



TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD
- SPECIAL USE PERMIT -

Appeal No. SP-2021-045
Date 5/7/21

TOWN OF HENRIETTA
County of Monroe • State of New York
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
(585) 334-7700 • www.henrietta.org

I (We) Patricia Simmonds

Applicant

Business Name: Island Wraps

Contact Info:

Email

Phone Number

Business Address: Riverton Plaza, 5152 East River Road, Unit #5, West Henrietta, New York 14586

No. & Street

City

State

Zip Code

Property Owner: Park Grove Realty LLC

Name

Email

46 Prince Street, Suite 2003, Rochester, New York 14607

No. & Street

City

State

Zip Code

Phone Number

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

5152 East River Road, Unit #5, West Henrietta

New York

14586

No. & Street

City

State

Zip Code

188.01-1-20.1

Town of Henrietta, Industrial

Tax Map No.

Zoning District

If property is under a purchase option, indicate date option expires: N/A

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VIII Section: 295 Subsection: 25 Paragraph: [A2](16)
VI Section: 295 Subsection: 14 Paragraph: [B](2) of the Zoning Ordinance.

Description of Proposal: This proposal is for a Special Use Permit to operate a dining and take-out

restaurant serving caribbean & American Cuisine: Mon-Thur 11:00 am - 8:00 pm ;
Fri & Sat. 10:00 am - 9:00 pm ; Sunday 12:00 pm - 6:00 pm.

Multiple Dwelling Applications – Dwelling Units per acre

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b)

Yes

No

Architect/Engineer: Peter Wehner/Passero Associates

Name

Email

242 West Main Street, Suite 100 Rochester

New York

14614

No. & Street

City

State

Zip Code

Phone Number

Signature of Owner or Leasee: 

NOTE: If signature is other than owner, written authorization from owner must accompany application.
Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: Jennie Fried

Received By

6/9/21
Date of Meeting

(unless rescheduled)

TBD
Time



ISLAND WRAPS

3 Rochester Street
P.O. Box 83, Scottsville, NY 14546
Islandwraps2go@gmail.com
(585)432-0442
Facebook: [@Island Wraps](https://www.facebook.com/IslandWraps)

May 5, 2021

Stephen Schultz, Town Supervisor
Henrietta Town Hall
475 Calkins Road
Rochester, NY 14623

Re: Island Wraps at Riverton Plaza

Dear Town Supervisor Stephen Schultz and Respectful Board Members:

I Patricia C. Simmonds, Founder/Director of Operations of Island Wraps, has been in the food and hospitality industry for over 20 years. Island Wraps however, has been in existence since 2013, providing professional catering services and operating at various medium to large style festival events throughout NY, NYC, PA and State of MD.

I am very pleased to submit this Letter of Intent to you for your review and consideration for me to open and operate a specialty casual dining restaurant, at the Riverton Plaza, Unit #5, located at 5152 East River Rd, West Henrietta, New York, 14586.

Island Wraps will be offering gourmet farm-to-table Caribbean and American style cuisines, offering beer and wine in an **upscale** setting and service to each guest's table. We will be featuring unique indoors and outdoors dining, as well as curbside and take-out options to our local neighborhoods, businesses throughout Monroe and surrounding communities.

As residence in the town of Henrietta for almost 15 years, we pride ourselves in the safety, growth and success of our community and our history shows that. I strongly believe that Island Wraps will bring sustainability and positivity to the Riverton Plaza and to the Town of Henrietta (TOH), while enticing our guest and surrounding neighbors!

Please keep in mind that, currently, there are no other restaurants offering our style of cuisine within 7 to 20 miles of the town of Henrietta, Scottsville, Wheatland, Pittsford, Brighton, Victor, Lima, Honeoye, etc.

Island Wraps services guest from these towns and stretch across the state. In fact, any other establishment that is serving our style of cuisines, does not operate like we do and that is with style, grace and authenticity while treating each guest with dignity and respect. Our patrons have been yearning for our restaurant space to open and what better place, than right here in our own backyard! We appreciate and enjoy the richness and diversity that the TOH offers its residents, visitors and businesses.

