



TOWN OF HENRIETTA

STEPHEN L. SCHULTZ  
Supervisor

ROBERT BARLEY, JR.  
MICHAEL J. STAFFORD  
MILLIE C. SEFRANEK  
KRISTINA OWENS  
Councilmembers

**TOWN BOARD WORKSHOP  
AGENDA  
May 18, 2026  
4:30 P.M.**

This meeting will be held in person only.

- 1.) Pledge of Allegiance
- 2.) Review of Upcoming Presentations, Public Hearings, and Special Use Permits
  - **Henrietta Historic Site Committee Centennial Heritage Farm Award – The Miller Family**
  - **Special Use Permit Application No. 2026-006** – Emerald Events – 2199 East Henrietta Road – to modify the previously approved Special Use Permit to now also allow outdoor seating with loud entertainment (App. No. 2025-019: to operate an event space and banquet hall with dine in service, bands, DJs, or similar loud entertainment, and to serve alcohol).
  - **Special Use Permit Application No. 2026-007** – Hertz Car Rental – 2199 East Henrietta Road – to operate a car rental facility.
  - **Special Use Permit Application No. 2026-008** – Marketplace Mixed-Use Modification – 3400 West Henrietta Road, 10, 15, 20, 25, 30, 1100, 1200, & 1220 Miracle Mile Drive (and future 1400 Miracle Mile Drive) to allow a mixed-use development on parcels including industrial/medical/office, commercial, residential, and civic space/school components.
  - **Special Use Permit Application No. 2026-009 & Incentive Zoning Application No. 2026-001** – Mary Cariola Children’s Center, Inc. – 3400 West Henrietta Road and 25 Miracle Mile Drive – to operate a supportive educational institution.
  - **Special Use Permit Application No. 2026-010** – University of Rochester’s Medical Clinic Expansion and Intellectual & Development Disabilities Institute – 3400 West Henrietta Road and 15 Miracle Mile Drive – to redevelop components of the former Marketplace Mall for a medical research and related uses facility.
  - **Proposed Local Law** – to Amend the Town Code to Allow a Neighborhood Upgrade Incentive Zoning
  - **Proposed Local Law** – to Update Zoning Codes to Add Missing Verbiage for Additional Uses in “Brooks Road Rural Residential Lands”
- 3.) Consider Approving/Denying Special Use Permit Application No. 2026-006 – Emerald Events
- 4.) Consider Approving/Denying Special Use Permit Application No. 2026-007 – Hertz Car Rental
- 5.) Consider Accepting SEQR Determination and Issuing a Negative Declaration for the Proposed Marketplace Mall Mixed-Use Development – Martin / Schultz
- 6.) Consider Approving/Denying Incentive Zoning Application No. 2026-001 Allowing a School as a Mixed-Use Component and Approving/Denying Special Use Permit Application No. 2026-008 – Marketplace Mall Mixed-Use Modification – Martin / Schultz

- 7.) Consider Approving/Denying Special Use Permit Application No. 2026-009– Mary Cariola Children’s Center, Inc. – Martin / Schultz
- 8.) Consider Approving/Denying Special Use Permit Application No. 2026-010 – University of Rochester’s Medical Clinic Expansion and Intellectual & Development Disabilities Institute – Martin / Schultz
- 9.) Consider Adopting Local Law No. 6 of 2026 to Amend the Town Code to Allow for Neighborhood Upgrade Incentive Zoning – Schultz / Mastrella
- 10.) Consider Adopting Local Law No. 7 of 2026 to Update the Zoning Codes to Add Missing Verbiage for Additional Uses in “Brooks Road Rural Residential Lands” – Schultz / Mastrella
- 11.) Consider Acknowledging Donation to the Henrietta Public Library for Wonderbooks from the Elwell-Jensen Giving Tree – Pettinelli
- 12.) Consider Authorizing the Purchase of a Kit Building and Installation for the Senior Center Kitchen Expansion – Schultz
- 13.) Consider Calling for a Public Hearing – Proposed Local Law to Amend Chapter 224 of the Henrietta Town Code to Update Regulations Pertaining to Electronic Reader Board Signs – Schultz / Mastrella
- 14.) Consider Calling for a Public Hearing – Proposed Local Law to Update the Provisions Therein to Conform to the New York State Uniform Fire Prevention and Building Code – Wilson / Mastrella
- 15.) Consider Declaring Intent to be Lead Agency – Lehigh Station Road Cluster Development by Jaynes Riverview – Martin
- 16.) **Discussion Item:** Monroe County Sheriff’s Office Camera Contract – Eckert
- 17.) Consider Adopting the Updated West Henrietta Historic District Property List – Wiesner
- 18.) Consider Deny/Approve the Request for a Proposed Barn on the Historic Property at 431 Lehigh Station Road Under Article X – Wiesner
- 19.) Consider Awarding Bid – Tinker Park Playground – Martin / Schultz
- 20.) Consider Awarding Bid – Permitting, Code, and Plan Review Software – Wilson / Schultz
- 21.) Consider Authorizing Tax Certiorari Settlement with Barberry Cove, LLC and Tom Thomas – Jorstad
- 22.) Consider Acknowledging Receipt of April 2026 Revenue and Expense Reports – Salpini
- 23.) Consider Personnel Items – Salpini
- 24.) Consider Approving/Ratifying Agreements – Salpini

