



**TOWN OF HENRIETTA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**  
**FOR AN AREA VARIANCE**

Appeal No ZAA-2024-077

Date July 3<sup>rd</sup>, 2024

I (we) Ben Stevens of 1020 Place, NY LLC  
Name of Applicant / Business Business (Number & Street)

W. Henrietta, NY 14586 hereby appeal to the Zoning Board of Appeals from the decision  
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did  deny  grant a permit relating to the below property.

<u>1020 John Street, W. Henrietta, NY 14586</u>			
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
<u>175.01-1-8.1</u>		<u>1 - MUEC</u>	
<small>Tax Map No</small>		<small>Zoning District</small>	

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 224-8B(2)  
Number Only (Do not quote the ordinance)

Description of Proposal: Proposal for a second ground sign on the property

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.


Received by: CCM Agent / Application: Ben Stevens

Reviewed by: CCM 1404 # Address: 1020 John Street, W. Henrietta NY, 14586

Date of Meeting: AUGUST 7<sup>th</sup>, 2024

Phone #: [REDACTED]

Email: [REDACTED]

Signature: 

NOTE: If signature is other than owner, written authorization from owner must accompany application

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING  
**PLEASE PRINT ALL INFORMATION**

## **APPLICATION FOR ZONING BOARD OF APPEALS**

### **Legal Notice to Read**

Application  Of

requesting a variance for a

whereas

is allowed by code on property located at

<b>Application Information</b>	
Meeting Date	<input type="text" value="August 7th, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="July 3rd, 2024"/>
Fee Amoun Paid	<input type="text" value="\$250.00"/>
Check #	<input type="text" value="7759"/>

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
  
- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance.  
No - the second sign being requested will list the tenants of the building, allowing for clear direction for visitors. There is not another exterior location where tenant names can currently be posted.
  
- 3) Whether the requested area variance is substantial.
  
  
  
  
  
  
  
  
  
  
- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.  
- the sign will be professionally placed and will not disturb traffic flow, site patterns, or the area environment.
  
  
  
  
  
  
  
  
  
  
- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.  
No - this is not a tear-down/replacement of a current sign but rather the new construction of a necessary sign for clear directory purposes.

**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/Business Owner: \_\_\_\_\_

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

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

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

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

Property Owner: \_\_\_\_\_

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

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

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

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

## Front Main Sign at 1020 John St.

- Positioned In Front Yard in Road side.
- Materials, Block Base with Steel backing and letters with lighting.

