



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. 2023-037
Date 9/20/23

Applicant: Skyworks, LLC by Jerry A. Goldman, attorney & agent _____

Name: _____ Email: _____
1900 Bausch & Lomb Place Rochester New York 14604 _____
No. & Street City State Zip Code Phone Number

Business Owner: Skyworks, LLC _____

Name: _____ Email: _____
63 Pixley Industrial Ext. Rochester New York 14624 _____
No. & Street City State Zip Code Phone Number

Business Name: Skyworks (Chad Lacivita) _____

Business Address: 63 Pixley Industrial Ext. Rochester New York 14624 _____
No. & Street City State Zip Code

Property Owner: Middle Road Properties _____

Name: _____ Email: _____
200 Red Creek Dr. Ste. 200 Henrietta New York 14467 _____
No. & Street City State Zip Code Phone Number

Architect/Engineer: Marathon Engineering _____

Name: _____ Email: _____
39 Cascade Drive Rochester New York 14614 _____
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 Middle Road Henrietta New York 14467 _____
No. & Street City State Zip Code

175.08-1-26.1 (To be known as 65 Middle) B-2 _____
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: VI Section: 295-16 Subsection: A Paragraph: (6) of the Zoning Ordinance.

Description of Proposal: To establish a Skyworks equipment rental and sales facility.

Multiple Dwelling Applications – Dwelling Units per Acre: _____

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

Printed Name: Jerry A. Goldman, Esq. Signature: _____

T Wenzel _____ October 25, 2023 _____ 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: Skyworks, LLC

By: Chad A. LaCivita

Title: VP of Operations

Dated: 9/20/23

Signed:  _____

Owner: _____

By: _____

Title: _____

Dated: _____

Signed: _____

**Statement of Applicant and Owner with Respect to Reimbursement
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- 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.
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- 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: MIDDLE RD PROPERTIES

By: EMANUELA PLUTA RENATO A. PLUTA

Title: MANAGING PARTNER

Dated: 9-20-23

Signed: EMANUELA PLUTA

1900 Bausch and Lomb Place
Rochester, New York 14604
P 585-987-2800 F 585.454.3968



1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716-854-5100

www.woodsoviatt.com

Writer's Direct Dial Number: 585.987.2901
Writer's Direct Fax Number: 585.362.4602
Email: jgoldman@woodsoviatt.com
Admitted to practice in New York and Florida

September 19, 2023

Town Board of the Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Re: Application of Skyworks, LLC
Special Permit – Southwest corner of Middle Road and Calkins Road
LETTER OF INTENT

Dear Board Members:

This office has been retained by Skyworks, LLC to assist in obtaining governmental approvals for the development of the currently vacant property at the southwest corner of Middle Road and Calkins Road (tax account # 175.08-1-26.1) for a Skyworks equipment rental and sales facility. The subject property is located in the B-2 Commercial zoning district. The proposed use is allowed upon receipt of a Town Board Special Permit pursuant to Code § 295-16(A)(6).

Skyworks has branches throughout the eastern United States, as well as Louisiana and Texas. Their current Rochester area facility is located in the Town of Gates. After a long search, Skyworks has decided to relocate their facilities to this site in Henrietta.

Skyworks intends to construct a modern 38,800± square foot building on this 9.23± acre parcel for their Rochester home. The fenced outdoor 222' x 310' equipment storage area is located south of the building and away from Calkins Road. This is a large site, which allows for all site development to be within the lot requirements of the Town Code without the need for any zoning variances. If this special permit is granted, site plan approval from the Planning Board is required under Town Code, where site development details will be analyzed in depth.

Anderson Equipment Company and ABF Freight are located directly to the south of our site on the west side of Middle Road, making our proposal consistent with development in our neighborhood. The subject property borders the Route 390 expressway to the west of our site, making this an ideal location for the proposed use.

The procedures for obtaining special permits are set forth in Article XII of the Town Zoning Code. In particular, § 295-54 defines the standards to be evaluated by the Town Board in the grant of special permits:

A. **The effect of the proposed use on the orderly development and character of the neighborhood of the proposed use and upon the development and conduct of other lawful uses in the vicinity.**

This proposed use is totally in character with the neighborhood as demonstrated above and the placement of this facility on a large lot will promote orderly development.

B. **Whether the proposed use will be in harmony with the existing and probable future development of the neighborhood in which the premises are situated.**

The proposed use is in harmony with the area's uses currently existing and fills out development on the westerly corridor of Middle Road, south of Calkins Road

C. **The number and proximity of the same or similar uses in the neighborhood of the premises.**

There are similar uses in the neighborhood, which are complementary to each other. The desire to be close to Route 390 (down the street from the Hylan Drive entrance to Route 390) makes this site attractive for this use.

