



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

Appeal No ZBA-2024-098

Date JULY 31<sup>st</sup>, 2024

I (we) Benderson Development Company, LLC of 1300 Jefferson Road  
Name of Applicant / Business Business (Number & Street)

Rochester, Ne York 14623 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>1300 Jefferson Road</u>	<u>Rochester</u>	<u>NY</u>	<u>14623</u>
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
<u>162.07-1-25.1</u>		<u>I- Industrial</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-B-B(2) TABLE 1  
Number Only (Do not quote the ordinance)

Description of Proposal: \_\_\_\_\_  
Request to allow 193.06 SF of signage area on a new multi-tenant pylon sign for the above  
referenced property, whereas 100 SF is allowed by code

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

Received by: CCM Agent / Application: Matthew J. Oates

Reviewed by: CCM / HOWH Address: 570 Delaware Avenue, Buffalo, NY 14202

Date of Meeting: SEPT. 4<sup>th</sup>, 2024

Phone #: [REDACTED]

Email: [REDACTED]

Signature: *Matthew Oates*

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

Application Information	
Meeting Date	<input type="text" value="September 4th, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="July 31st, 2024"/>
Fee Amoun Paid	<input type="text" value="\$250.00"/>
Check #	<input type="text" value="2689411"/>



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

Appeal No ZBA-2024-091  
 Date July 31<sup>st</sup>, 2024

I (we) Benderson Development Company, LLC of 1300 Jefferson Road  
Name of Applicant / Business Business (Number & Street)  
Rochester, Ne York 14623 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.

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<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
<u><del>162-07-1-2</del> 162-07-1-5.1</u>		<u>I- Industrial</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) 224-8-B (2)  
Number Only (Do not quote the ordinance)

Description of Proposal: \_\_\_\_\_

Request to allow a new multi-tenant pylon sign

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

Received by: CCM Agent / Application: Matthew J. Oates

Reviewed by: CEM HDW Address: 570 Delaware Avenue, Buffalo, NY 14202

Date of Meeting: SEPT. 4<sup>th</sup>, 2024

Phone #: [REDACTED]

Email: [REDACTED]

Signature: [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

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Application Information	
Meeting Date	<input type="text" value="September 4th, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="July 31st, 2024"/>
Fee Amoun Paid	<input type="text" value="\$100.00"/>
Check #	<input type="text"/>

- 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.

Please see the attached letter of intent

- 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.

Please see the attached letter of intent

- 3) Whether the requested area variance is substantial.

Please see the attached letter of intent

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Please see the attached letter of intent

- 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.

Please see the attached letter of intent

**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:

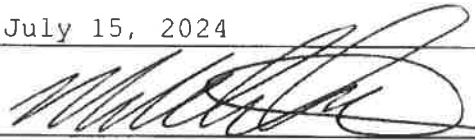
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction 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: Benderson Development Company, LLC

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

Title: Matthew J. Oates, Director of Engineering

Dated: July 15, 2024

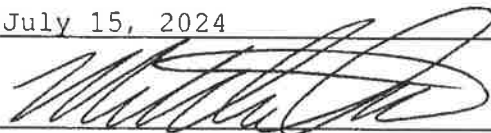
Signed: 

Owner: 1300 JR Associates, LLC

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

Title: Matthew J. Oates, Agent

Dated: July 15, 2024

Signed: 

August 1, 2024

Robert Peckham, Chair  
Members of the Zoning Board of Appeals  
Town of Henrietta  
475 Calkins Road  
Henrietta, NY 14467

**Re: 1300 Jefferson Road – Area Variance for a proposed free-standing sign  
Benderson Development Company LLC  
Premises: 1300 Jefferson Road, Henrietta, New York  
BDCL Property # 5220**

Dear Chairman Peckham and Members of the Board:

Enclosed please find the application materials required in connection with our variance request for the above referenced property, to allow the following:

- 1) New multi-tenant pylon sign whereas multi-tenant pylon signs are not allowed by code
- 2) 193.06 SF of signage area on a new multi-tenant pylon sign for the above referenced property, whereas 100 SF is allowed by code

As the board is aware, the subject property is improved with an existing Residence Inn pylon sign and is improved with an existing Residence Inn hotel that is owned and operated by Benderson, an existing 10,433 SF multi-tenant retail/restaurant building with a drive thru and is under construction on a new 8,086 SF Medical Office building. A new, updated pylon sign is proposed for the site that will maintain the existing size of the Residence Inn sign panel and allow for additional sign panels for the tenants within the two outparcel buildings. This site is unique in that it contains three separate buildings on a single tax lot rather than having each building located on its own tax parcel.