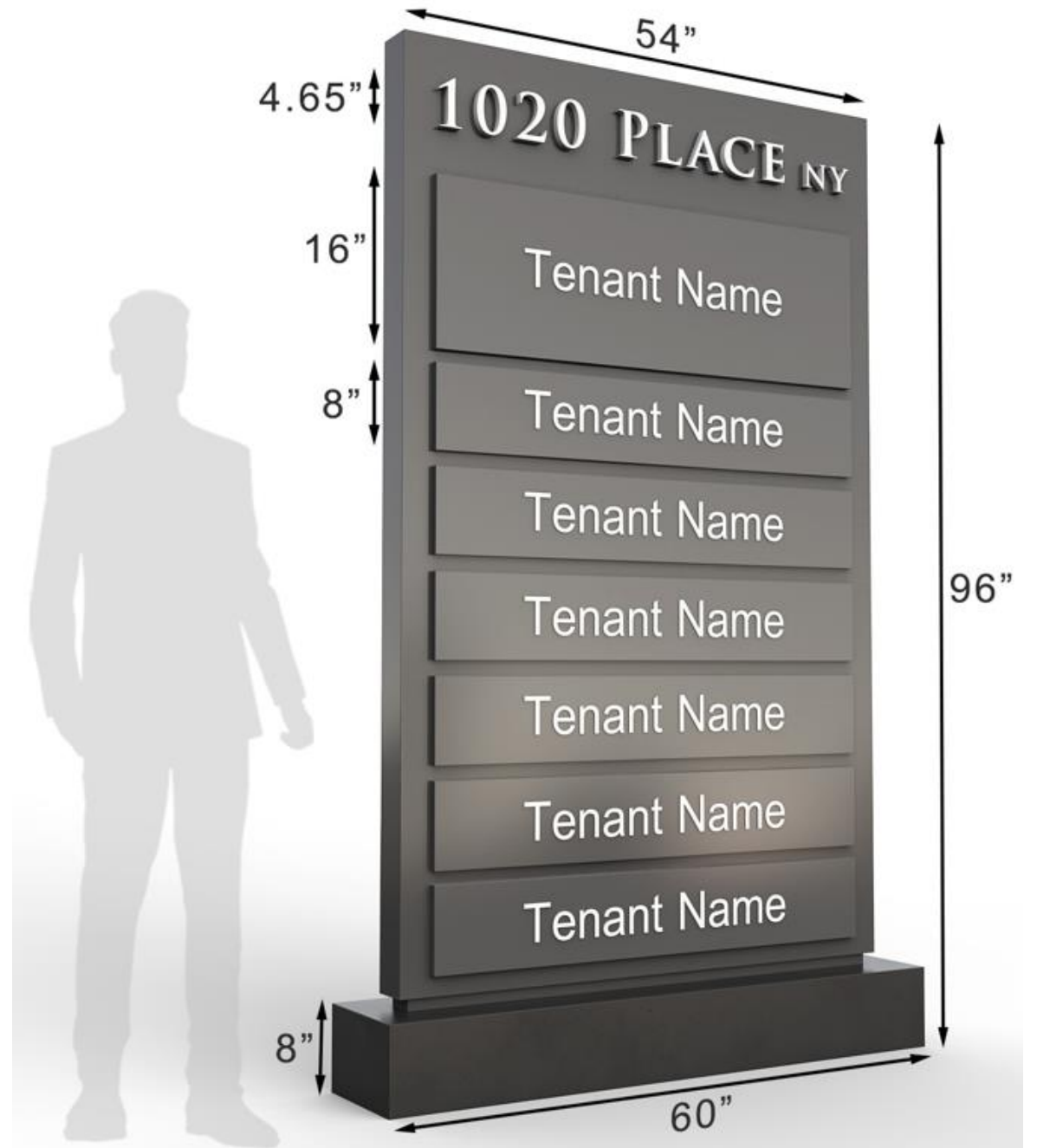


# Front Main Sign at 1020 John St – Position where