D. **Whether the proposed use will be a nuisance in law or in fact and whether the use will be noxious, offensive or injurious by reason of production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions or will contaminate waters.**

Skyworks maintains tight site control at all of its locations and no nuisances in law or in fact due to the enumerated potential concerns (or any others) are contemplated.

E. **Whether the proposed use will create hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, and traffic congestion, crowds, parking of automobiles or other causes.**

This particular use is a low traffic generator and will mesh well with the other industrial and commercial uses in the vicinity. No potential hazards or dangers are perceived from the causes enumerated (or any others).

F. **What conditions, restrictions, and safeguards are necessary to protect property values in the vicinity of the proposed use and for the protection of the health, safety, morals, peace and general welfare of the community and of the public.**

The nature of the business is self-contained and is contained in any industrial/commercial area, with no expected impacts to any residential area. Accordingly, no specific conditions with regard to the use are anticipated to be necessary.

An Environmental Assessment Form is being submitted with the application package. The Action is categorized as an "unlisted" action under the State Environmental Quality Review Act and no significant adverse environmental impacts are identified.

We look forward to presenting this application to the Town Board at its October 25, 2023 meeting. If any Board Member has any questions in the interim, please do not hesitate to contact me.

Very Truly Yours,

WOODS OVIATT GILMAN LLP

A handwritten signature in blue ink, appearing to read "Jerry A. Goldman", with a horizontal line extending to the right.

Jerry A. Goldman

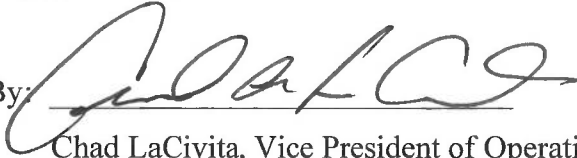
Please direct responses to Rochester Office

JAG/dgl

Authorization

We hereby authorize our attorneys, Woods Oviatt Gilman, LLP (Jerry A. Goldman) and our engineers, Marathon Engineering to file applications for governmental approvals for a Skyworks equipment rental and sales facility on the property located at the southwest corner of Middle Road and Calkins Road (tax account # 175.08-1-26.1).

Skyworks, LLC

By: 


Chad LaCivita, Vice President of Operations

Date: 9-20-23

Authorization

We hereby authorize Skyworks, LLC, their attorneys Woods Oviatt Gilman, LLP (Jerry A. Goldman, Esq.) and engineers Marathon Engineering to file applications for governmental approvals for a Skyworks equipment rental and sales facility on the property which we own at the southwest corner of Middle Road and Calkins Road (tax account # 175.08-1-26.1)..

Middle Road Properties

By: 
Renato A. Plotta

Date: 9-20-23

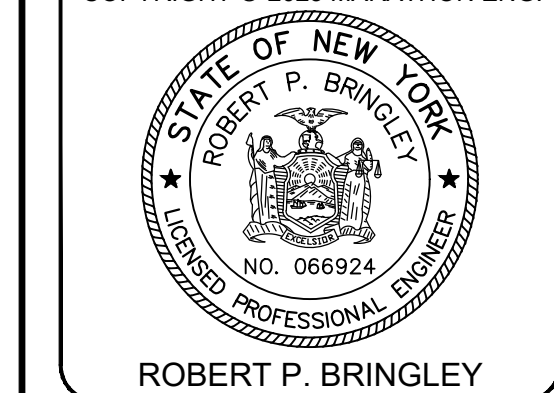
JOB NO: 1644-23
 SCALE: 1" = 40'
 DRAWN: RJT
 DESIGNED: RJT
 DATE: 9/14/2023

REVISIONS

DATE	BY	REVISION

IT IS A VIOLATION FOR ANY PERSON TO REPRODUCE OR MAKE ANY COPY OF THIS DRAWING FOR ANY PURPOSE, INCLUDING FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE, WITHOUT THE WRITTEN PERMISSION OF MARATHON ENGINEERING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A CREDENTIAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND IS NOT TO BE USED BY ANY OTHER PERSON. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A CREDENTIAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND IS NOT TO BE USED BY ANY OTHER PERSON. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A CREDENTIAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND IS NOT TO BE USED BY ANY OTHER PERSON.

