

## CADEMERY PROPERTIES, LLC

August 24, 2023

To whom it may concern; this letter supplements the original "Description of Proposal" dated July 18, 2023 for our original Special Use application for a Doggy Day Care facility to be located at 65 Saginaw Drive.

Relative to concerns above possible contaminants in the fenced outdoor Dog Play area:

- The area will be 2,250 sf vs. 5,400 sf as originally envisioned, as shown on the attached Plan S1.
- The top 8" of existing soil (within the above 2,250 sf) will be removed and replaced with CR 1 base with clean 1A stone filter and overlain with 7/8" thick Foreverlawn classic+ K9 Grass (artificial turf).
- There was a Phase II Environmental Site Assessment completed by LaBella Associates, P.C. in October 2022 (for the rear portion of the property which includes the above 2,250 sf) and which concluded (page 6, Recommendations), "... . *No environmental condition of concern was identified. No further that investigation or remedial action is warranted.*"

Relative to the indoor Play and Crate (kennel) Areas, the existing concrete floor will be overlaid with Protect All vinyl floor covering (approximately ¼" thick and glued in place). The Play Area flooring will be cleaned daily. The Crate Area flooring will be cleaned as needed.

I trust the above and attached addresses the question by Jamie Morgan.



Phillip Clark

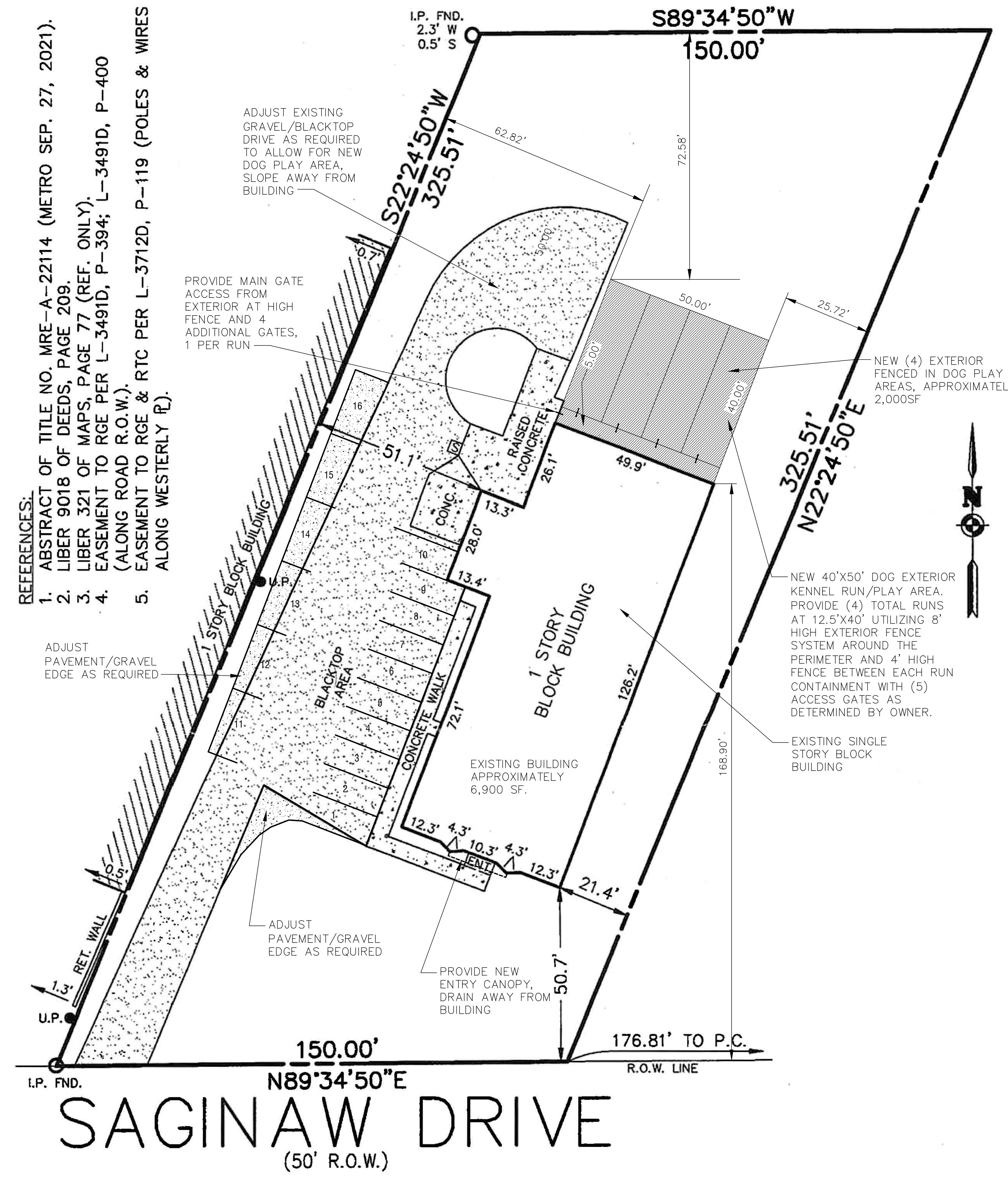
8/24/23



# INSTRUMENT SURVEY

Client \_\_\_\_\_ Tax ID 162.110-01-017  
 Street 65 SAGINAW DRIVE Town HENRIETTA, COUNTY OF MONROE, N.Y.  
 Lot No. PT. T.L. 5 Subdivision TOWNSHIP 12, RANGE 7

- REFERENCES:
1. ABSTRACT OF TITLE NO. MRE-A-22114 (METRO SEP. 27, 2021).
  2. LIBER 9018 OF DEEDS, PAGE 209.
  3. LIBER 321 OF MAPS, PAGE 77 (REF. ONLY).
  4. EASEMENT TO RGE PER L-3491D, P-394; L-3491D, P-400 (ALONG ROAD R.O.W.).