existing sign was



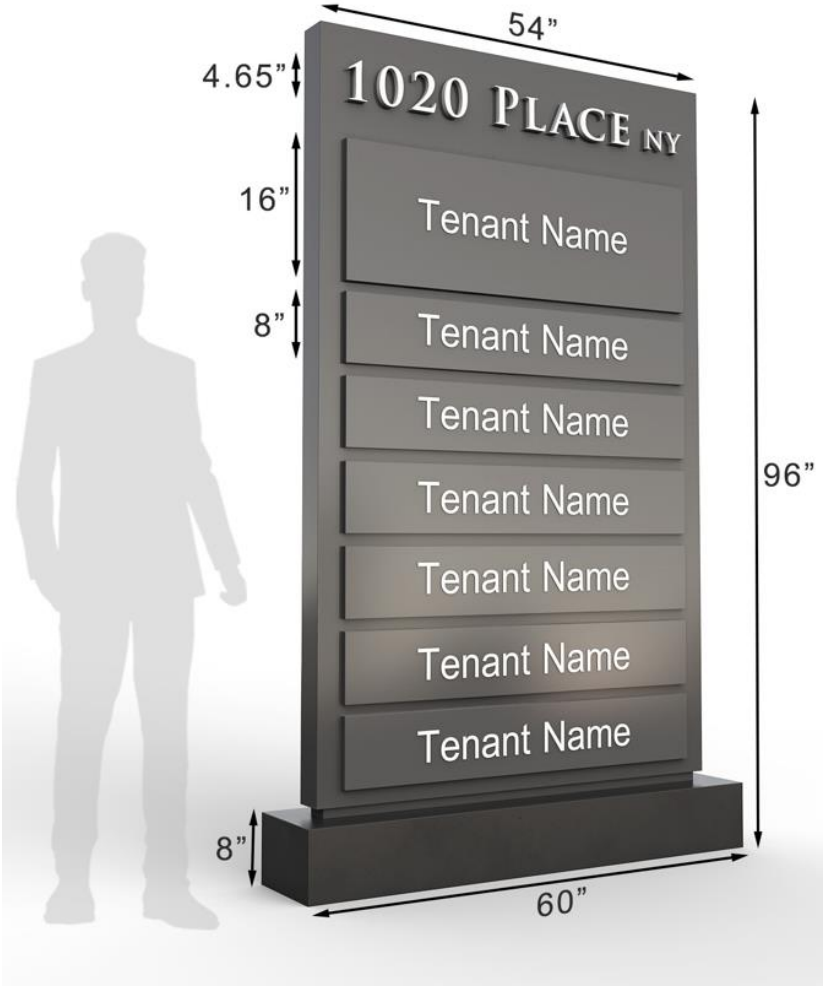
## Directory Signs at 1020 John St.