#### **The Town Law § 267b(3) Balancing Test**

Initially, it is our position that the proposed request is consistent with the existing signage throughout the Jefferson Road corridor as there are numerous pylon signs within the area that are multi-tenant (Bowl-A-Roll Plaza; Tops Frontier Commons; Henrietta Plaza; Market Square; Market Commons; Minotti Crossings and the BJ's Wholesale Club Plaza) and are larger than the 100 SF allowed by code. As the Zoning Board is aware, Town Law § 267-b(3) provides that a zoning board must balance the benefits of the applicant with the detriment of the health, safety and welfare of the community. It is clear that granting the requested variances will not cause any detriment to the health, safety, and welfare of the community, while such would result in a significant benefit to the applicant. Pursuant to Town Law § 267-b(3), in undertaking this balancing test, the Zoning Board should consider five factors. We believe that the application conforms to the standards set forth in the Town Law, and should be granted. With respect to the five factors provided for in Town Law § 267-b(3), we note the following:

### 1. **An Undesirable Change in Area Character Would Not Occur**

The property is located on the Jefferson Road commercial corridor between Winton Road and West Henrietta Road and is amongst numerous other plazas that maintain multi-tenant pylon signs that are larger than 100 SF. Further the design of the proposed sign is architecturally pleasing and consistent with the architectural design of the buildings. With respect to the requested increase in the size of the proposed freestanding sign, the proposed sign is consistent with other signs on Jefferson Road in both square footage and tenant panels. Based upon prior approvals granted for other signs within the area, it is clear that the proposed size increase of the free standing sign and the additional tenant panels will not result in an undesirable change in area character.

### 2. **The Petitioner May Not Achieve the Sought-after Benefit Without the Sought-after Variance Relief**

The sought-after benefits and the proposed signage cannot be achieved without the sought-after variance relief. The benefits include: (1) having a main freestanding sign which is consistent with the other freestanding signs in the Jefferson Road corridor such that tenant names are visible to potential consumers and the tenants are not put at a competitive disadvantage; (2) having enough available tenant panels for all tenants within the two outparcel buildings along with the existing hotel. Simply put, the sought-after benefit cannot be achieved without the requested variance.

### 3. **The Requested Variance Is Not Substantial**

Initially, we believe that the variance request is not substantial. As noted above, the area is already developed with a number of similarly situated signs. The Court stated in Matter of Easy Home Program v. Trotta, 276 A.D.2d 553 (2d Dept. 2000), that the fact that a variance may seem substantial on paper does not justify the denial of an application if there is no demonstrated harm to the community. In the present case, variance presents no harm to the community.

The reason the magnitude of the variance is relevant is that, generally, the larger the difference the more likely it is that a negative effect would be generated. Matter of Human Development Services of Port Chester v. Zoning Board of Appeals of the Village of Port Chester, 110 A.D.2d 135, aff'd. 67 N.Y.2d 702. However, in any particular case, the facts may demonstrate that while a variance may seem noteworthy on paper no negative effect would be produced and, accordingly, the sought-after variance should be granted.

For example, in Matter of Frank v. Scheyer, 227 A.D.2d 558, 642 N.Y.S.2d 956 (2d Dept. 1996), the premises was 19,983 square feet. However, Town zoning criteria required a full acre or 43,560 square feet. The variance at issue was more than 54%. Nevertheless, based on all facts presented, no harm would befall the community and the Court directed a grant of the application. The Court took similar action in Matter of Shaughessy v. Roth, 204 A.D.2d 333, 611 N.Y.S.2d 281 (2d Dept. 1994), where the premises contained 50 feet of frontage and 5,000 square feet of area. The code, however, required 80 feet of frontage and 10,000 square feet of area. Accordingly, the application concerned a 50% reduction in lot area coupled with a second variance seeking a 62.5% reduction in frontage. Nevertheless, based on the facts in the record, the Court directed the respondents to issue those variances. Additionally, in Matter of Sasso v. Osgood, 86 N.Y.2d 374 (1995), concerned a 60% reduction in lot area and a 50% reduction in lot width. Based on all facts presented, the Court of Appeals overturned the Fourth Department and directed that those variances be approved.

Simply because a variance may seem noteworthy on paper does not mean that any "harm" would be generated on the surrounding community, and it is "harm" that is balanced against the interest of the applicant



according to the Town Law § 267b(3) test. When one looks at the current matter, the variance relief is not substantial.