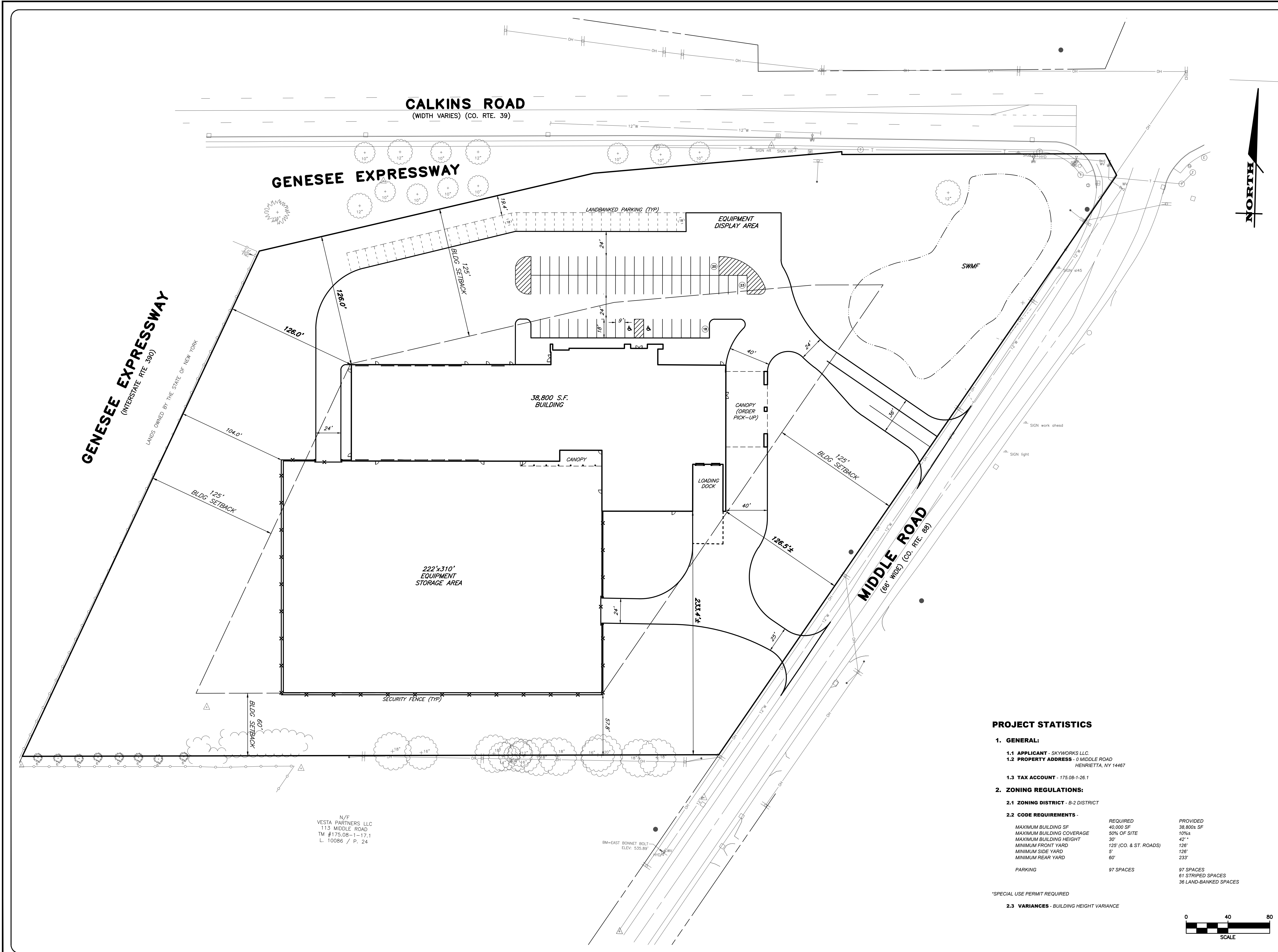
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DRAWING TITLE:
 SKETCH PLAN

1 of 1
 SHEET No: **SK-1**

1644-23
 JOB No: DRAWING No:



PROJECT STATISTICS

1. GENERAL:

- 1.1 APPLICANT - SKYWORKS LLC.
- 1.2 PROPERTY ADDRESS - 0 MIDDLE ROAD
HENRIETTA, NY 14467
- 1.3 TAX ACCOUNT - 175.08-1-26.1

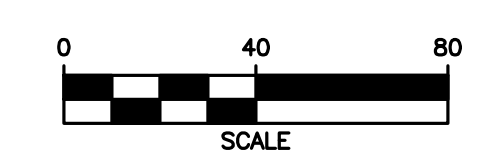
2. ZONING REGULATIONS:

- 2.1 ZONING DISTRICT - B-2 DISTRICT
- 2.2 CODE REQUIREMENTS -

	REQUIRED	PROVIDED
MAXIMUM BUILDING SF	40,000 SF	38,800± SF
MAXIMUM BUILDING COVERAGE	50% OF SITE	107%
MAXIMUM BUILDING HEIGHT	30'	42'
MINIMUM FRONT YARD	125' (CO. & ST. ROADS)	126'
MINIMUM SIDE YARD	5'	126'
MINIMUM REAR YARD	60'	233'
PARKING	97 SPACES	97 SPACES 61 STRIPED SPACES 36 LAND-BANKED SPACES