- Positioned In Front Garden Bed
- Materials, Aluminum with Steel letters and decals for tenants branding.

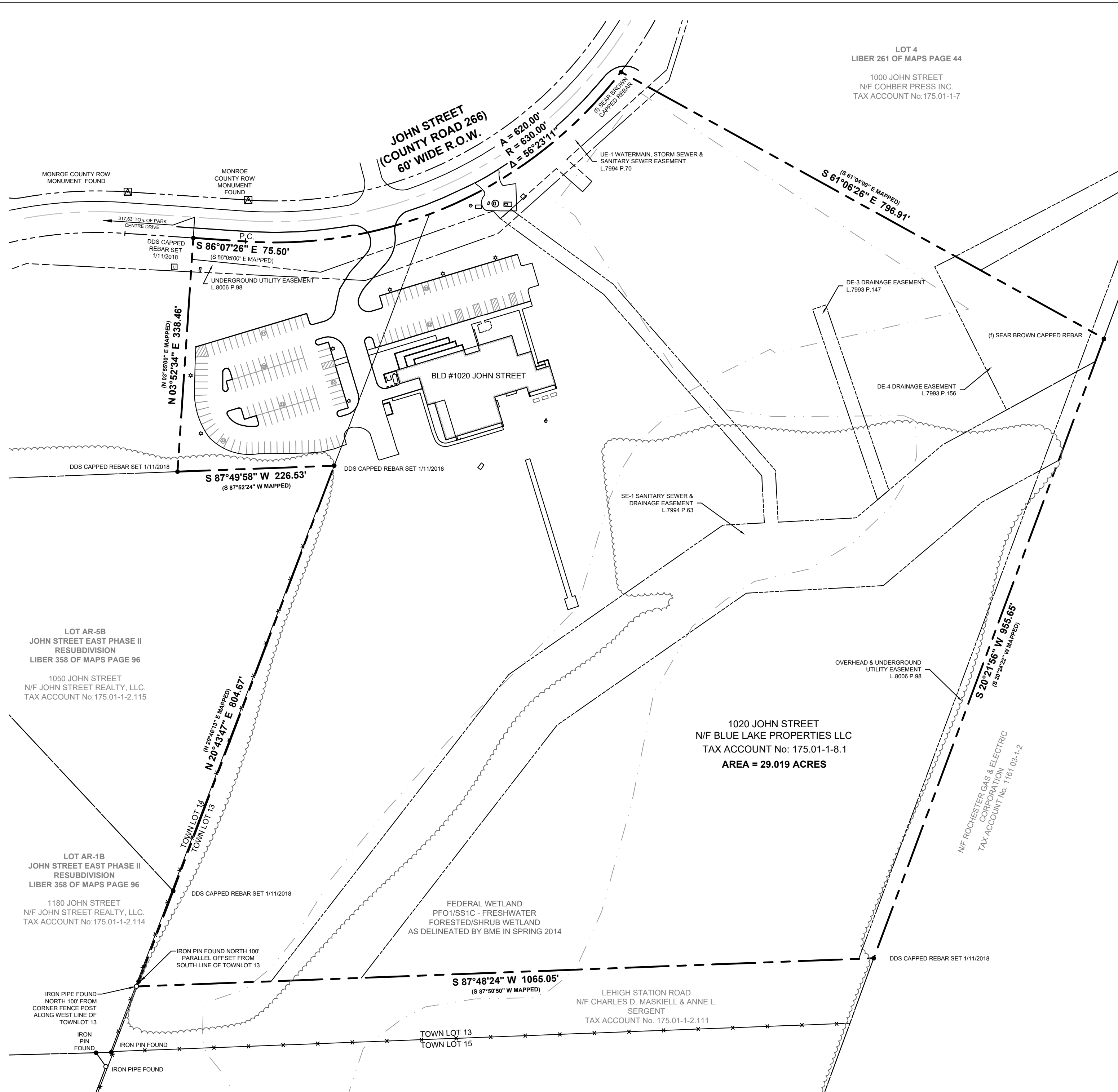




**Directory Signs at 1020 John St – Position in front curb on the left as you drive in.**







LOT 4  
LIBER 261 OF MAPS PAGE 44  
1000 JOHN STREET  
N/F COHBER PRESS INC.  
TAX ACCOUNT No: 175.01-1-7

LOT AR-5B  
JOHN STREET EAST PHASE II  
RESUBDIVISION  
LIBER 358 OF MAPS PAGE 96  
1050 JOHN STREET  
N/F JOHN STREET REALTY, LLC.  
TAX ACCOUNT No: 175.01-1-2.115

LOT AR-1B  
JOHN STREET EAST PHASE II  
RESUBDIVISION  
LIBER 358 OF MAPS PAGE 96  
1180 JOHN STREET  
N/F JOHN STREET REALTY, LLC.  
TAX ACCOUNT No: 175.01-1-2.114

1020 JOHN STREET  
N/F BLUE LAKE PROPERTIES LLC  
TAX ACCOUNT No: 175.01-1-8.1  
AREA = 29.019 ACRES

1020 JOHN STREET  
N/F BLUE LAKE PROPERTIES LLC  
TAX ACCOUNT No: 175.01-1-8.1  
AREA = 29.019 ACRES

- LEGEND**
- SUBJECT BOUNDARY LINE
  - - - ADJOINER BOUNDARY LINE
  - - - RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - - - CENTERLINE OF RIGHT-OF-WAY
  - - - CENTERLINE OF PAVEMENT
  - - - CHAIN LINK FENCE LINE
  - - - VINYLWOOD FENCE LINE
  - - - TREE LINE, DECIDUOUS TREE, CONIFEROUS TREE
  - SA - SANITARY LINE, CLEANOUT, MANHOLE
  - ST - STORM LINE, CATCH BASIN, MANHOLE
  - W - WATER MAIN, VALVE, HYDRANT
  - E - ELECTRIC LINE, METER, UTILITY PEDESTAL, TRANSFORMER
  - OHE - OVERHEAD ELECTRIC, POWERPOLE, ANCHOR
  - G - GAS LINE, VALVE, GAS METER, FINK, LINE MARKER
  - F - FIBER OPTIC LINE, HAND-HOLE, LINE MARKER
  - AXLE, DETECT, PIN, PIPE, MONUMENT, CONCRETE MONUMENT, DRILL HOLE, SET PIN
  - ⊕ - BENCHMARK, SIGN, UTILITY MARK-OUT, BOLLARD