**4. The Variance Will Not Have an Adverse Effect or Impact on the Physical or Environmental Conditions in the Neighborhood.**

The property exists in a commercial area improved with commercial uses that maintain similar signage to what is being requested. In addition, when granting site plan approval to the property, the Planning Board, as SEQRA lead agency, issued a negative declaration pursuant to SEQRA and determined that no significant adverse environmental impacts would occur as a result of the project. Based on the fact that the proposed signage is consistent with the other signs in the area, the variance relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood

**5. A Self-Created Hardship Does Not Require Denial.**

Town Law § 267b(3) explicitly states that self-created hardship is not by itself a sufficient basis to deny an area variance, even if the hardship was self-created. The Court was directly confronted with this issue in Matter of Easy Home Program v. Trotta, 276 A.D.2d 553 (2d Dept. 2000) when it held that even though the hardship was self-created and even though the variance was substantial, where there was no evidence demonstrating the variance would have an undesirable effect on the character of the community, a variance application must be approved. See, also, Jackson v. Kirkpatrick, 125 A.D.2d 471 (2d Dept. 1986); De Sena v. Zoning Board of Appeals, 45 N.Y.2d 105 (1978); Goshen Shopping Center v. Zoning Board of Appeals, 112 A.D.2d 140 (2d Dept. 1985). In the present case, there is no evidence that the variance would have any negative effect on the neighborhood.