*SPECIAL USE PERMIT REQUIRED

- 2.3 VARIANCES - BUILDING HEIGHT VARIANCE



N/E
 VESTA PARTNERS LLC
 113 MIDDLE ROAD
 TM #175.08-1-17.1
 L. 10086 / P. 24



SKYWORKS

DOOR A

S



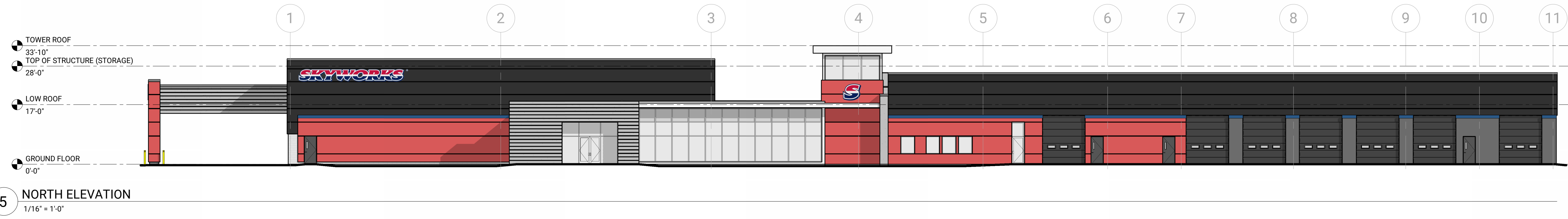
Skyworks
HENRIETTA



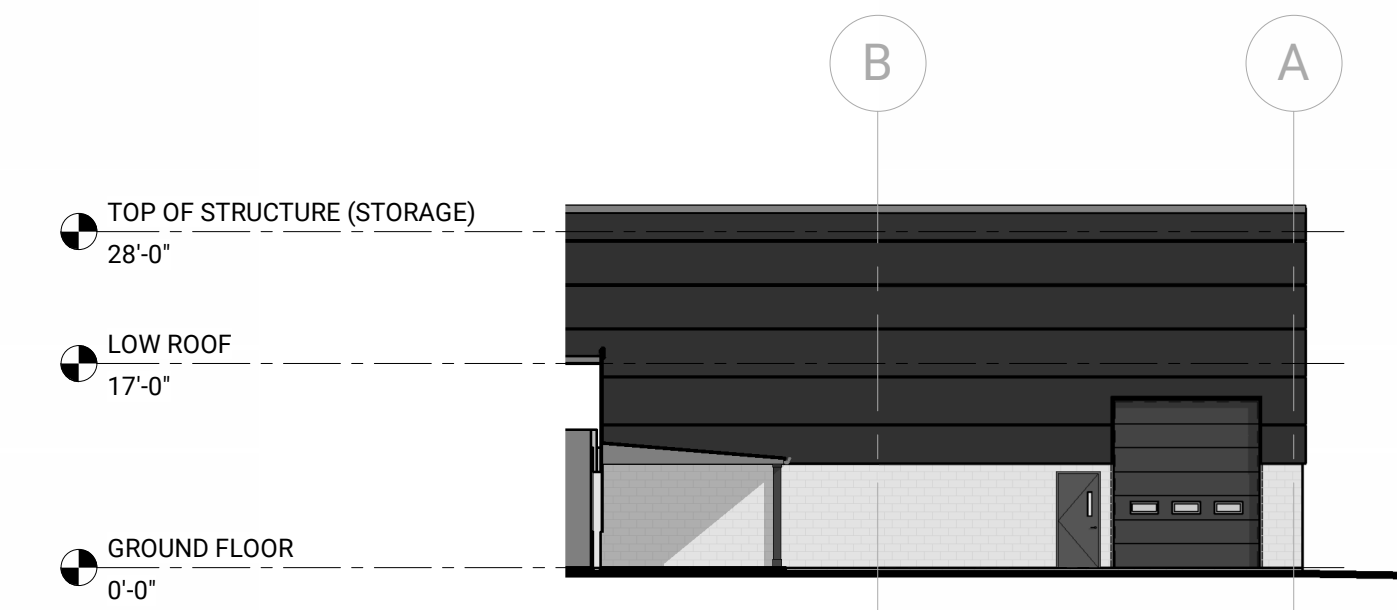