  5. EASEMENT TO RGE & RTC PER L-3712D, P-119 (POLES & WIRES ALONG WESTERLY R).



NOTES:  
 EXISTING SIDEWALKS/TREES/BUSHES NOT SHOWN FOR CLARITY.  
 ALL DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE ROUTED TO THE NORTH OF THE PROPERTY TOWARDS LOWER ELEVATION.  
 CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. RE-ROUTE AS REQUIRED TO ACCOMMODATE FOR NEW DOG PLAY KENNEL.  
 CONTRACTOR TO ADJUST GRADING AS REQUIRED TO ALLOW FOR PROPER CONNECTION AND SLOPE FOR DOG PLAY KENNEL AND ACCESS IN AND OUT OF EXISTING STRUCTURE FLOOR ELEVATION.



- LEGEND:
- NEW EXTERIOR DOG KENNEL RUNS/PLAY AREA
  - ADJUST PAVEMENT/GRAVEL AS REQUIRED FOR PARKING

**BULK REQUIREMENTS:**

TOWN OF HENRIETTA, NY  
 ZONE: I - INDUSTRIAL DISTRICT

LOT SIZE (FOR PERMITTED USES IN INDUSTRIAL DISTRICT)

SITE AREA:	45,016 SQUARE FEET PROVIDED
WIDTH:	-NA-
FRONTAGE:	-NA-

REQUIRED SETBACKS  
 PRINCIPAL BUILDING:

FRONT:	125 FEET 168.9' PROVIDED
REAR:	60 FEET - 35.60 FEET PROVIDED (CAN REDUCE TO 30' FOR NON-LOADING)
SIDE:	5 FEET (NON-COMBUSTIBLE @ 0') 25.72' / 36.72 FEET PROVIDED
	MIN. 60' BETWEEN ADJACENT BUILDINGS

MAXIMUM HEIGHT OF STRUCTURES:  
 40 FEET - 17'-8" PROVIDED

MAXIMUM BUILDING COVERAGE ON LOT (ZONING DISTRICT I - INDUSTRIAL)  
 ASSESSMENT OF THE TOWN OF HENRIETTA ZONING DEPARTMENT

CURRENT LOT IS 45,016 SQUARE FEET

16 NYCRR PART 753  
 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

**Dig Safely.**  
 New York  
 www.digsafelynewyork.com  
 1-800-962-7962

REVISIONS NO.	DATE	BY	CHKD	DESCRIPTION

**CENTRAL BARK OF ROCHESTER**  
 COMMERCIAL / FIT-OUT ENHANCEMENTS  
 65 SAGINAW DRIVE  
 HENRIETTA, NY 14623

DATE	DRAWN	CHECKED
08/20/23	DAP	DAP

SCALE AS NOTED

SHEET TITLE  
 SITE PLAN & BULK REQUIREMENTS

PROJECT NUMBER

**S1**

DRAWING NUMBER

NORTH

1 SITE PLAN  
 SCALE: 1" = 20'