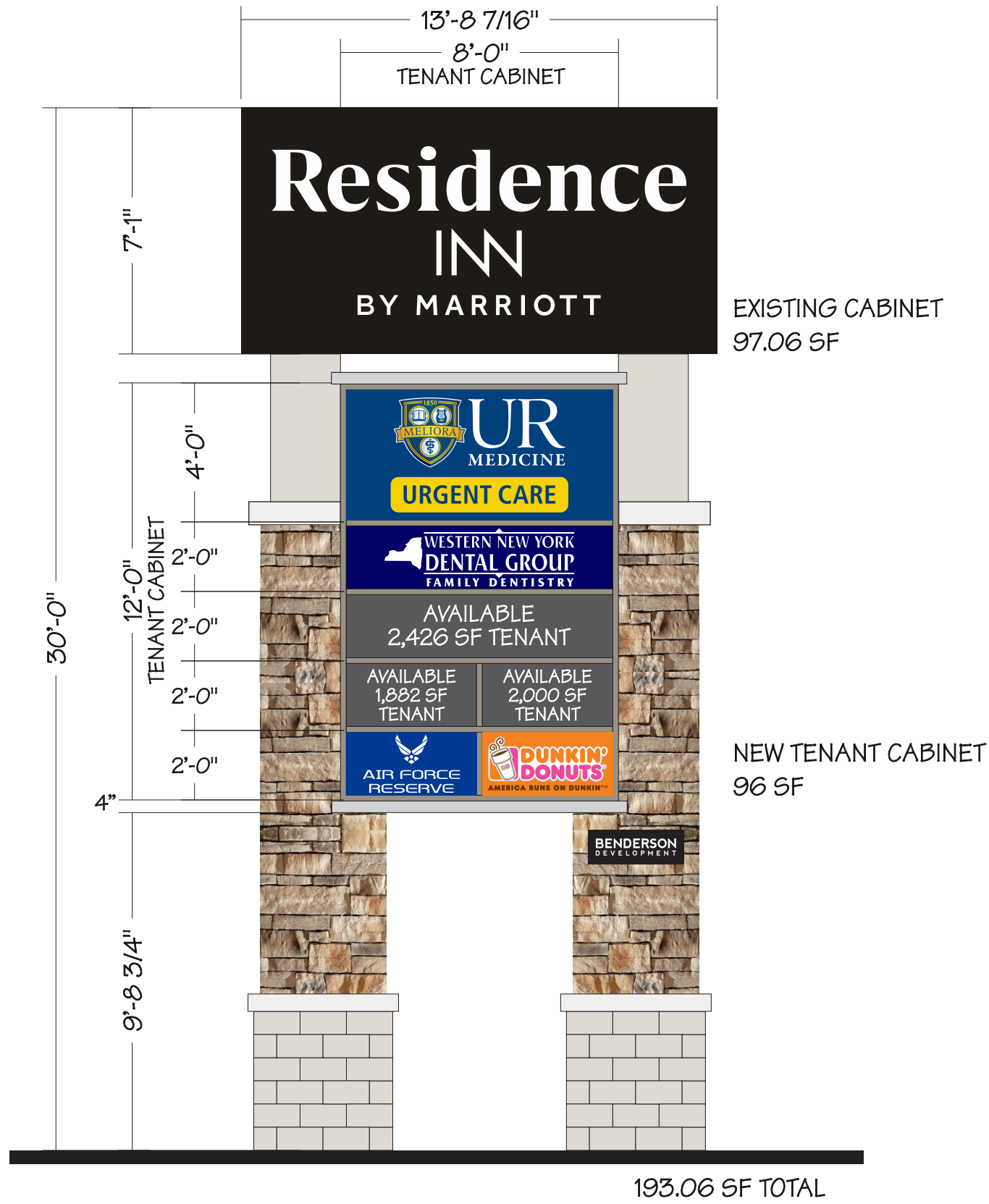
**Conclusion**

In conclusion, the approval of the requested variance relief will not result in any detriment to the surrounding community. Based on the application of the Town Law balancing test, we respectfully request that the Zoning Board approve the application. Should you have any questions, please do not hesitate to contact me by phone at ( [REDACTED] ) or by e-mail at [Ja \[REDACTED\]](mailto:Ja [REDACTED])

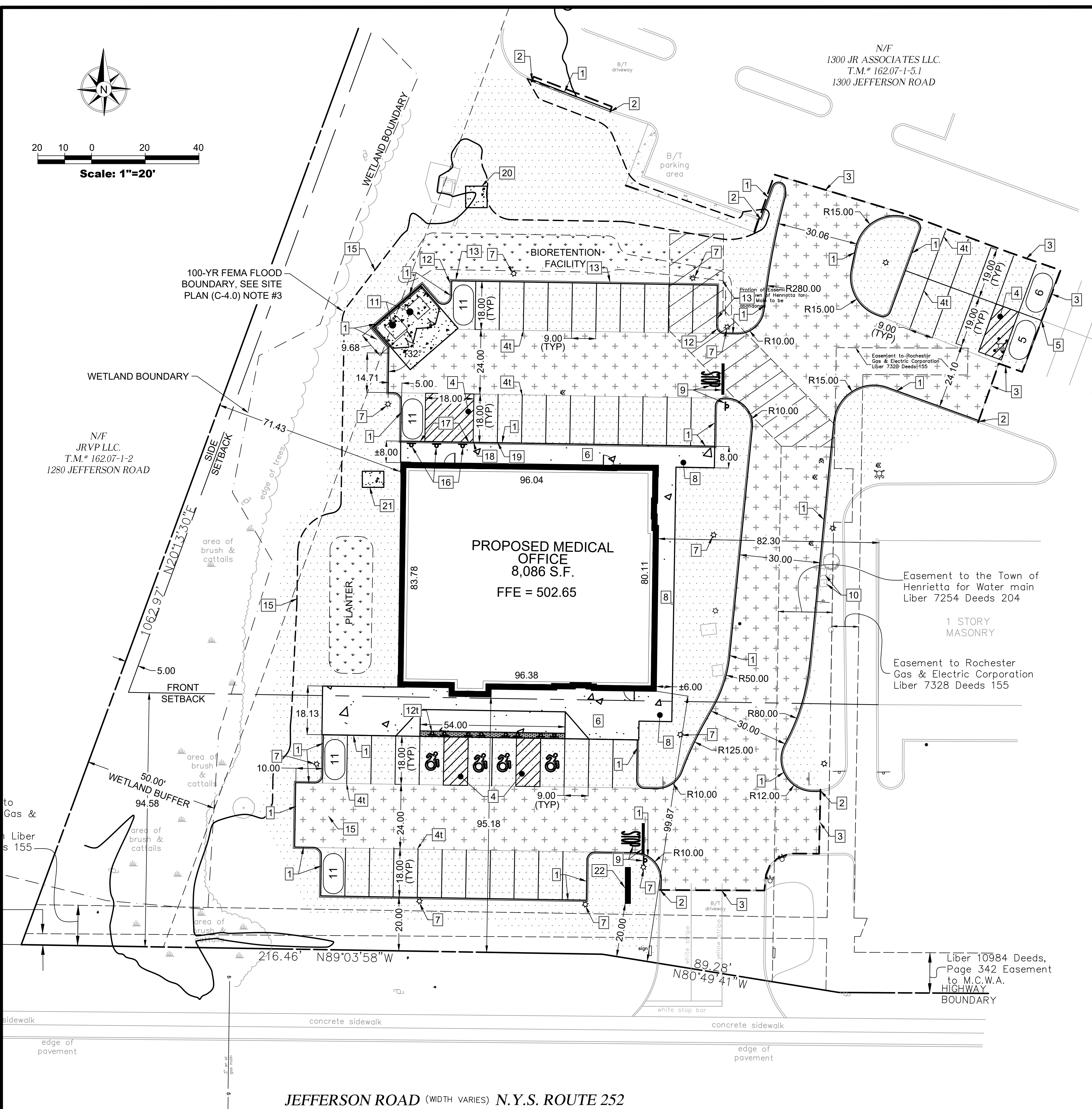
Thank you,  
**BENDERSON DEVELOPMENT COMPANY, LLC**



