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
– SPECIAL USE PERMIT –

Appeal No. SP-2023-032

Date 7/21/23

Applicant: Phillip Clark [redacted]
Name Email

1002 Walden Hollow Victor New York 14564 [redacted]
No. & Street City State Zip Code Phone Number

Business Owner: Same as above
Name Email

Same as above same as above
No. & Street City State Zip Code Phone Number

Business Name: Cademery Properties, LLC/dba Central Bark of Rochester

Business Address: 42 Coach Side Lane Pittsford New York 14534
No. & Street City State Zip Code

Property Owner: Chris Cieslak [redacted]
Name Email

97 Park Avenue, Suite D Rochester New York 14607
No. & Street City State Zip Code Phone Number

Architect/Engineer: Danial Pieters, AIA dpieters@LaBellaPC.com
Name Email

744 Maple Drive Webster New York 14580 [redacted]
No. & Street City State Zip Code Phone Number

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

65 Saginaw Drive Henrietta New York 14623
No. & Street City State Zip Code

162.11-1-17 Industrial
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 A Paragraph: 16 of the Zoning Ordinance.

Description of Proposal: To repurpose and existing 6,900 sf single story masonary block building to be a Doggy Day Care, Grooming and Boarding business along with the sale of dog related products. To also add an adjacent ~5,400 sf outdoor fenced in Dog Play area.

Multiple Dwelling Applications – Dwelling Units per Acre: _____

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

---

Printed Name: Phillip Clark Signature: [signature]

Tracey Wenzel
Received by

August 30, 2023
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: Cademery Properties, LLC

By: Phillip Clark

Title: Director & Member

Dated: 7/18/23

Signed: [signature]

Owner: 65 Saginaw Drive, LLC

By: Christopher Cieslak

Title: Owner

Dated: 7/19/2023

Signed: [signature]

CADEMERY PROPERTIES, LLC

July 18, 2023

To whom it may concern; this narrative supplements the "Description of Proposal" contained in the attached Town of Henrietta Special Use Permit application to modify the building located at 65 Saginaw Drive in the Town of Henrietta to become a Doggy Day Care Facility.

Phillip Clark II (my son) has decided to make a career change from Corporate America (as a Technology Account Executive) to being a self employed entrepreneur doing something he (and his wife Lindsay) are passionate about animals and dogs in particular (they currently own 2 Golden Doodles and care for a 3rd [rescue dog]) and will be able to commit more time to family and community. Phillip's career change decision is to own and operate a Central Bark (a Franchised) "Doggy Day Care Facility" at the proposed location. Myself and my wife (Vendy), Phil's parents are excited for Phil about this decision and have agreed to be 50% owners/supporters of the venture (with Phil and Lindsay).

The facility is envisioned to provide both an indoor and outdoor Day Care Play areas for between 80-100 dogs, indoor kennels for Boarding 30-40, 2 grooming stations, a small "store" to sell foods, treats and similar dog related incidentals and reception area.

The building exterior will be repainted (and tasteful Central Bark signage affixed [consistent with any applicable Town of Henrietta signage ordnances]) and the parking lot repaired and stripped. The interior "customer area" will be tastefully but not extravagantly finished and furnished. The dog areas (inside and outside) will be clean, well-ventilated and cleaned daily. Hours of operation are envisioned to be Monday – Friday, 6:30 am to 6:30 pm; Saturday 8:00 am – 5:00 pm; closed on Sunday (except for Overnight Boarders by appointment).

7/18/23

Phillip Clark

42 Coach Side Lane, Pittsford New York, 14534

CADEMERY PROPERTIES, LLC

July 18, 2023

To whom it may concern; the below signatures are our authorization for Phillip Clark to file the attached Town of Henrietta Special Use Permit application to modify the building located at 65 Saginaw Drive in the Town of Henrietta to become a Doggy Day Care Facility.

7/18/23

Phillip Clark, II

7/18/23

Lindsay Clark

7/18/23

Vendla Clark

42 Coach Side Lane, Pittsford New York, 14534

CADEMERY PROPERTIES, LLC

July 18, 2023

To whom it may concern; I approve of Phillip Clark, on behalf of and an owner of Cademery Properties who are leasing my building located at 65 Saginaw Drive in the Town of Henrietta to file the attached Town of Henrietta Special Use Permit application and to modify the building to become a Doggy Day Care Facility.

7/19/2023

Christopher Cieskak

42 Coach Side Lane, Pittsford New York, 14534

65 Saginaw Dr

6,799 SF of Industrial Space Available in Rochester, NY

FEATURES

Clear Height	14'
Drive-In Bays	1
Exterior Dock Doors	1
Standard Parking Spaces	20

ADDITIONAL PHOTOS

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	6,799 SF	Negotiable	$8.50 /SF/YR	Industrial	-	Now

PROPERTY OVERVIEW

Single story manufacturing building located in the heart of Henrietta just off of Jefferson Road.

