



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

Appeal No. SP-2021-048  
 Date 5/28/21

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](http://www.henrietta.org)

I (We) Paul White CFO  
 Applicant  
 Business Name: Frontier Management

Contact Info: \_\_\_\_\_  
 Email Phone Number

Business Address: 2199 E. Henrietta Road Suite 8B Rochester NY 14623  
 No. & Street City State Zip Code

Property Owner: Same as above  
 Name Email

No. & Street City State Zip Code Phone Number

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

2199 E. Henrietta Road Rochester NY 14623  
 No. & Street City State Zip Code  
162-18-2-1.001 Commercial B-1 w/ MURC  
 Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: NA

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

Article: V1 Section: 295 Subsection: 14 Paragraph: [B](6) of the Zoning Ordinance.

Description of Proposal: Construct a car wash with related infrastructure on a stand alone

1.1 acre parcel

Multiple Dwelling Applications – Dwelling Units per Acre: NA

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

Architect/Engineer: LandTech \_\_\_\_\_  
 Name Email  
1105 Ridgeway Ave Rochester NY 14615 \_\_\_\_\_  
 No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: Paul White

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: \_\_\_\_\_

Jamie Fried 6/30/21 TBD  
 Received By Date of Meeting Time  
 (unless rescheduled)

1105 Ridgeway Avenue  
Rochester, NY 14615  
Tel: (585) 442-9902  
Fax: (585) 225-4819  
[www.landtechny.com](http://www.landtechny.com)  
Project Number: 20254

May 12, 2021

Henrietta Town Board  
Attn: Mr. Steve Schultz  
475 Calkins Road, PO Box 999  
Henrietta, NY 14467

RE: 2199 East Henrietta  
Frontier Car Wash  
Special Permit

Supervisor Schultz & Honorable Board Members:

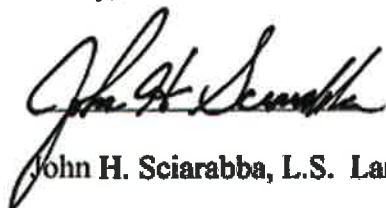
On behalf of Frontier Management, we submit the following for your review and consideration of a Special Permit:

- 1 copy of the application form
- \$150 Application fee
- 4 copies of the site plan
- 4 copies of the building elevations (reduced to 11x17)
- 1 copy of the letter of intent
- 1 copy of the Short EAF
- 1 copy of the signed "Reimbursement Statement".

The site is located on the west side of East Henrietta Road approximately 1,600 feet north of Calkins Road within the Town Centre Plaza. The existing plaza has two main buildings, each containing numerous businesses. An expansive parking lot resides between the buildings and East Henrietta Road. A trend to more online shopping has resulted in the vast majority of available parking going unused on a daily basis. The proposal is to create a 1.1± acre parcel within the unused portion of the parking lot to construct a 4,800 ft<sup>2</sup> car wash with related infrastructure. The building will connect to existing sanitary sewer, water, gas and electric available within the plaza. The two existing curb cuts to East Henrietta Road, which serve the larger plaza, will remain unchanged and provide ingress/egress to car wash patrons. Striping and curbing will be added to the pavement adjacent to the car wash to define travel patterns. The operation will not interfere with patrons of existing businesses within the plaza.

Please add this application to the Planning Board's June 15, 2021 meeting agenda for consideration of approval. In the meantime, please forward any comments or questions requiring attention. Thank you