Additionally, we strongly believe that we will be a great add to the Riverton Plaza site and will add growth to our immediate neighboring business associates. We plan on extending employment opportunities to our local residents and sharing our delicious Cuisines and beautiful culture with them!

I sincerely hope that you too, will agree that what Island Wraps is bringing to the Town of Henrietta, Our Town, is well overdue and will be welcomed by all. Again, our foot print speaks for itself. We have almost 10k followers on our social media platforms and we cannot wait to share this exciting news with all of them!

Thank you for accepting Island Wraps into the TOH and making us, the residents' choice for Caribbean style Cuisines into your business development! Just like at all the events, along with our amazing staff, we will be an outstanding and exemplary restaurant business and will leave every one wanting more while making our place, there home away from home.

Last, but not least, we must express our sincere thanks to Andrew Bodewes and his associates, of Park Grove Realty, for affording us the opportunity to bring Island Wraps to the Town of Henrietta, as well as our real estate agent, Matthew Caternolo of eXp Realty, for believing and supporting our business plan!

Sincerely,



Patricia C Simmonds
Founder/Director of Operations
Island Wraps Catering Services

Like and Follow Us at: <https://www.facebook.com/islandwraps2go> and at:
https://www.instagram.com/Island_wraps

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING FENCE
- PROPOSED STORM SEWER, SUMP, MAN, CB & END SECTION
- EXISTING STORM SEWER & MAN
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STONE CHIMNEY DAM
- PROPOSED BLUE PROTECTION
- S&S FENCE

SIMULATED HYDRANT FLOW DATA:
 HYDRANT LOCATION:
 E. RIVER RD.
 DATE: 2/28/18

PSI STATIC	= 59 PSI
PSI PITOT	= 45 PSI
PSI RESIDUAL	= 54 PSI
Q @ 20 PSI	= 1132 GPM
Q @ 20 PSI	= 3432 GPM

THE PRESSURE AND FLOW DATA PROVIDED HEREIN REPRESENTS THE SIMULATED FLOW VALUES AT THIS LOCATION IN THE DISTRIBUTION SYSTEM ON THIS DATE AND TIME. THESE VALUES CAN VARY GREATLY DEPENDING ON DEMANDS, OPERATIONAL PARAMETERS, SYSTEM CONFIGURATIONS, SUBSEQUENT MODIFICATIONS, AND OTHER RELATED CRITERIA. IF SPECIFIC VALUES OR RANGES OF HYDRAULIC DATA SUCH AS FLOWS AND/OR PRESSURES WILL BE REQUIRED, WE STRONGLY URGE YOU TO CONTACT THE MCA'S ENGINEERING DEPARTMENT TO EVALUATE WHETHER THIS LOCATION IN OUR SYSTEM CAN LARGELY MEET YOUR SPECIFIC NEEDS. PLEASE CONTACT MCA AT 585-442-3000, WITH ANY QUESTIONS OR CONCERNS.

PARKING ANALYSIS

PARKING CODE REQUIREMENTS FOR CONVENIENCE STORE: 1 STALLS/200 S.F. OR 10 MAX
 PARKING CODE REQUIREMENTS FOR ANNUAL HOSPITAL: 1 STALLS/200 S.F. OR 10 MAX
 PARKING CODE REQUIREMENTS FOR STORES: 1 STALLS/200 S.F. + 1 FOR EACH 2 EMPLOYEES