Skyworks
HENRIETTA

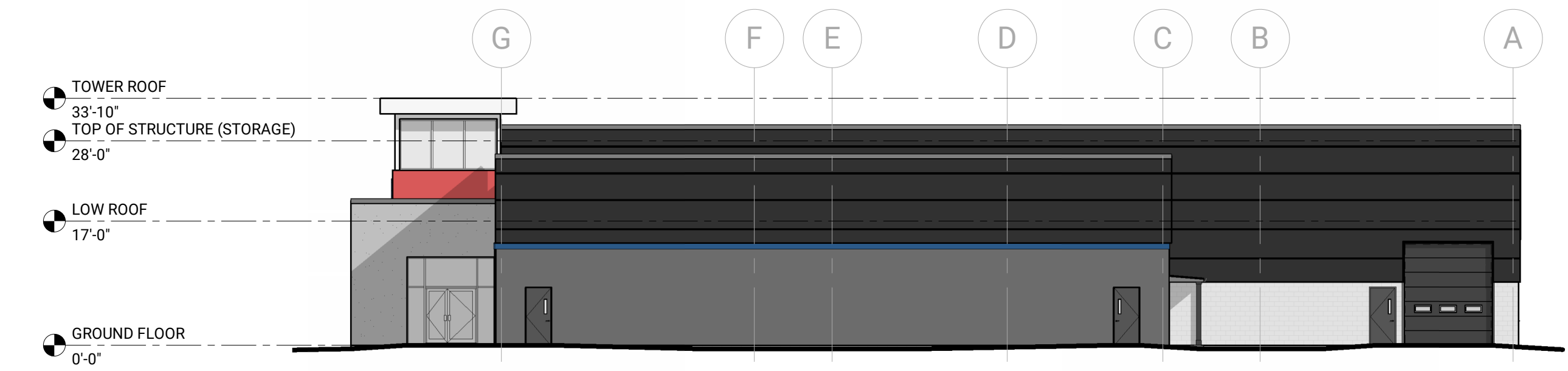




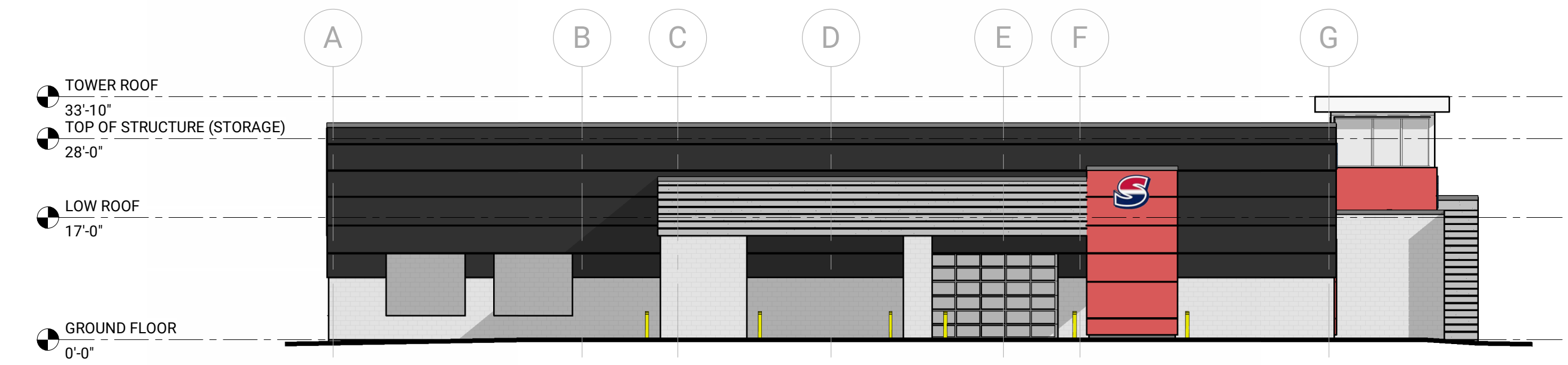
5 NORTH ELEVATION
1/16" = 1'-0"



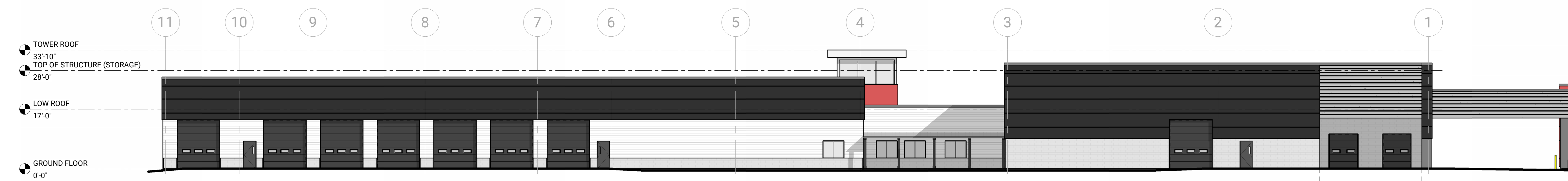
4 COVERED BREAK AREA
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