- 25.) Consider Bills Payable – Barley
- 26.) Consider Authorizing a Request from GreenSpark Solar for an Additional Extension of Special Use Permit Application Nos. 2023-043 and 2023-044 and Incentive Zoning Application No. 2023-001 for Large Scale Solar Projects Between Middle Road and East Henrietta Road
- 27.) Miscellaneous Correspondence / Old Business
- 28.) Approval of Minutes of the Preceding Town Board Workshop Meeting
  - April 27, 2026

**TOWN OF HENRIETTA**  
**TOWN BOARD WORKSHOP MEETING MINUTES**  
**May 18, 2026**

A regular workshop meeting of the Town of Henrietta Town Board was held on Monday, May 18, 2026 at the Henrietta Town Hall, 475 Calkins Road, Rochester, New York 14623. The meeting was called to order at 4:32 p.m. by Supervisor Schultz.

PRESENT: Supervisor Stephen L. Schultz  
Councilmember Robert Barley Jr.  
Councilmember Millie C. Sefranek  
Councilmember Kristina J. Owens

ABSENT: Councilmember Michael J. Stafford\*

ALSO PRESENT: Craig Barber, *Superintendent of Highways and Commissioner of Public Works*; Jen Barth, *Assistant Library Director*; Gary Goodridge, *Historic Site Committee Chair*; Pam Grundman, *Recreation Director*; Wasyl Gudselak, *Acting Deputy Commissioner of Public Works*; Amy Jorstad, *Assessor*; Chris Martin, *Director of Engineering and Planning*; Daniel Mastrella, *Attorney for the Town*; Andrew Stewart, *Director of Information Services*; Rebecca Wiesner, *Town Clerk and Receiver of Taxes*; Kevin Wilson, *Director of Building and Fire Prevention*.

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**1.) Pledge of Allegiance**

**2.) Review of Upcoming Presentations, Public Hearings, and Special Use Permits**

- **Henrietta Historic Site Committee Centennial Heritage Farm Award – The Miller Family**  
At Wednesday's Town Board Meeting, the Historic Site Committee will present the Centennial Heritage Farm Award to the Miller Family for their property at 5121 West Henrietta Road.
- **Special Use Permit Application No. 2026-006 – Emerald Events – 2199 East Henrietta Road – to modify the previously approved Special Use Permit to now also allow outdoor seating with loud entertainment (App. No. 2025-019: to operate an event space and banquet hall with dine in service, bands, DJs, or similar loud entertainment, and to serve alcohol).**  
*[See Town Board Workshop Item #3 below]*
- **Special Use Permit Application No. 2026-007 – Hertz Car Rental – 2199 East Henrietta Road – to operate a car rental facility.**  
*[See Town Board Workshop Item #4 below]*
- **Special Use Permit Application No. 2026-008 – Marketplace Mixed-Use Modification – 3400 West Henrietta Road, 10, 15, 20, 25, 30, 1100, 1200, & 1220 Miracle Mile Drive (and future 1400 Miracle Mile Drive) to allow a mixed-use development on parcels including industrial/medical/office, commercial, residential, and civic space/school components.**  
*[See Town Board Workshop Item #6 below]*

\*Councilmember Stafford participated via speaker phone beginning at 5:10 p.m., but this meeting was held in person only, so per the Town's Videoconferencing Policy and Procedure, Board members are only considered to be in attendance if they are in person.

- **Special Use Permit Application No. 2026-009 & Incentive Zoning Application No. 2026-001** – Mary Cariola Children’s Center, Inc. – 3400 West Henrietta Road and 25 Miracle Mile Drive – to operate a supportive educational institution.  
*[See Town Board Workshop Item #7 below]*
- **Special Use Permit Application No. 2026-010** – University of Rochester’s Medical Clinic Expansion and Intellectual & Development Disabilities Institute – 3400 West Henrietta Road and 15 Miracle Mile Drive – to redevelop components of the former Marketplace Mall for a medical research and related uses facility.  
*[See Town Board Workshop Item #8 below]*
- **Proposed Local Law** – to Amend the Town Code to Allow a Neighborhood Upgrade Incentive Zoning  
*[See Town Board Workshop Item #9 below]*
- **Proposed Local Law** – to Update Zoning Codes to Add Missing Verbiage for Additional Uses in “Brooks Road Rural Residential Lands”  
*[See Town Board Workshop Item #10 below]*

