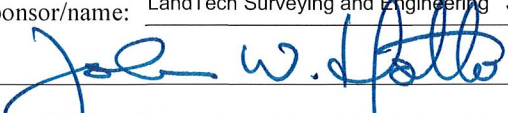
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Application for a Special Use Permit to construct a 7 space tractor-trailer parking area off of Cook Drive, Henrietta, New York			
Project Location (describe, and attach a location map): 0 Cook Drive, Henrietta, New York			
Brief Description of Proposed Action: the proposed project entails the construction of a parking area for 7 tractor-trailer vehicles off of a cul-de-sac within the Cook Drive right-of-way, with an on-site tractor-trailer turning area.			
Name of Applicant or Sponsor: LandTech Surveying and Engineering    John W. Hotto		Telephone: [REDACTED]	
		E-Mail: hotto@landtechny.com	
Address: 1105 Ridgeway Avenue			
City/PO: Rochester		State: New York	Zip Code: 14615
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: Henrietta Town Board-Special Use Permit Henrietta Planning Board-Site Plan Approvals			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.0+- acres			
b. Total acreage to be physically disturbed? _____ 0.46+- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.27+- 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 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
No buildings to be constructed. Strictly a parking area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/>	<input 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:		
To adjacent grassland areas and nearby stormwater catch basins and management basins.		
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:	<input checked="" type="checkbox"/>	<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?	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>LandTech Surveying and Engineering John W. Hotto</u>      Date: <u>June 1, 2023</u></p> <p>Signature: <u></u>      Title: <u>project engineer</u></p>		