Matthew J. Oates, P.E.  
Director, Engineering



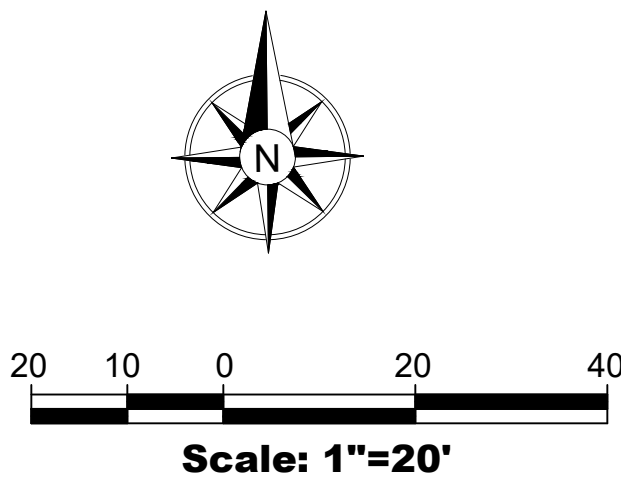
CODE	PERMITTED	PROPOSED	VARIANCE
HEIGHT	30'	30'	na
AREA	100 SF	193.06 SF	VARIANCE REQ'D FOR ADTL 93.06 SF
SETBACK	20'	20'	na
QTY	1	1	na
TENANT NAMES	NO	YES	SPECIAL USE PERMIT REQ'D FROM TOWN BD. 224-8 B(2)



**SITE PLAN**

JEFFERSON ROAD (WIDTH VARIES) N.Y.S. ROUTE 252

N/F  
1300 JR ASSOCIATES LLC.  
T.M.# 162.07-1-5.1  
1300 JEFFERSON ROAD



**SITE NOTES LEGEND**

- 1 PROPOSED 6" CONCRETE CURB/INTEGRAL CURB, SEE DETAIL
- 2 MATCH INTO EXISTING CURB
- 3 MATCH INTO EXISTING PAVEMENT - REFER TO TRANSITION DETAIL
- 4 PROPOSED 4" YELLOW PAVEMENT STRIPE (@ 2'-C IN NO PARKING ZONES) (=TYPICAL)
- 5 TIE-INTO EXISTING PAVEMENT STRIPE
- 6 PROPOSED CONCRETE PAVEMENT, SEE BUILDING AND SIDEWALK DETAIL
- 7 NEW/RELOCATED LIGHT POLE BASE, SEE DETAIL
- 8 CONCRETE SIDEWALK
- 9 PROPOSED STOP BAR PAVEMENT MARKINGS AND STOP SIGN, SEE DETAILS
- 10 PROTECT EXISTING AC UNITS AND CONCRETE PADS
- 11 DUMPSTER ENCLOSURE, SEE DETAIL
- 12 ADA SIGNAGE (=TYPICAL) SEE DETAIL
- 13 FLUSH CURB
- 14 TRANSITION CURB FROM 6" TO FLUSH OVER 2-FT
- 15 FEMA 100-YR FLOODPLAIN BOUNDARY
- 16 6" BOLLARD WITH "NO PARKING" SIGN, SEE DETAIL
- 17 FLUSH CURB
- 18 START CURB TRANSITION TO 6" REVEAL
- 19 END CURB TRANSITION WITH 6" REVEAL
- 20 6'x8' CONCRETE PAD FOR NEW PAD-MOUNTED TRANSFORMER
- 21 6'x8' CONCRETE PAD FOR BACK-UP GENERATOR
- 22 NEW PYLON SIGN, REFER TO ARCH. PLANS

\*ALL CURB RADII TO BE 3 FT. UNLESS OTHERWISE NOTED  
REFER TO SURVEY FOR EXISTING FEATURES LEGEND

**SITE SYMBOLOGY LEGEND**

- PROPERTY LINE OF DEVELOPMENT PARCEL
- ▭ PROPOSED BUILDING
- ▭ NEW 6" CONCRETE CURB (TYPICAL)
- NEW PARKING STRIPE
- BUILDING SETBACK/YARD REQUIREMENTS
- ▽ PROPOSED SITE SIGNS
- PROPOSED/RELOCATED LIGHT POLE
- 8 9-FT WIDE SPACE PARKING ROW STALL COUNT
- ▭ PROPOSED CONCRETE PAVEMENT
- ▭ PROPOSED FULL-DEPTH STANDARD DUTY ASPHALT PAVEMENT
- ▭ PROPOSED FULL-DEPTH HEAVY DUTY ASPHALT PAVEMENT
- ▭ PROPOSED BIORETENTION AREA
- ▭ LAWN/LANDSCAPE AREA