### **3.) Consider Approving/Denying Special Use Permit Application No. 2026-006 – Emerald Events**

A public hearing regarding Special Use Permit Application No. 2026-006 for Emerald Events was previously held at the Town Board meeting on April 29<sup>th</sup>. The public hearing was held open and as discussed during the meeting, potential adverse impacts were identified that needed to be mitigated. Therefore, the applicant was instructed to schedule a time to meet with the Town Supervisor to discuss the application. Supervisor Schultz reported that the conditions drafted in the proposed resolution reflect their discussion:

- The applicant will not run simultaneous indoor and outdoor events. If an outdoor event is moved inside due to weather, all activity must transition indoors with nothing remaining outside.
- A minibar, portable restroom trailer, and catering table will be permitted outside to avoid repeated trips in and out of the building.
- Loud entertainment will not be permitted outside; all such entertainment must remain indoors.

While not a condition, the applicant was also encouraged to address the condition of the asphalt on the property, suggesting a driveway finishing contractor.

### **4.) Consider Approving/Denying Special Use Permit Application No. 2026-007 – Hertz Car Rental**

A public hearing regarding the Hertz Car Rental Special Use Permit Application No. 2026-007 was previously held at the Town Board meeting on April 29<sup>th</sup>. The public hearing was held open and as discussed during the meeting, potential adverse impacts were identified that needed to be mitigated. Therefore, the applicant was instructed to schedule a time to meet with the Town Supervisor to discuss the application.

Following discussions with Hertz and the Town Centre Plaza owners, Supervisor Schultz reported that the Hertz Car Rental Special Use Permit application would be tabled so that it could be processed through incentive zoning. As part of the incentive zoning arrangement, the applicant will improve a connecting pedestrian path from the neighboring residential area to the west of the plaza, which currently passes near dumpsters. Improvements will include relocating the dumpsters or a portion of the trail and adding better lighting. The Town also intends to add a connector from its Bike Boulevard directing cyclists to Town

Centre Plaza. Supervisor Schultz noted that per the Town Code, incentive zoning must be approved prior to any other approvals, requiring the Special Use Permit to be deferred. The public hearing will be re-advertised to address this change in the application to incentive zoning.

- 5.) Consider Accepting SEQR Determination and Issuing a Negative Declaration for the Proposed Marketplace Mall Mixed-Use Development – Martin / Schultz**
- 6.) Consider Approving/Denying Incentive Zoning Application No. 2026-001 Allowing a School as a Mixed-Use Component and Approving/Denying Special Use Permit Application No. 2026-008 – Marketplace Mall Mixed-Use Modification – Martin / Schultz**
- 7.) Consider Approving/Denying Special Use Permit Application No. 2026-009– Mary Cariola Children’s Center, Inc. – Martin / Schultz**
- 8.) Consider Approving/Denying Special Use Permit Application No. 2026-010 – University of Rochester’s Medical Clinic Expansion and Intellectual & Development Disabilities Institute – Martin / Schultz**

Public hearings regarding the Marketplace Mall Mixed-Use Modification, Mary Cariola Children’s Center, and University of Rochester’s Medical Clinic Expansion and Intellectual & Development Disabilities Institute Special Use Permit applications were previously held at the Town Board meeting on April 29<sup>th</sup>. The public hearings were held open and as discussed during the meeting, potential adverse impacts were identified that needed to be mitigated. Therefore, the applicants were instructed to schedule a time to meet with the Town Supervisor to discuss the applications.

Supervisor Schultz reported on his meetings regarding the Marketplace Mall redevelopment. He noted that the approval language for the mixed-use modification will be updated to reflect not just current use percentages but also the projected use percentages if both anchor tenants exercise their options — Mary Cariola Children’s Center on JCPenney, and University of Rochester Medical Center (URMC) on Dick’s Sporting Goods and the Dave & Buster’s and IndyKart Raceway spaces. The incentive zoning approval for Mary Cariola’s school component must come first, as the mixed-use percentage reallocation depends on it. The sequence of approvals will be: SEQR first, then incentive zoning for the Mary Cariola school, followed by the Special Use Permit for the mixed-use modification.

Supervisor Schultz noted that Wilmorite would be donating land to the west and south of the apartment complex to the Town, to be used as a public park with walking and hiking trails. He indicated he had reached out to URMC about potentially funding a pedestrian bridge over the creek in connection with that park, with the Town performing the work if costs are covered. The approval language is drafted to work toward a Community Benefits Agreement (CBA), with provisions that would limit URMC to its currently occupied spaces if the CBA is not finalized.