STALL SIZE	REQUIRED FT ²	PROVIDED FT ²
PARALLEL PARKING SPACES	10 X 20	10 X 20
EXISTING CONSUMERS (1,790 SF BLDG)	11 SPACES	11 SPACES
CONVENIENCE STORE (2,490 SF)	12 SPACES	12 SPACES
ANNUAL HOSPITAL (2,493 SF)	9 SPACES	9 SPACES
STORE (1,809 SF)	52 & 1 (40) SPACES	41 SPACES (INCLUDING 1 HC SPACES)
TOTAL CODE REQUIRED		
PROPOSED ADDITION (3,000 SF) STORE ADDED	15 SPACES	14 SPACES
TOTAL SITE PARKING		57 SPACES (INCLUDING 3 HC SPACES)

SURVEY NOTES:

- THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLAIN COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 THROUGH GPS REAL TIME KINETIC OBSERVATIONS OF PRECISE CONTROL POINTS AND THE MONUMENTS LISTED HEREON, USING A METRIC CONTINUOUSLY OPERATING REFERENCE STATION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS AND COORDINATES ARE REFERENCED TO GRID. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM.
- SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000 (1:10,000) USING MONUMENTS SHOWN HEREON.
- NYGS MONUMENT 000 (1934) NORTHING 1,112,064.43 EASTING 727,757.45 NAD 27 ELEV. 424.79 NAVD 29 NORTHING 1,112,123.37 EASTING 1,384,115.23 NAD 83 ELEV. 626.20 NAVD 88
- NYGS MONUMENT 000 (1934) NORTHING 1,114,932.42 EASTING 726,483.41 NAD 27 ELEV. 278.28 NAVD 29 NORTHING 1,114,971.23 EASTING 1,384,932.35 NAD 83 ELEV. 597.42 NAVD 88
- PREMISES ARE PART OF THE TOWN OF HENRIETTA CONSOLIDATED DRAINAGE DISTRICT, SANITARY SEWER DISTRICT EXTENSION NO. 141, WATER DISTRICT EXTENSION NO. 112.

REFERENCES:

- MAP PREPARED BY M&B GROUP, ENGINEERING ARCHITECTURE SURVEYING, P.C., ENTITLED "SUBDIVISION PLAN, RIVERTON PLAZA" FILED IN THE MONROE COUNTY CLERKS OFFICE IN URS 440 OF DEEDS PAGE 4.
- MAP PREPARED BY SEAS BROWN ASSOCIATES P.C., ENTITLED "SUBDIVISION OF LANDS OF RICHARD J. DUSTAKORAL, HENRIETTA BUILDING SUPPLY" FILED IN THE MONROE COUNTY CLERKS OFFICE IN URS 538 OF DEEDS PAGE 14.
- DEEDS RECORDED IN THE MONROE COUNTY CLERKS OFFICE IN URS 32257 OF DEEDS PAGE 374.
- DEED RECORDED IN THE MONROE COUNTY CLERKS OFFICE IN URS 10258 OF DEEDS PAGE 307.



SITE DATA:

- TAX ACCT. NUMBER: 188.010-001-020-1
 - PARCEL ADDRESS: 6182 EAST RIVER ROAD
 - TOTAL PARCEL AREA: 345,777 S.F. OR 7.93 ACRES TO B.O.W. LINE
 TOTAL AREA OF DISTURBANCE: 49,000 S.F. OR 0.2 ACRES
 - EXISTING ZONING: INDUSTRIAL
 - PROPOSED USE: GAS STATION (PERMITTED USE)
 - EXISTING USE: GAS STATION
 - ZONING AREA REQUIREMENTS:
- | MINIMUM REQUIREMENTS | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| FRONT YARD SETBACK | 12' | >12' |
| SIDE YARD SETBACK* | 50' | >50' |
| REAR YARD SETBACK | 40' | >40' |
- | MAXIMUM REQUIREMENTS | ALLOWABLE | PROPOSED |
|----------------------|-----------|----------|
| BUILDING HEIGHT | 40' | <40' |
| GREEN SPACE | 24% | 81% |
- * SIDE YARD SETBACK- NO BUILDING SHALL BE CLOSER THAN 50 FEET TO THE SIDE STREET ON CORNER LOTS.
- THERE ARE FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO USACOE FEDERAL WETLAND INVENTORY.
 - THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO WDEC'S WETLAND INVENTORY.
 - THERE IS NOT A FLOOD PLAIN ON THIS PARCEL PER FEMA MAP #3405SC037G DATED AUGUST 28, 2008.
 - STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.
 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA.