SKYWORKS
the HENRIETTA

PROJECT NO. 23025

REVISIONS

NOT FOR CONSTRUCTION



THESE DOCUMENTS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF FORM2 ARCHITECTURE AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF FORM2 ARCHITECTURE. ALL RIGHTS RESERVED. © 2022

PROJECT NORTH

DRAWN BY: --
CHECKED BY: 3ML
PROJECT STATUS: DESIGN DEVELOPMENT
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS & BUILDING SECTIONS

A2.01

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: Skyworks Henrietta			
Project Location (describe, and attach a location map): 65 Middle Road Henrietta NY			
Brief Description of Proposed Action: Approximately 40,000+/- sf building on 9.23 acres. Outdoor fenced equipment storage yard, 91 total parking spaces, both access points off of Middle Road with appropriate utilities, lighting and landscaping installed.			
Name of Applicant or Sponsor: Chad LaCivita, Skyworks, LLC		Telephone: [REDACTED]	
Address: 100 Thielman Dr		E-Mail: [REDACTED]	
City/PO: Buffalo		State: NY	Zip Code: 14206
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"/>
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: Town of Henrietta Site Plan Approval NYSDEC Stormwater			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 9.23 acres b. Total acreage to be physically disturbed? _____ 7 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 9.23 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, a. A permitted use under the zoning regulations? with Special Permit	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: The proposed action will meet the state energy code requirements. _____	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input 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: _____ A portion of the site falls within the State Regulated Wetland Checkzone, but there is no designated wetland within the parcel boundary and there will be no encroachment or alteration to any designated wetlands. See attached NYS Environmental Resource Map.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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 checked="" type="checkbox"/>	<input type="checkbox"/>

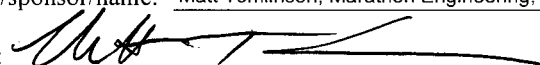
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ To Monroe County Highway storm system _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

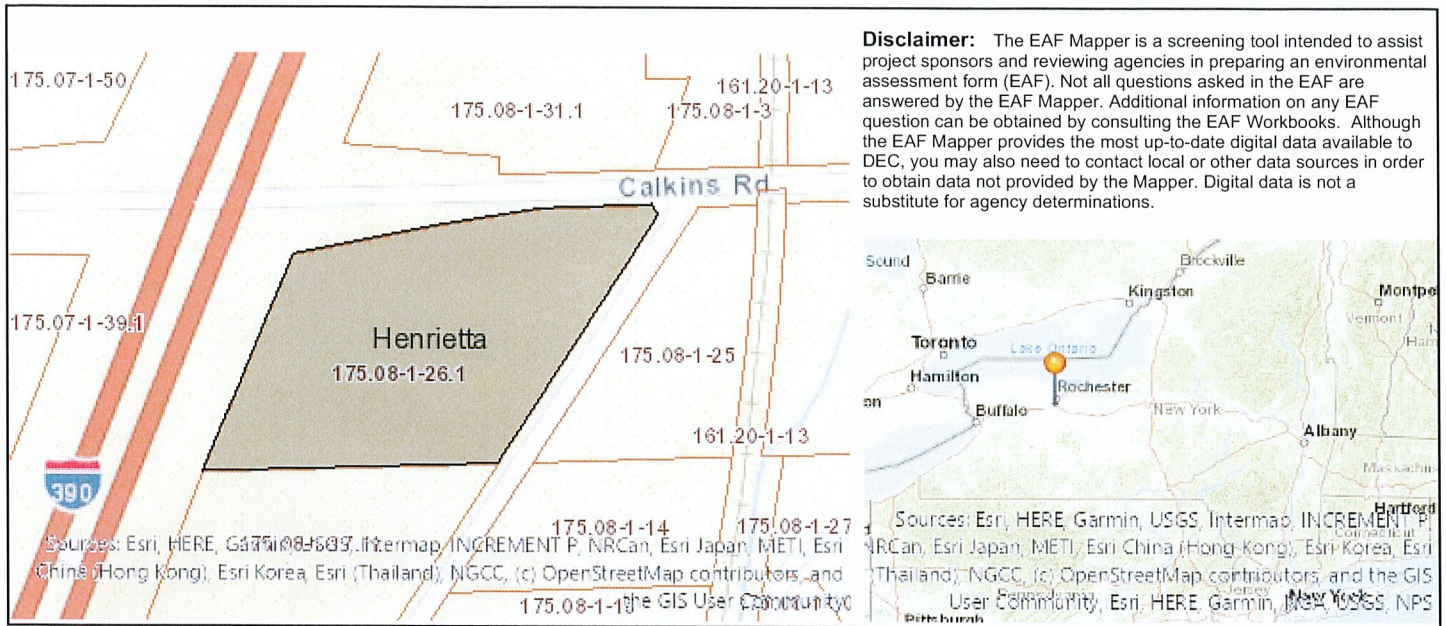
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Stormwater management facility - size to be as required by MS4 and NYSDEC requirements.	NO	YES
	<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"/>