Regarding Mary Cariola Children’s Center, Supervisor Schultz acknowledged their more limited financial base and noted that incentive zoning contributions are being structured around services rather than monetary payments. Mary Cariola has agreed to provide training for Town UPK staff, and both Mary Cariola and URMC have committed to participating in school career fairs. Supervisor Schultz also mentioned that Mary Cariola is interested in exploring pathways to seasonal or other Town employment for some of their program graduates.

Supervisor Schultz reported that a structural analysis found the existing mall's footers are insufficient to support the HVAC loads required for the school use, meaning the Mary Cariola’s section of the mall will effectively be torn down. This prompted discussion about whether the new building footprint must follow the existing mall outline, and while some constraints exist due to utility locations, the teams are exploring extending into adjacent parking areas. Supervisor Schultz described a proposed covered bus drop-off

canopy extending into the northeast parking lot for Mary Cariola, which would allow smaller buses and vans to discharge students through a protected center walkway directly into the building — a significant benefit given students with mobility and sensory needs.

Supervisor Schultz noted that the Planning Board had previously issued a referral endorsing the mixed-use redistribution concept, but that each individual component will still require a separate site plan approval before the Planning Board. Councilmember Sefranek requested to receive notification when those applications return.

Supervisor Schultz reported a productive meeting with the University of Rochester Medical Center (URMC), noting their unique regulatory situation as an institution subject to both educational law and medical law, with approximately four governing boards that must weigh in on major decisions. Supervisor Schultz commented the only thing left to work out is the final details of the Community Benefits Agreement, characterizing the ongoing negotiations as proceeding in good faith and anticipated reaching a workable agreement.

**9.) Consider Adopting Local Law No. 6 of 2026 to Amend the Town Code to Allow for Neighborhood Upgrade Incentive Zoning – Schultz / Mastrella**

A public hearing regarding the proposed Local Law No. 6 of 2026 was previously held at the Town Board meeting on April 29<sup>th</sup>. The public hearing was held open and will continue at Wednesday's meeting.

Supervisor Schultz explained that this local law would extend existing incentive zoning provisions — currently limited to the Mixed-Use Employment Overlay District — to other areas of the town in order to encourage construction of smaller, more attainably priced homes. Under this framework, builders who construct smaller homes with first-floor accessibility features would be eligible for greater density.

Unless there is significant pushback or concern from the public, the Town Board is prepared to adopt the local law.

**10.) Consider Adopting Local Law No. 7 of 2026 to Update the Zoning Codes to Add Missing Verbiage for Additional Uses in "Brooks Road Rural Residential Lands" – Schultz / Mastrella**

A public hearing regarding the proposed Local Law No. 7 of 2026 was previously held at the Town Board meeting on April 29<sup>th</sup>. The public hearing was held open and will be continued at Wednesday's meeting.

Supervisor Schultz explained that when the "Brooks Road Rural Residential Lands" Zoning District was created in 2024 (Local Law 3 of 2024, adopted through Resolution #10-174/2024), it allowed for additional uses such as large-scale solar arrays and large-scale energy storage systems at 24 Brooks Road, the northeast corner of Brooks Road and East River Road. Although the intent was to require a Special Use Permit for those uses, the actual language in the Town Code failed to explicitly require them. An applicant who wished to proceed with battery storage at 24 Brooks Road agreed to apply for a Special Use Permit even though the existing language could be read not to require it.

The proposed law corrects this omission to make clear that Special Use Permits are required. Unless there is significant pushback or concern from the public, the Town Board is prepared to adopt the local law.

**11.) Consider Acknowledging Donation to the Henrietta Public Library for Wonderbooks from the Elwell-Jensen Giving Tree – Pettinelli**

The Elwell-Jensen Giving Tree has donated \$1,000 to the Henrietta Public Library for the acquisition of Wonderbooks. Wonderbooks are self-contained audiobook-enhanced picture books with two modes: a read-along mode where it reads aloud and a "wonder mode" providing interactive prompts, songs, and questions. Assistant Library Director Jen Barth reported that the Henrietta Public Library currently has 140

Wonderbooks, all purchased last year, and they are extremely popular. Councilmember Sefranek expressed enthusiasm for the educational value of the items, noting that physical interaction with books — turning pages, sitting with a child — plays an important role in developing literacy skills. It was noted that while children's picture books are available through the Libby app, the digital format does not generate the same level of use as the tangible books.