UTILITY NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZE FROM TO CONNECTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
- THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS ELECTRICAL, CABLE TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
- THE CONTRACTOR IS REQUIRED TO COORDINATE WITH SITE CONTRACTOR/PLUMBER & SEWER CONTRACTOR TO PREDETERMINE THE NECESSARY WYE & CLEANOUT LOCATION ON THE STORM SEWER SYSTEM. THE STORM SEWER SYSTEM IS PRIVATE AND MAY BE REQUIRED TO PROVIDE ADEQUATE FOOT DRAINAGE CONNECTIONS.
- STORM SEWER MATERIAL INCLUDING CROSSOVERS SHALL BE 400 HDPE 12" MIN.

GENERAL NOTES

- THE BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE.
- ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
- ANY AND ALL CURB CUT LOCATIONS, SIZES OR TYPES TO BE APPROVED BY THE TOWN SUPERVISORS OF HIGHWAYS.
- THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE COUNTY ZONING LAW.
- THE SUBDIVISION IS LESS THAN 1500 FEET FROM THE NEAREST CONTROL MONUMENT AND IS THEREFORE TIED INTO THE MONUMENTATION NETWORK.
- THIS SUBDIVISION SHALL COMPLY WITH ANY COUNTY OR STATE AGENCIES HAVING JURISDICTION.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF HENRIETTA DATED THE MOST CURRENT REVISION.
- THIS PROJECT WILL BE IN ACCORDANCE WITH THE TOWN OF HENRIETTA HIGHWAY FRONTAGE POLICY.

TOWN NOTES:

- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF 10% OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL.

APPROVED BY: *[Signature]* DATE: 3/14/18
 PLANNING BOARD CHAIRMAN

APPROVED BY: *[Signature]* DATE: 8/03/18
 DIRECTOR OF ENGINEERING/PLANNING

APPROVED BY: *[Signature]* DATE: 8/16/18
 DIRECTOR OF BUILDING & PREVENTION

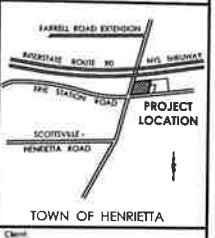
APPROVED BY: *[Signature]* DATE: 8/16/18
 DRAINAGE AND SEWER DEPARTMENT

APPROVED BY: *[Signature]* DATE: 8/14/18
 COMMISSIONER OF PUBLIC WORKS



PA
 PASSERO ASSOCIATES
 Engineering Architecture
 www.passero.com

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
 1-800-962-7962
 1-800-962-7962
 1-800-962-7962



Park Grove Realty LLC
 46 Prince Street
 Rochester, NY 14607

PASSERO ASSOCIATES
 20 West Main Street, 4th Fl.
 Rochester, NY 14607
 585-271-1000
 Fax: 585-271-1011

Principal in Charge: Jess D. Sudol, P.E.
 Project Manager: Jess D. Sudol, P.E.
 Designer: Michael R. Miles, E.I.T.



Revisions

No.	Date	By	Description
1	2/28/18	JSS	TOWN REVIEW CHANGES
2	3/14/18	JSS	TOWN REVIEW CHANGES
3	8/03/18	JSS	TOWN REVIEW CHANGES

SITE, UTILITY AND GRADING PLAN

RIVERTON PLAZA
 Part of Lot 24, 6th, Range of Lots
 Twp. 12, Range 7, Phelps & Gorham Purchase

Town/City: Town of Henrietta
 County: MONROE State: New York

Project No: 20152161.0001
 Drawing No: C-100 Sheet No: 1

Scale: 1" = 40'

Date: JANUARY 2016