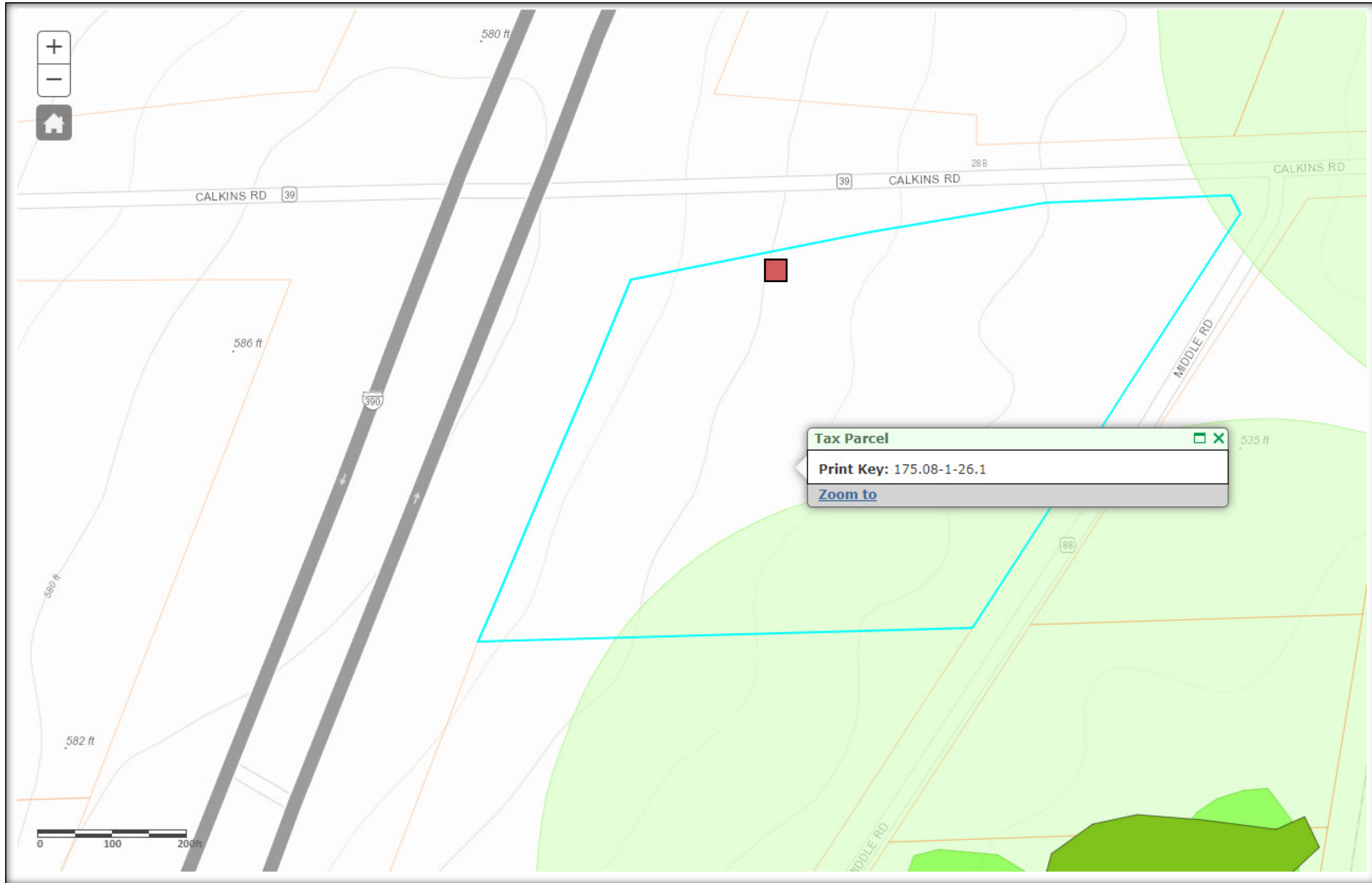
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Matt Tomlinson, Marathon Engineering, as Agent Date: 9/20/2023
Signature:  _____ Title: Project Manager



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]	No
Part 1 / Question 20 [Remediation Site]	No