### **12.) Consider Authorizing the Purchase of a Kit Building and Installation for the Senior Center Kitchen Expansion – Schultz**

Supervisor Schultz explained that a "kit building" refers to a prefabricated modular building system — analogous to historic Sears Modern Homes kits — and that the existing Senior Center was originally constructed using such a method, as well as the Hansen Nature Center. The northern extension for the kitchen expansion will use a matching kit to continue the existing structure. A western expansion, by contrast, will be a conventional addition. The plan calls for the outer shell to be erected first, with minimal interior walls — a kitchen separation wall and a utility room partition — with interior finishing to be handled in-house by Town staff.

Supervisor Schultz noted that the project is designed to avoid disrupting the existing bathrooms and will allow utilities to be re-routed once the new section is complete. The kit building will be purchased using American Rescue Plan Act (ARPA) funds that must be expended by the end of October (Resolution #23-345/2024); between this purchase and the foundation work for the western expansion, those funds should be fully utilized. The purchase can be made through Sourcewell, so competitive bidding is not required.

### **13.) Consider Calling for a Public Hearing – Proposed Local Law to Amend Chapter 224 of the Henrietta Town Code to Update Regulations Pertaining to Electronic Reader Board Signs – Schultz / Mastrella**

Supervisor Schultz summarized proposed updates to the electronic reader board sign regulations in Chapter 224, noting the existing code was significantly outdated, including a one-hour dwell time requirement that does not reflect current industry practice. The proposed law sets a minimum dwell time of no shorter than 10 seconds, with the specific time tied to the permit. He described a tiered fee approach: a standard license fee for the baseline one-minute dwell time, with an annual upcharge available for operators wishing to use the 10-second dwell time, noting that the typical commercial practice is cycling up to six advertising impressions per minute. He also noted that the updated code will require compliance with New York State brightness standards to address instances where signs have been excessively bright at night.

Supervisor Schultz noted that the fee schedule will need to be developed in coordination with the Building Department prior to adoption. Because this is not a zoning law, the Town Board will consider adoption of the law at the next meeting, which will be June 11<sup>th</sup>.

### **14.) Consider Calling for a Public Hearing – Proposed Local Law to Update the Provisions Therein to Conform to the New York State Uniform Fire Prevention and Building Code – Wilson / Mastrella**

The Town adopted Local Law No. 14 of 2022 to implement a local energy code, including NYStretch on June 22, 2022 (Resolution #14-220/2022). However, with New York State's update to the New York State Uniform Fire Prevention and Building Code (Uniform Code) through the enactment of the 2025 Energy Conservation Construction Code of New York State, which became effective December 31, 2025, the new requirements supersede what was previously adopted by the Town of Henrietta. Therefore, the proposed law removes references to the outdated NYStretch codes and replaces them with references to the current Uniform Code. Director of Building and Fire Prevention Kevin Wilson confirmed that the update applies to new construction only; existing permitted projects are not affected.



**15.) Consider Declaring Intent to be Lead Agency – Lehigh Station Road Cluster Development by Jaynes Riverview – Martin**

Jayne's Riverview submitted an application to the Planning Board for a 72-lot cluster subdivision (36 duplex buildings) on +/- 91 acres located on the south side of Lehigh Station Road across from Wiregrass Parkway. As a cluster subdivision developed under New York State Town Law §278, it requires a certain amount of lands to be left as open space; Town Code §245-8 requires approval of the Town Board to accept the open space. After the Planning Board approves the preliminary plans, the Town Board can then act on potentially accepting the proposed lands to be held for parks, open space, and/or conservation easement areas. Conceptual subdivision review of the project is on the June 16<sup>th</sup> Planning Board agenda.

The proposed Jayne's Riverview project would be located east of the Rivers Edge Subdivision. Supervisor Schultz made reference to separate ongoing remediation issues at the Rivers Edge Subdivision, where improperly compacted fill over the sanitary laterals that cross under the road caused the road, sidewalks, and gutters to settle unevenly — described as resembling a roller coaster — resulting in water drainage toward the townhomes' garages.

**16.) Discussion Item: Monroe County Sheriff's Office Camera Contract – Eckert**

Supervisor Schultz reported that after executing the camera access agreement with the Monroe County Sheriff's Office — which allows the Sheriff's Office to access Town cameras in emergencies — a Memorandum of Understanding (MOU) was subsequently provided that had not been included with the original agreement. The MOU's language did not match the conditions required under Town Board Resolution #8-153/2026, approved on April 8<sup>th</sup>. If the vendor is unwilling to update the language of the MOU to match the resolution, the Town will not sign it.

**17.) Consider Adopting the Updated West Henrietta Historic District Property List – Wiesner**

Deputy Town Clerk Jennifer Miranda worked with Historic Site Committee Chair Gary Goodridge on preparing an updated West Henrietta Historic District Property List. The revisions address two specific issues: a situation where a vacant parcel was inadvertently excluded, and a separate situation where the numbers were transposed on a property address containing two structures with distinct architectural styles and years built. The update clarifies the record accordingly.