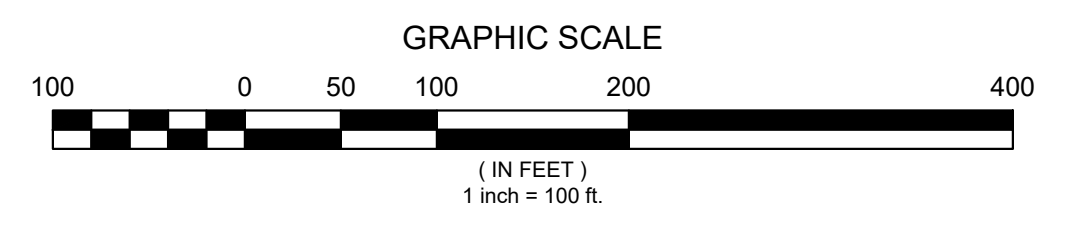
- ABBREVIATIONS**
- EX. EXISTING
  - N/F NOW OR FORMALLY
  - TYP. TYPICAL
  - W. WITH
  - D.I.A. DIAMETER
  - REC. PER RECORD MAPPING
  - CB CATCH BASIN
  - T.G. TOP GRATE ELEVATION
  - MH MANHOLE
  - MEAS. MEASURED
  - (f) FOUND / RECOVERED

**SURVEY CONTROL**

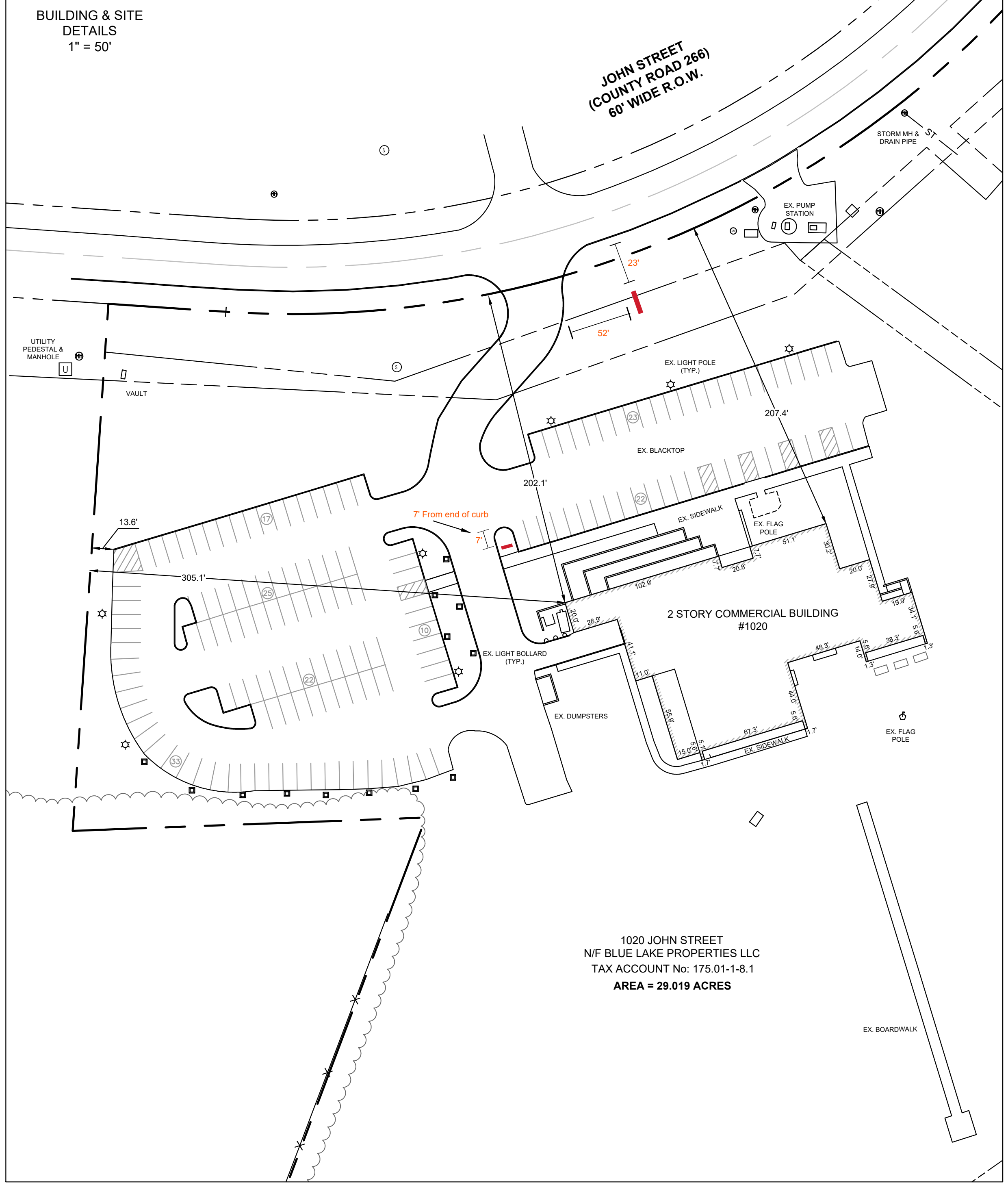
THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