WAREHOUSE FACILITY FACTS

Building Size	6,799 SF
Lot Size	1.02 AC
Year Built	1965
Construction	Masonry
Zoning	06

MAP OF 65 SAGINAW DR ROCHESTER, NY 14623

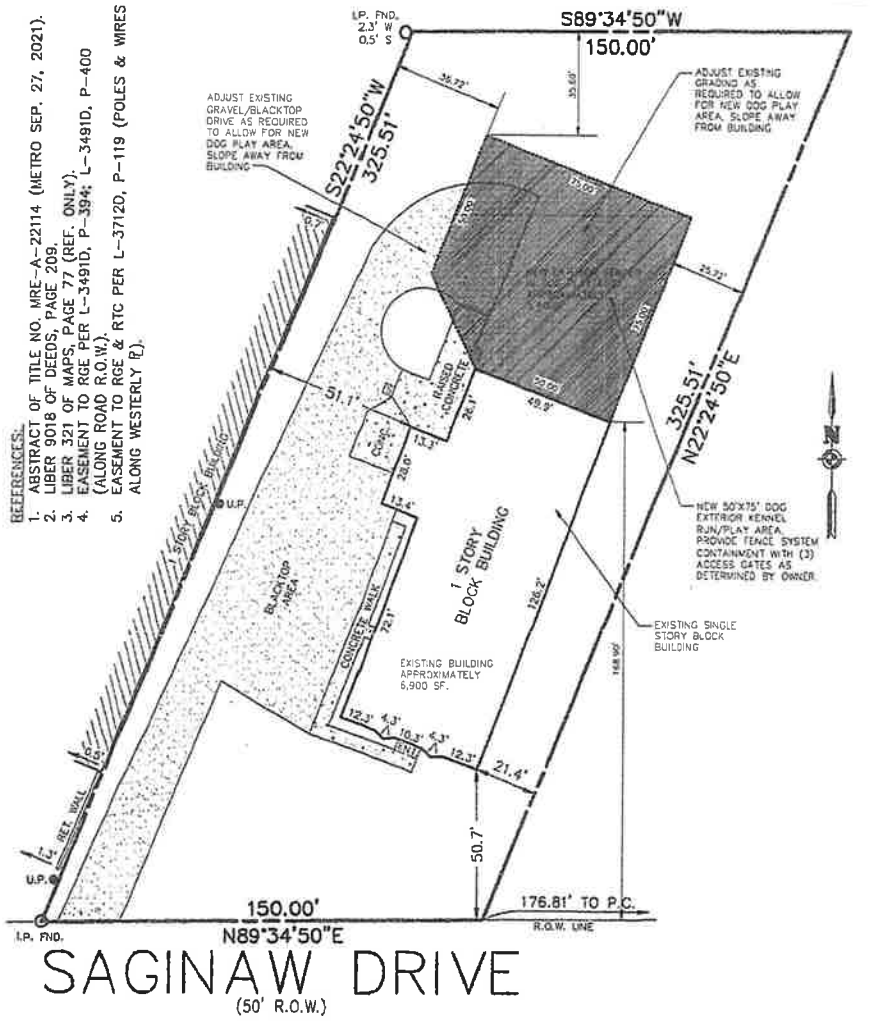
INSTRUMENT SURVEY

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 SAGINAW DRIVE.

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.

0 30 60 90

LEGEND:

NEW EXTERIOR DOG KENNEL RUNS/PLAY AREA

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

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: 80 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. 80' 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

REVISIONS: NO.	DATE	BY	DESCRIPTION

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

DATE	DRAWN	CHECKED
07/20/23	DAP	DAP

SCALE AS NOTED

SHEET TITLE
SITE PLAN & BULK REQUIREMENTS

PROJECT NUMBER

S1

DRAWING NUMBER

INSTRUMENT SURVEY

Client: LAW OFFICE OF JOHN F. D'AURIZIO — 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