**18.) Consider Deny/Approve the Request for a Proposed Barn on the Historic Property at 431 Lehigh Station Road Under Article X – Wiesner**

The property owner of 431 Lehigh Station Road, a designated historic site, has applied to construct a 32' x 48' pole barn. In the review by the Historic Site Committee, they requested that the owner either change the barn's street-facing façade to be more compatible with the Tudor-style historic house or provide vegetative screening. However, the owner initially declined. Supervisor Schultz explained that the resolution is written in two conditional versions — one in red for denial and one in green for approval — depending on whether the property owner agrees to make modifications to the barn's appearance. Supervisor Schultz also noted that the proposed barn exceeds the one-percent lot coverage threshold for accessory buildings per Town Code §295-9, requiring an area variance and a public hearing before granting approval at that size. Alternatively, the owner could proceed with a smaller barn within the allowable size and seek an area variance from the Zoning Board of Appeals.

Historic Site Committee Chair Gary Goodridge elaborated on the Committee's deliberations. He noted that the Committee sent the owner images of Tudor-style garage fronts and explained that even faux brick or trim details could achieve compatibility at minimal cost — likely hundreds of dollars, not thousands. Despite these discussions, the owner's submitted building permit application did not incorporate any of the

suggested changes, which is why the item is before the Town Board.

### **19.) Consider Awarding Bid – Tinker Park Playground – Martin / Schultz**

Recreation Director Pam Grundman reported that the bid opening for the Tinker Park Playground took place that morning, with four bids received. The lowest bid — from Bears Playgrounds — was significantly lower than the others at \$70,953.95, with the highest bid coming in at approximately \$407,059.65. Pam noted that the low bidder included pricing for optional upgrade climbers: an inverted rockwall and a small tree hugger climber. After discussion, the Town Board expressed support for including both alternates given the price point and the value of additional climbing features for children. Pricing for a ground level bubble panel was discussed as an add alternate, but ultimately passed over as similar ground-level items have historically been prone to damage from use.

Supervisor Schultz raised the issue of carpenter bees, which are attracted to cedar wood and can cause structural damage over time. Pam agreed that maintenance protocols, including annual bee treatment, should be discussed with the vendor. Regarding the play surface, it was noted that the design includes static rubber mats beneath slides and swings to reduce erosion of wood mulch, though the overall playground wouldn't have a rubberized play surface. The Town Board discussed the importance of adequate fall zone clearances around swing sets. Pam will set up a meeting with Bears Playgrounds to confirm the final scope of add alternates before Wednesday's Town Board meeting.

### **20.) Consider Awarding Bid – Permitting, Code, and Plan Review Software – Wilson / Schultz**

Director of Building and Fire Prevention Kevin Wilson reported that eleven bids were received for the Permitting, Code, and Plan Review Software Solution, noting a large discrepancy between the bids received with the total Year 1 cost ranging from \$44,500 (ICC-Community Development Solutions, LLC) to \$578,703 (Wolfram Research, Inc.). Kevin will review the bids and expects to be ready with a recommendation at Wednesday's meeting.

### **21.) Consider Authorizing Tax Certiorari Settlement with Barberry Cove, LLC and Tom Thomas – Jorstad**

Assessor Amy Jorstad presented the proposed settlement for outstanding assessment years (2022–2025) for the Barberry Cove development, a 70-unit townhome community. She noted that the Town's share of refunds will be approximately \$15,789, with total refunds across all taxing jurisdictions amounting to approximately \$426,000. The dispute centered on the owner's decision to lease all units as rentals after the Town approved 70 individual for-sale lots on separate parcels in a single-family zoning district. The courts sided with the owner's characterization of the property as an apartment complex despite its location in a Residential R-1-15 Zoned District where multifamily use is not permitted. Assessor Amy Jorstad noted the Town was not able to prevail on that argument and will now assess the property accordingly, though she expressed hope for a period of assessment stability going forward. Supervisor Schultz added that the property owners will still be required to comply with the Town's rental registry, as the zoning — and therefore the classification of individual dwellings — remains unchanged from the Town's perspective despite the court ruling.

### **22.) Consider Acknowledging Receipt of April 2026 Revenue and Expense Reports – Salpini**

Director of Finance Linda Salpini indicated this is the resolution required for auditor purposes, summarizing the email sent to the Town Board with April 2026 financial reports, along with the Town Clerk's Monthly Report for April 2026 emailed to the Town Board by Deputy Town Clerk Heather Voss.