**TOWN OF HENRIETTA, NY ZONING ANALYSIS**

TAX ACCOUNT NUMBER: 162.07-1-5.1  
TOWN LOT 3 OF THE 2nd RANGE OF LOTS, TOWNSHIP 12, RANGE 7 OF THE PHELPS & GORHAM PURCHASE, TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK  
PARCEL AREA: 12.10 AC (528,829 S.F.)  
ZONED: I - INDUSTRIAL

ZONING REQUIREMENTS	REQUIRED	PROVIDED
MAX. BLDG. / LOT COVERAGE	N/A	11% <sup>1</sup>
MAX. BLDG. HT.	40-FT	<40-FT
<b>BUILDING SETBACKS:</b>		
FRONT	125 FT	95.18 FT <sup>2</sup>
SIDE	5 FT	71.43 FT
REAR	60 FT	±376 FT
<b>PARKING SETBACKS:</b>		
FRONT	25 FT	20 FT
SIDE	N/A	N/A
REAR	N/A	32.88 FT
<b>PARKING STALL SIZE (90°):</b>		
	9' X 18'	9'x18' (NEW) 9'x19' (EXIST/REPLACE)
<b>FREE-STANDING SIGN:</b>		
AREA	100 S.F./SIDE	193.1 S.F./SIDE
HEIGHT	30-FT MAX.	29.5-FT
SETBACK	20-FT	20.0-FT
TENANT NAMES?	SPECIAL USE REQ'D	

- SITE PLAN REFERENCES:**
1. WETLAND DELINEATION BY ENVIRONMENTAL RESOURCES, LLC, PER BENDERSON DEVELOPMENT COMPANY, LLC.
  2. FLOODPLAIN BOUNDARY PER FEMA, NFHL DATED 12/16/2021.
- SITE PLAN NOTE:**
1. AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR THE BUILDING.
  2. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED.

**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

**Revisions**

No.	Revision/Issue	Date
10.	ADDED NEW PYLON SIGN	5/20/24
9.	UPDATED ZONING ANALYSIS TABLE	1/9/24
8.	ADDED PADS & MODIFIED TRASH ENCLOSURE	11/14/23
7.	UPDATED BLDG. FOOTPRINT	8/15/23
4.	REVISIONS PER TOWN REVIEW	6/22/22
3.	REVISIONS PER BENDERSON	5/11/22
2.	REVISIONS PER BENDERSON	4/14/22

**Notes & References**

CONTRACTOR SHALL CONTACT "DIG SAFELY" NEW YORK @ 1-800-962-7962 FOR LOCATION OF ALL UTILITIES, AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW  
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Project No: 1810

**BENDERSON DEVELOPMENT**  
570 DELAWARE AVE. BUFFALO, NY 14202  
PHONE: (716) 862-0111 FAX: (716) 862-0121  
WWW.BENDERSON.COM

Engineer's Seal

Engineer

**PINEWOODS ENGINEERING, P.C.**  
www.pinewoodsengineering.com  
42 Aston Villa, North Chili, New York 14514  
Phone: (585) 261-7852