Sincerely,

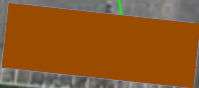


**John H. Sciarabba, L.S. LandTech**

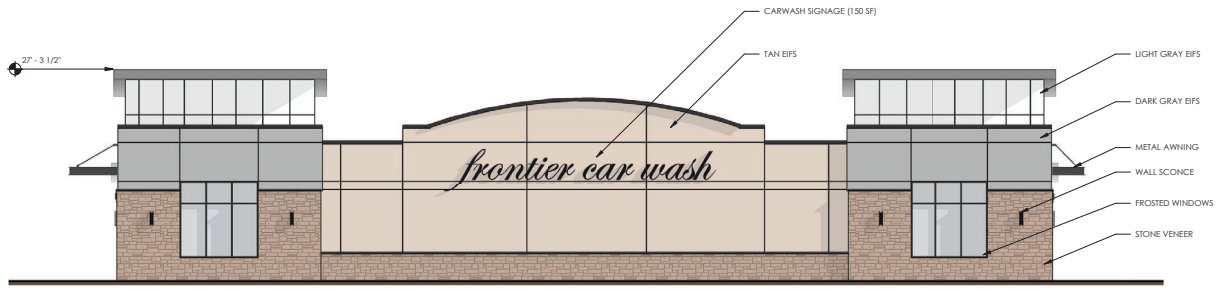




PROPOSED CARWASH







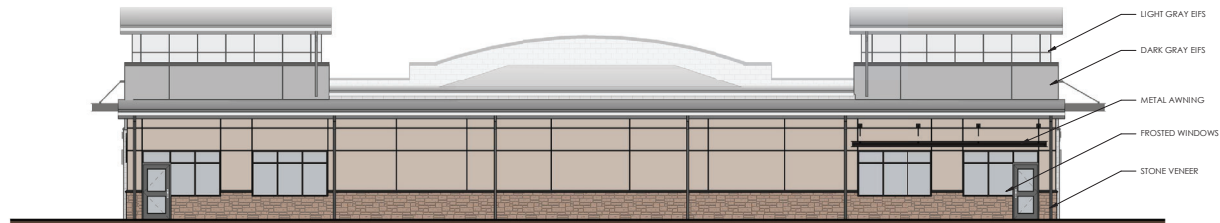
**1 SOUTH ELEVATION**  
 0' 2' 4' 8' 16'  
 1/8" = 1'-0"



**2 WEST ELEVATION**  
 0' 2' 4' 8' 16'  
 1/8" = 1'-0"



**3 EAST ELEVATION**  
 0' 2' 4' 8' 16'  
 1/8" = 1'-0"

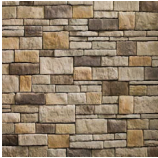


**4 NORTH ELEVATION**  
 0' 2' 4' 8' 16'  
 1/8" = 1'-0"

**STONE VENEER**

**EIFS**

STONE VENEER  
(CULTURED STONE)



ANTIQUE GRAY  
(DARK GRAY)



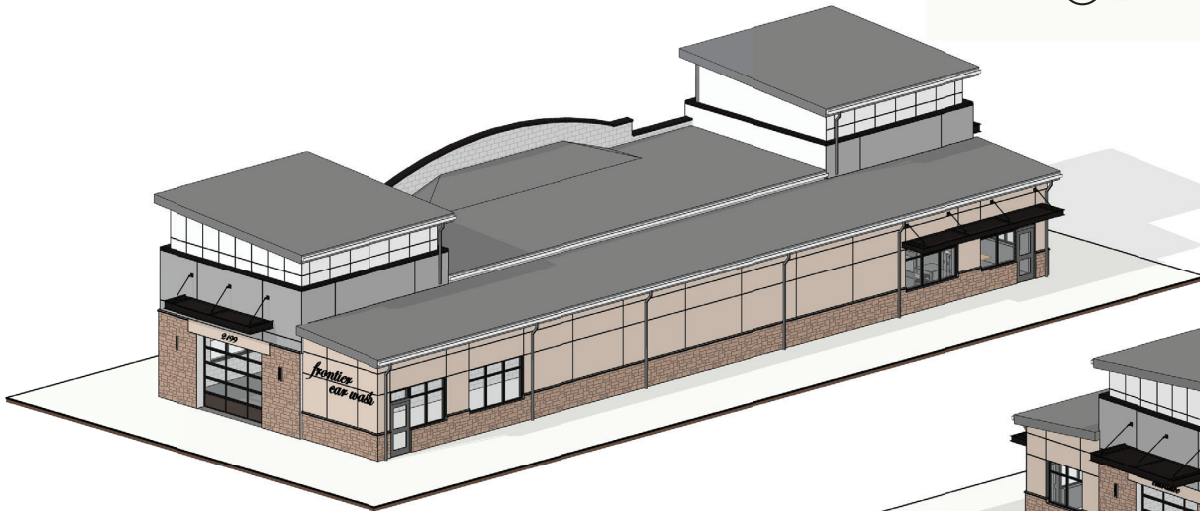
DOVER SKY  
(LIGHT GRAY)