### **23.) Consider Personnel Items – Salpini**

Supervisor Schultz noted that personnel items include a number of seasonal appointments for the Recreation Department and Golf Course, as well as the hire of a Maintenance Mechanic II, Dog Control Officer, and a Rec Aide for the Senior Center. There are also some employee changes in the Recreation Department and Buildings and Grounds Maintenance Department.

### **24.) Consider Approving/Ratifying Agreements – Salpini**

There are many agreements to be approved for the Recreation Center and the Henrietta Public Library, as well as a Limited Fence Agreement with 69 Butler Drive and a Merchant Attestation with Paymentech, LLC (JPMorgan Chase Bank, N.A.).

### **25.) Consider Bills Payable – Barley**

Councilmember Barley will be reviewing the bills payable for this meeting.

### **26.) Consider Authorizing a Request from GreenSpark Solar for an Additional Extension of Special Use Permit Application Nos. 2023-043 and 2023-044 and Incentive Zoning Application No. 2023-001 for Large Scale Solar Projects Between Middle Road and East Henrietta Road**

The Town Board approved Special Use Permit Application Nos. 2023-043 and 2023-044 for EH Henrietta Solar 1 LLC and EH Henrietta Solar 2 LLC (GreenSpark Solar) to construct and operate a 5 MW-AC Solar Energy System (Lehigh South Solar 1) and a 1.875 MW-AC (Lehigh South Solar 2) between Middle Road and East Henrietta Road on December 6, 2023 (Resolution #25-410/2023). These applications were approved as part of Incentive Zoning Application No. IZ2023-001 approved through Resolution #25-409/2023. The Town Board previously granted six-month extensions on these approvals on October 23, 2024 (Resolution #22-321/2025), May 21, 2025 (Resolution #9-211/2025), and November 6, 2025 (Resolution #19-368/2025).

Supervisor Schultz reported that GreenSpark Solar has successfully obtained an easement from the Masonic Care Community, which will provide site access necessary to move the project forward. He described this as a significant development. The primary 5-megawatt solar array (SUP No. 2023-043) remains the active project; SUP No. 2023-044 for a 1.875-megawatt array will likely be abandoned because RG&E was charging the same interconnection fee for both arrays, making the smaller one economically unviable. GreenSpark intends to center the 5-megawatt array within the previously approved boundary, which will reduce tree removal on the buffer areas surrounding neighboring properties. Trees from the former golf course interior will still be removed; however, quality hardwoods will be donated to the Town's tree bank, with 51 trees identified. The access road is being constructed to accommodate the Town's potential future use for Lehigh Valley Trail access, though the current easement language does not yet include a public access provision. Supervisor Schultz noted a condition of the original Special Use Permit approval requires the dedication of that access road to the Town, and he intends to pursue that once the project is underway. All three applications (SUP Nos. 2023-043, 2023-044, and Incentive Zoning No. 2023-001) will be extended together for simplicity. Supervisor Schultz noted that GreenSpark will also be contributing \$150,000 towards the new bandshell as part of the incentive zoning agreement.

### **27.) Miscellaneous Correspondence / Old Business**

#### **a. Sign for Good Shepherd Hall**

Supervisor Schultz noted that a sign for Good Shepherd Hall would need to go through the Historic Site Committee due to its historic status. Town staff need to assess whether a monument base remains on the property.

**b. Historic Sign at 1329 Brighton-Henrietta Town Line Road**

The approval of Special Use Permit No. 2025-024 on September 24, 2025 for Richard Cenzi and Larry Scalone to park un-plated/un-registered vehicles, trailers, backhoes, and other equipment at 1329 Brighton-Henrietta Town Line Road included a condition, "That a historic marker, as approved by the Town but at the owner's expense, be installed on the property in the lawn area visible from Brighton-Henrietta Town Line Road. This installation must be completed within 35-days of receipt of the sign from the Henrietta Sign Shop." Historic Site Committee Chair Gary Goodridge reported that although the sign was created by the Town's Sign Shop and paid for, it has not yet been installed. Superintendent of Highways Craig Barber indicated he would follow up with the Sign Shop on installation.

**c. Historic Site at 792 Erie Station Road**

Historic Site Committee Chair Goodridge reported that the owner of 792 Erie Station Road, a historically designated property within the West Henrietta Historic District, is having vinyl siding installed. Although vinyl siding is not a preferred historic material, the Historic Site Committee reviewed the materials, colors, and contractor quotes and approved the work. The Historic Site Committee sent a letter to the Town Board on May 5<sup>th</sup> recommending that the new siding be approved and that full Article X review was not required. The five-day response period from the Town Board, required in Town Code §295-39, passed without objection, so the contractor was notified to proceed with the work. Gary noted the siding is a Dutch Lap profile with a flat front face, and that the house was in need of repair.