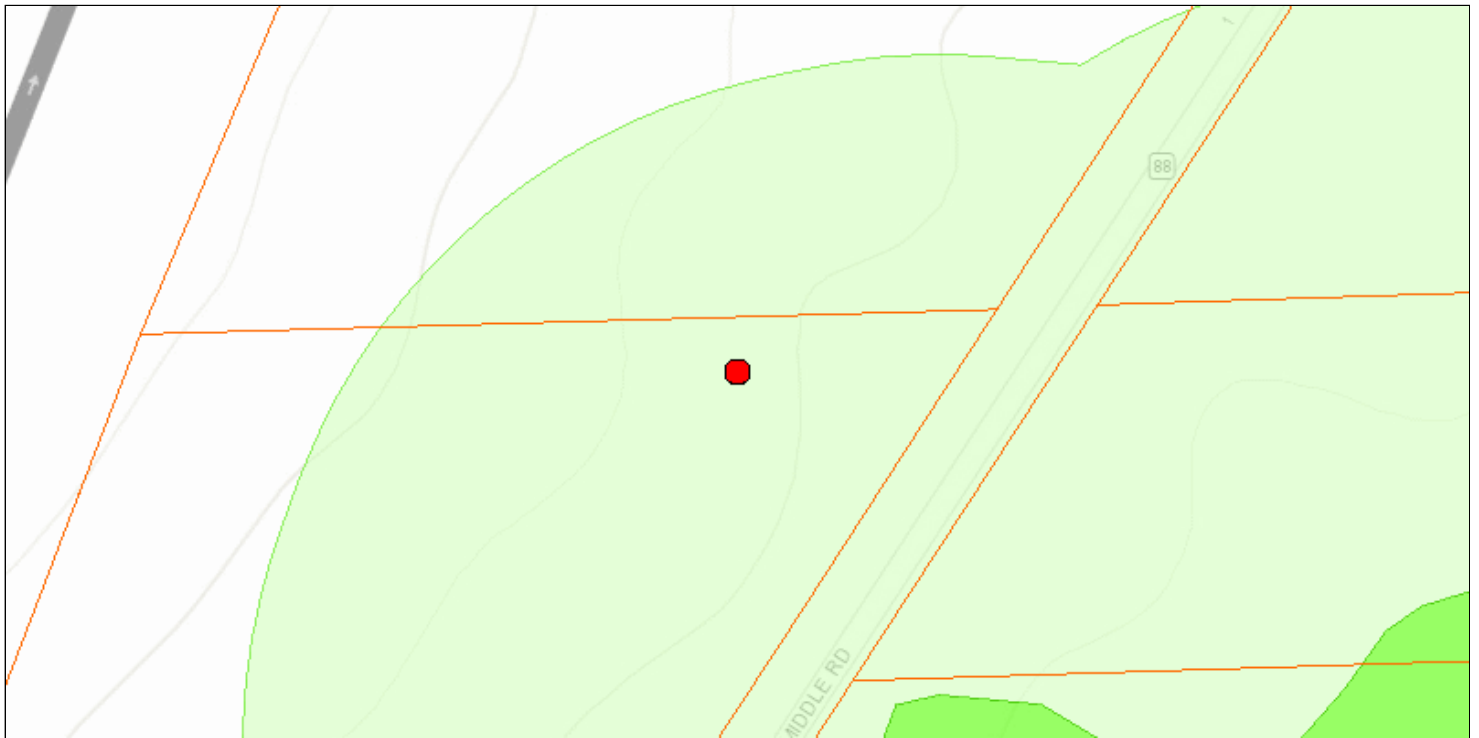
- ★ Unique Geological Features
- Waterbody Classifications for Rivers/Streams i
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone i
- Significant Natural Communities
- Natural Communities Near This Location i
- Rare Plants or Animals
- National Wetlands Inventory
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Job Site**

Environmental Resource Mapper

1644 - Middle Rd

Town of Henrietta

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18

Easting: 285468.1610841423

Northing: 4771557.559677716

Longitude/Latitude

Longitude: -77.63480030513213

Latitude: 43.06640489802514

The approximate address of the point you clicked on is:

53-109 Middle Rd, Henrietta, New York, 14467

County: Monroe

Town: Henrietta

USGS Quad: WEST HENRIETTA

[Freshwater Wetlands Checkzone](#)

This location is in the vicinity of one or more Regulated Freshwater Wetlands.

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

[Print Preview](#)

What is the NYS Freshwater Wetlands "check zone?"

New York's freshwater wetlands maps only show the approximate location of the actual wetland boundary. They are not precise, regardless of how closely you zoom in on the map. The "check zone" is an area around the mapped wetland in which the actual wetland may occur. If you are proposing a project that may encroach into this area, you should check with your regional DEC office to make sure where the actual wetland boundary is. If necessary, they may have a biologist come out and perform a field delineation for you to help you avoid impacts in the wetland or the regulated 100-foot buffer zone.