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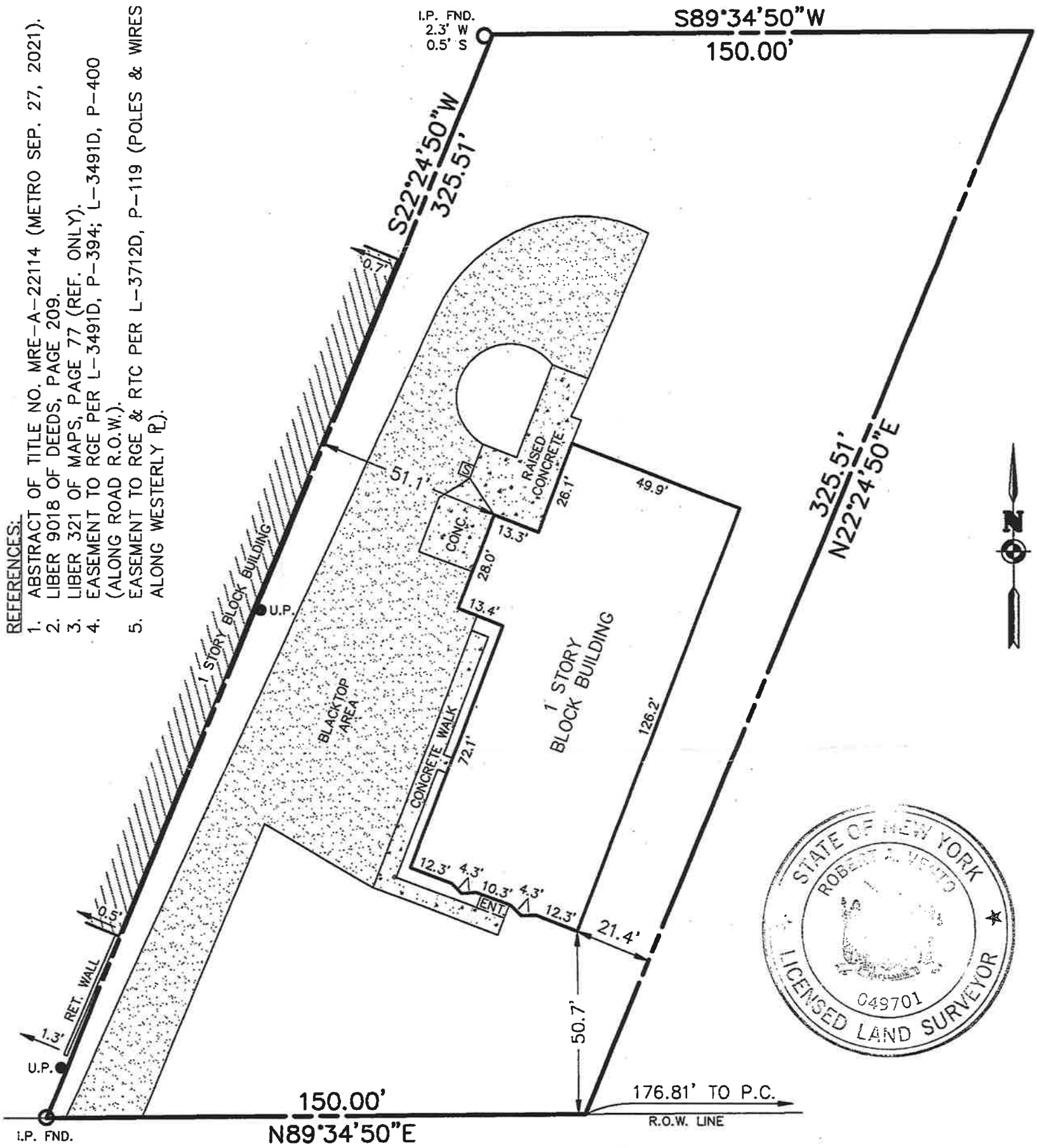

SAGINAW DRIVE
(50' R.O.W.)

CERTIFICATION:
WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED FEB. 14, 2022. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.
1. FIRST AMERICAN TITLE INSURANCE COMPANY
2. MORGENSTERN DEVOESICK PLLC
3. 65 SAGINAW DRIVE LLC

SNOW COVER MAY IMPEDE THE ABILITY TO LOCATE GROUND FEATURES

ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701

NOTE: FUTURE AFFIDAVITS OF "NO CHANGE" BASED UPON THIS MAP RELIEVE THE SURVEYOR PREPARING THIS MAP OF ANY AND ALL LIABILITY THEREAFTER. FOR UPDATING PROCEDURES CONTACT A LICENSED PROFESSIONAL LAND SURVEYOR.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Passero Associates
SURVEY FIELD OFFICE
16 East Main St., Suite 435, Rochester, NY 14614
585-454-6010 FAX: 585-454-6015
www.passero.com
Engineering Surveying
Architecture Planning

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y.S. EDUCATION LAW.

Scale:	1" = 40'
Date:	FEB. 16, 2022
PIC:	David Cox, PE
PM:	Rob A. Vento, PLS
Drafted By:	JK
Project No.	20222769.0079

Y:\PASSERO EAST\ACAD\20222769.0079.DWG 4/12/2022 11:17 AM James Kidston