**d. Rush-Henrietta Central School District Vote**

Councilmember Sefranek reminded all in attendance that the Rush-Henrietta Central School District Board of Education election and budget vote was scheduled for tomorrow and encouraged everyone to get out and vote.

**e. Diversity Committee Community Conversation**

Councilmember Sefranek noted that the Diversity Committee was holding a Community Conversation with the Monroe County Sheriff's Office at the Henrietta Public Library at 6:00 p.m. today and invited those interested to attend.

**f. 8<sup>th</sup> Annual Henrietta Pride Celebration**

Councilmember Sefranek reported receiving a call from event organizer Courtney Finnerty regarding the timing of the Pride flag raising at Town Hall in advance of the Henrietta Pride event at the Dome Arena on Monday, June 15<sup>th</sup>. After brief discussion, the Board agreed on a 4:30 p.m. flag raising at Town Hall, with the main event at the Dome beginning at approximately 5:00 p.m. [Town Clerk's Note: Following this Workshop, the event times were modified; the flag raising will be at 5:00 p.m. at Town Hall and the festival will be from 5:30 p.m. to 8:00 p.m. at the Dome.]

Supervisor Schultz provided an update on planning for the Dome Arena event. Food trucks will be positioned outside the large garage door entrance so attendees walk past them upon arrival. Three main restrooms will be designated as all-gender, while two side-by-side men's and women's restrooms will remain gendered for those who prefer them. A quiet sensory area and library reading space will be identified. Supervisor Schultz noted that the LED lighting in the dome can display rainbow colors for the event and that exterior signage and the Town's electronic reader board will advertise the event. The flag raising will also be recorded for display at the main event on the Dome's large screen.

**g. Protestors at Hoskins Park**

Supervisor Schultz mentioned receiving a request from a protest organizer asking about Hoskins Park for the Fourth of July. Supervisor Schultz explained that for Fourth of July, the Town must focus on crowd safety logistics — particularly in light of incidents at public gatherings in other cities — making it impractical to also manage protests and potential counterprotesters at the same venue. The organizer and a second individual who had contacted the town were understanding of the safety rationale.

**h. Effects of Suspending Gas Tax**

Councilmember Barley raised the question of how a potential federal and state gas tax suspension might affect the Town's infrastructure funding. Supervisor Schultz noted that the federal gas tax is primarily directed toward federal highway repairs, and that suspending it without corresponding program cuts would likely result in continued deficit spending. Councilmember Barley indicated he would continue to research the issue.

**i. Construction at 196 Castle Road**

Councilmember Stafford raised questions about construction activity at 196 Castle Road, expressing concern that the owner appeared to be expanding the property in ways that might be leading toward multifamily use or subdivision. He referenced an online listing showing the property advertised at approximately \$5,500 per month in rent and questioned whether the Town had received a clear plan from the owner before issuing the temporary driveway permit. Supervisor Schultz noted the Town cannot withhold a permit solely based on unconfirmed future plans for the property.

Director of Engineering and Planning Chris Martin clarified that the temporary driveway permit for a third driveway was issued based on a grading sketch showing where the driveway would be placed, for the purpose of bringing in fill. He acknowledged the owner has been close-lipped about long-term plans. Historic Site Committee Chair Gary Goodridge noted that the Committee received a proposal from the owner to reroof the entire house in the same hunter green metal roofing previously approved for the porch addition, and the Committee was supportive in principle pending submission of a formal building permit.

Historic Site Committee Chair Gary Goodridge noted that a small number of Committee members had briefly raised the idea of removing the historic site designation from the property out of frustration with the owner's approach of proceeding first and seeking approvals after. Supervisor Schultz opposed removal of the historic site designation, arguing that it would set a problematic precedent if owners could effectively deregister their properties by ignoring guidelines. Director of Engineering and Planning Chris Martin noted the Town has required the owner to post a deposit and charges for any street cleanup work the Town has had to perform are being deducted from it.

**28.) Approval of Minutes of the Preceding Town Board Workshop Meeting**

**• April 27, 2026**

Councilmember Owens made a motion to approve the Minutes from the April 27, 2026 Town Board Workshop and Councilmember Sefranek seconded the motion.

Duly put to a vote:

|                        |        |
|------------------------|--------|
| Councilmember Barley   | Aye    |
| Councilmember Stafford | Absent |
| Councilmember Sefranek | Aye    |
| Councilmember Owens    | Aye    |
| Supervisor Schultz     | Aye    |

MINUTES APPROVED

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On the motion of Supervisor Schultz, seconded by Councilmember Barley, the Regular Town Board Workshop Meeting adjourned at 5:54 p.m. without objection.

Respectfully submitted,



Rebecca B. Wiesner  
Town Clerk and Receiver of Taxes