ALL DISTANCES SHOWN ARE GROUND.

PROJECTION TO NEW YORK STATE PLANE GRID  
COORDINATES: NAD 1983 (2011) NY WEST ZONE,  
COORDINATES DERIVED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TIED TO THE NEW YORK STATE C.O.R.S. NETWORK. ELEVATIONS WHERE SHOWN ARE REFERENCED TO NAVD83 GEOID 12B.



- REFERENCES:**
- ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY BEING ABSTRACT No. 102111/5 DATED MARCH 14, 2022
  - LIBER 11195 OF DEEDS PAGE 161
  - LIBER 358 OF MAPS PAGE 96
  - LIBER 280 OF MAPS PAGE 29
  - MAP OF SURVEY PREPARED BY MCINTOSH & MCINTOSH, JOB No. M-4215, DATED AUGUST 14, 1967
  - LIBER 347 OF MAPS PAGE 23
  - MAP OF SURVEY PREPARED BY DENLUCH-O'NEIL PC, JOB No. 91-529, DATED SEPTEMBER 23, 1991
  - LIBER 261 OF MAPS PAGE 45 & 46
  - LIBER 267 OF MAPS PAGE 73
  - LIBER 346 OF MAPS PAGE 74
  - LIBER 350 OF MAPS PAGE 11
  - LIBER 351 OF MAPS PAGE 41
  - LIBER 11810 OF DEEDS PAGE 498
  - LIBER 11949 OF DEEDS PAGE 387
  - JOHN STREET EXTENSION REVISED RIGHT-OF-WAY MARKERS COORDINATE LIST PROVIDED BY FISHER ASSOCIATES, DATED 3-1-13.



BUILDING & SITE  
DETAILS  
1" = 50'



45 HENDRIX RD  
WEST HENRIETTA, NY 14586  
PHONE-(585)359-7540  
FAX-(585)359-7541



1900 BAUSCH & LOMB  
PLACE, ROCHESTER,  
NEW YORK 14604



CORY R. TUFANO, PLS  
050935

REV	DESCRIPTION	DATE
01	ADDED CERTIFICATIONS	4/12/22

MAP OF A SURVEY SHOWING  
SUBDIVISION  
KNOWN AS 1020 JOHN STREET  
TOWN OF HENRIETTA  
COUNTY OF MONROE  
STATE OF NEW YORK

**INSTRUMENT SURVEY MAP**

DRAWN BY: MUG  
CHECKED BY: CRT

APPROVED BY: CRT  
DATE: 4/6/2022

PROJECT NO: 70210076  
PAGE SIZE: ANSI D

REV: **01** DRAWING NO: **V01**

**SITE DATA:**

OWNER/DEVELOPER: BLUE LAKE PROPERTIES, LLC  
PROJECT LOCATION: 1020 JOHN STREET, HENRIETTA, NEW YORK  
TAX ACCOUNT No: 175.010-1-8.1  
TOTAL AREA: 29.019 ACRES

**CERTIFICATIONS:**

THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 4/7/2022 FROM NOTES OF A FIELD SURVEY COMPLETED BY DDS COMPANIES ON 3/29/2022.

1020 PLACE NY LLC  
STEWART TITLE INSURANCE COMPANY  
WOODS OVIATT GILMAN LLP

SIGNED  
CORY R. TUFANO, L.S.  
050935

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