Project Name and Address

**PROPOSED MEDICAL**  
1300 Jefferson Road  
Henrietta, New York 14623

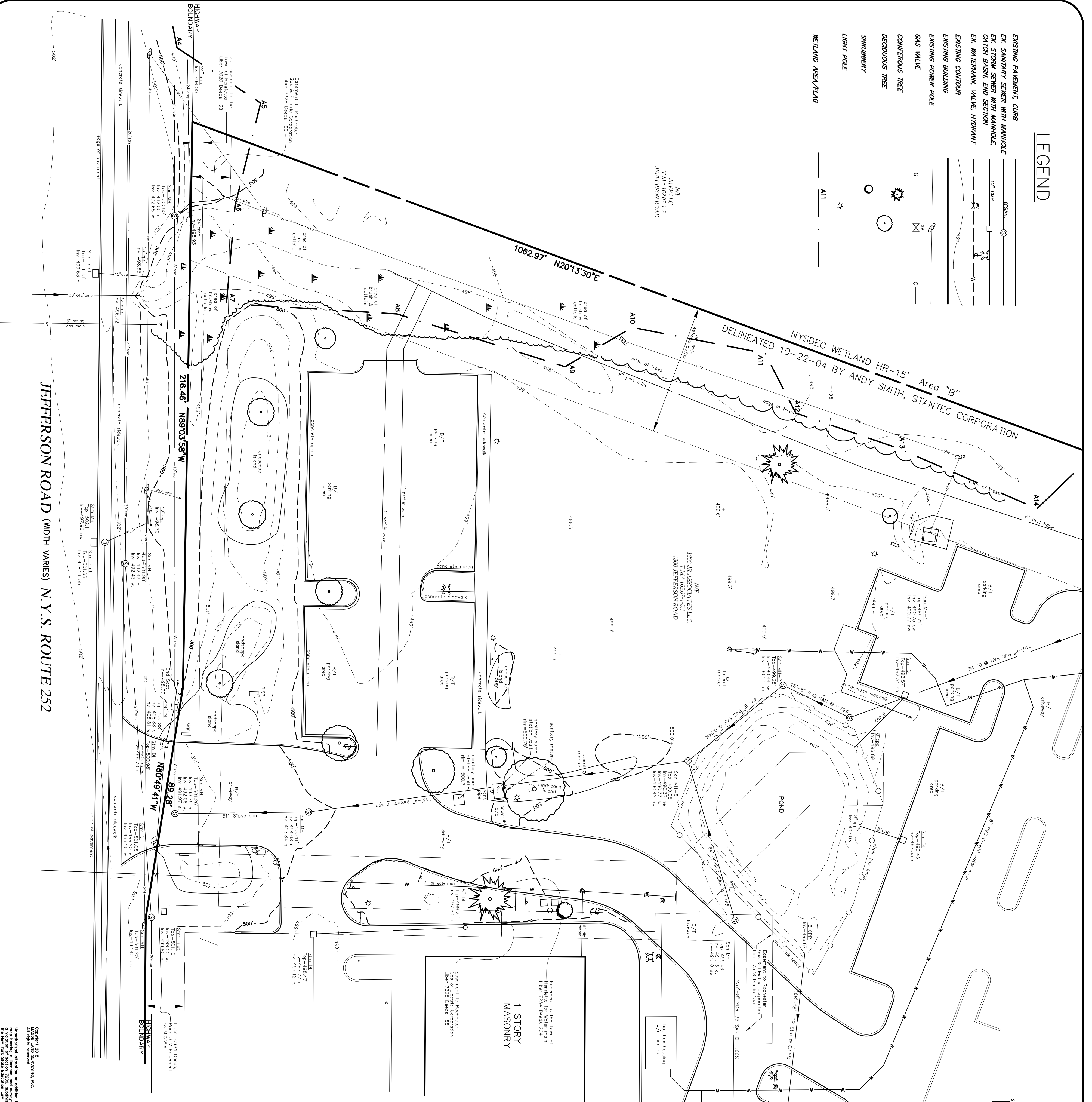
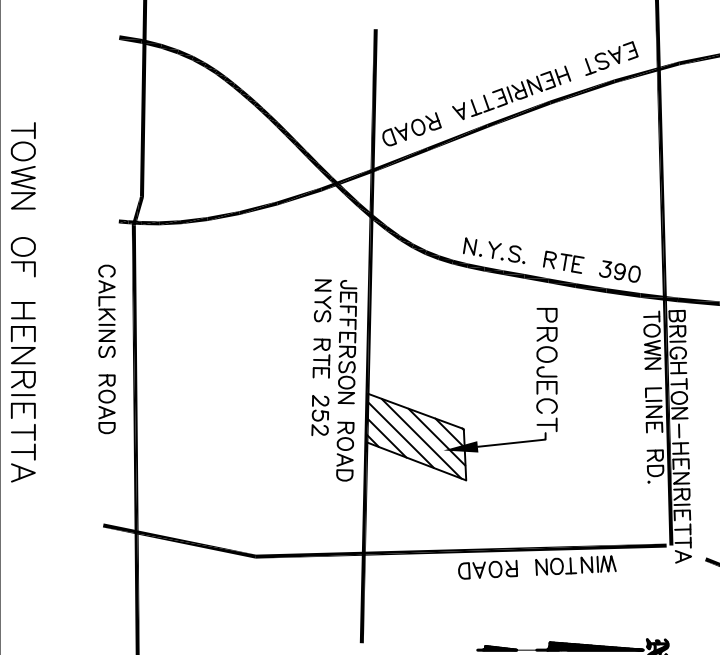
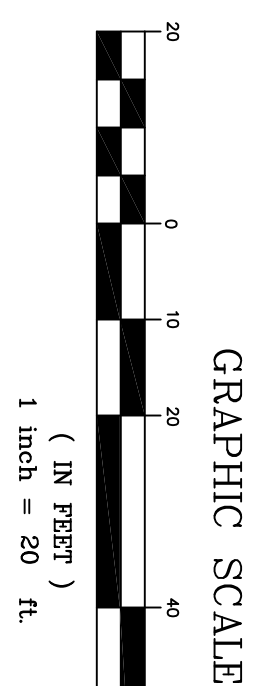
Drawing Name

**DETAILED SITE PLAN**

Sheet	6 OF 16	Drawing Number	C-4.1
Date	12/15/2021	Scale	
Scale	1"=20'		

**LEGEND**

- EXISTING PAVEMENT, CURB
- EX. SANITARY SEWER WITH MANHOLE
- EX. STORM SEWER WITH MANHOLE
- CATCH BASIN, END SECTION
- EX. WATERMAIN, VALVE, HYDRANT
- EXISTING COUNTRY
- EXISTING BUILDING
- EXISTING POWER POLE
- GAS VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBBERY
- LIGHT POLE
- WETLAND AREA/FLAG



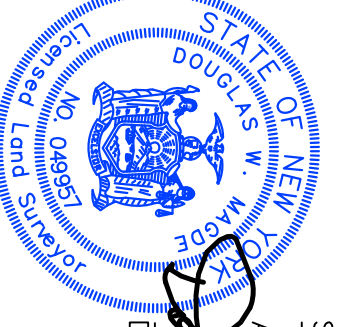
- REFERENCES:**
- URGENT CARE 1300 JEFFERSON ROAD - AS-BUILT SURVEY PREPARED BY COSTICH ENGINEERING BEING DRAWING NO. 4521/18120 LAST DATED 1/5/2012
  - 1300 & 1320 JEFFERSON ROAD - SUBDIVISION PLAN FILED JUNE 15, 2011 AS LIBER 348 MARSH PAGE 36 SITE AS-BUILT SURVEY PREPARED BY COSTICH ENGINEERING BEING DRAWING NO. 4521-ASB LAST DATED 8/19/2011
  - THE RESIDENCE INN - UTILITY INN BEING DRAWING #0052-03 & #0052-04 LAST DATED SEPTEMBER, 1987
  - ADULT-CARE DRAWING PROVIDED BY BEIRDSON

- SITE DATA:**
- PARCEL ADDRESS: #1300 JEFFERSON ROAD
  - TAX MAP # 16207-1-51
  - SETBACKS REQUIRED:
    - FRONT: 125' MINIMUM
    - SIDE: 5' MINIMUM
    - REAR: 60' MINIMUM

- \*NOTE: 100 FEET FRONT SETBACK VARIANCE WAS GRANTED BY ZBA ON 2/23/2011 APPLICATION #11-002**
- MAXIMUM BUILDING HEIGHT: 40'
  - EXTENSION 22' HENRIETTA WATER DISTRICT
  - CONSOLIDATED LIGHTING DISTRICT
  - CONSOLIDATED DRAINAGE DISTRICT
  - SEWER SEWER DISTRICT EXTENSION 187'
  - FLOOR FINISH: 1" ABOVE FINISHED GRADE
  - 36055032946 EFFECTIVE DATE 8/28/2008

**SURVEY NOTES:**  
 BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.  
 ELEVATIONS SHOWN HEREON ARE NAVD 1988.

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THIS SURVEYING WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING COMPACT OF SEPTEMBER 6, 2018 AND FROM THE REFERENCES LISTED HEREON SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.



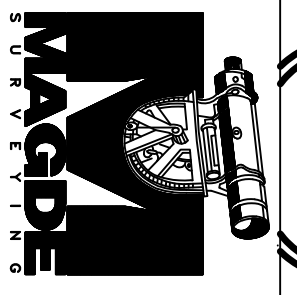
Douglas W. Magde, L.S., P.C. #049957

WETLAND LOCATIONS ADDED 1/29/2019

**TOPOGRAPHIC SURVEY MAP**  
 PREPARED FOR  
**1300 JEFFERSON ROAD ROAD**  
 MARRIOTT RESIDENCE INN  
 TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK

**MAGDE LAND SURVEYING, P.C.**

4460 CULVER ROAD \*\* ROCHESTER \*\* NEW YORK \*\* 14622  
 (585) 654 - 5897 \*\* (585) 654 - 6149 (FAX) \*\* email: dmagde@magdesurvey.com



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 The location of underground improvements or other features not shown on this map may vary from the location shown on this map. The location of underground improvements or other features not shown on this map may vary from the location shown on this map.

JEFFERSON ROAD (WIDTH VARIES) N.Y.S. ROUTE 252