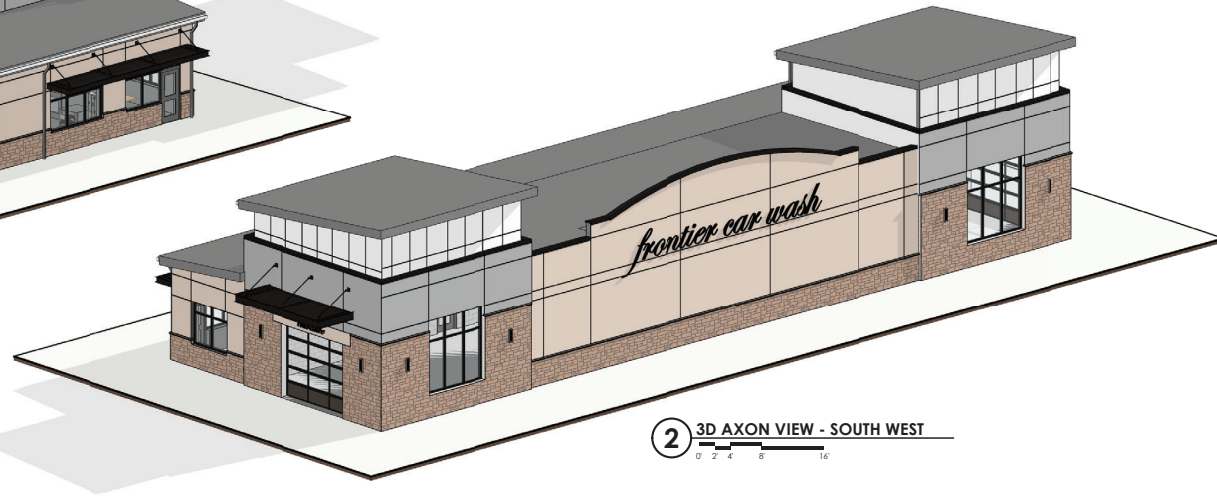
CARAMEL APPLE  
(TAN)



**3** SOUTH WEST PERSEPECTIVE  
N.T.S.



**1** 3D AXON VIEW - NORTH EAST  
0 2 4 8 16



**2** 3D AXON VIEW - SOUTH WEST  
0 2 4 8 16

### LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Pole
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Sign on pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Fire hydrant
Forcemain	Catch basin
Sanitary Sewer	Manhole
Storm Sewer	Signal span pole
Electric	Rebar hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	End section
Right-of-Way	Spot elev. >351.00'
Landscaping & Retaining Wall	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer
	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)

LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info. (RT)
Existing Utility (Light Line Weight)	Typical Style (Typ.)
Proposed Utility (Heavier Line Weight)	To Be Removed (TR)
	Proposed (Pr.)

### GENERAL NOTES

- Tax Account Number: 162.18-2-1.003
- Owner: Frontier Center LLC
- Site address: 2199 East Henrietta Rd
- Total Area: 12.889± Acres or 561,445± sq.ft.
- This project is located in Town Lots 10 and 12, Third Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
- This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055003536, dated August 28, 2008.
- There are no wetlands per the National Wetlands Inventory Map or NYS DEC on this site
- Existing utilities were plotted from referenced survey and record maps.

### ZONING NOTES

B-1 Commercial Zoning District  
 Code  
 Min front setback 125 feet  
 Min side setback 5 feet  
 Min rear setback 60 feet

### PARKING NOTES

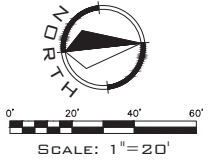
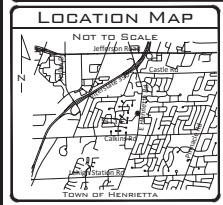
Suburban Plaza Site Layout Plan dated February 2014  
 \*\* Variance Application No. 2013-126 was granted on 1-22-2014 to allow 471 parking spaces, whereas 644 are required by code.  
 Area of Activity  
 Number of striped parking spots shown pre construction 74  
 Number of parking spots post construction 21  
 Number of "banked parking" 22

### AREA NOTES

TOTAL AREA OF ACTIVITY	46,165.72 SQ.FT.
LAWN TO BE REMOVED AND PREPARED FOR NEW ASPHALT AND CURB	271.62 SQ.FT.
TOTAL IMPERVIOUS AREA PRE CONSTRUCTION	45,894.10 SQ.FT. 99.4%
NEW ASPHALT AND CURB	434.89 SQ.FT.
ASPHALT TO BE REMOVED FOR BUILDING PAD, CONCRETE AND NEW ASPHALT	13,066.82 SQ.FT.
ASPHALT TO BE RESEALD	13,287.52 SQ.FT.
TOTAL IMPERVIOUS AREA POST CONSTRUCTION	26,789.23 SQ.FT. 58.0%
TOTAL PERVIOUS AREA POST CONSTRUCTION	19,292.30 SQ.FT. 41.8%
ASPHALT AND CURB TO BE REMOVED AND PREPARED FOR LAWN	

### TOWN APPROVALS:

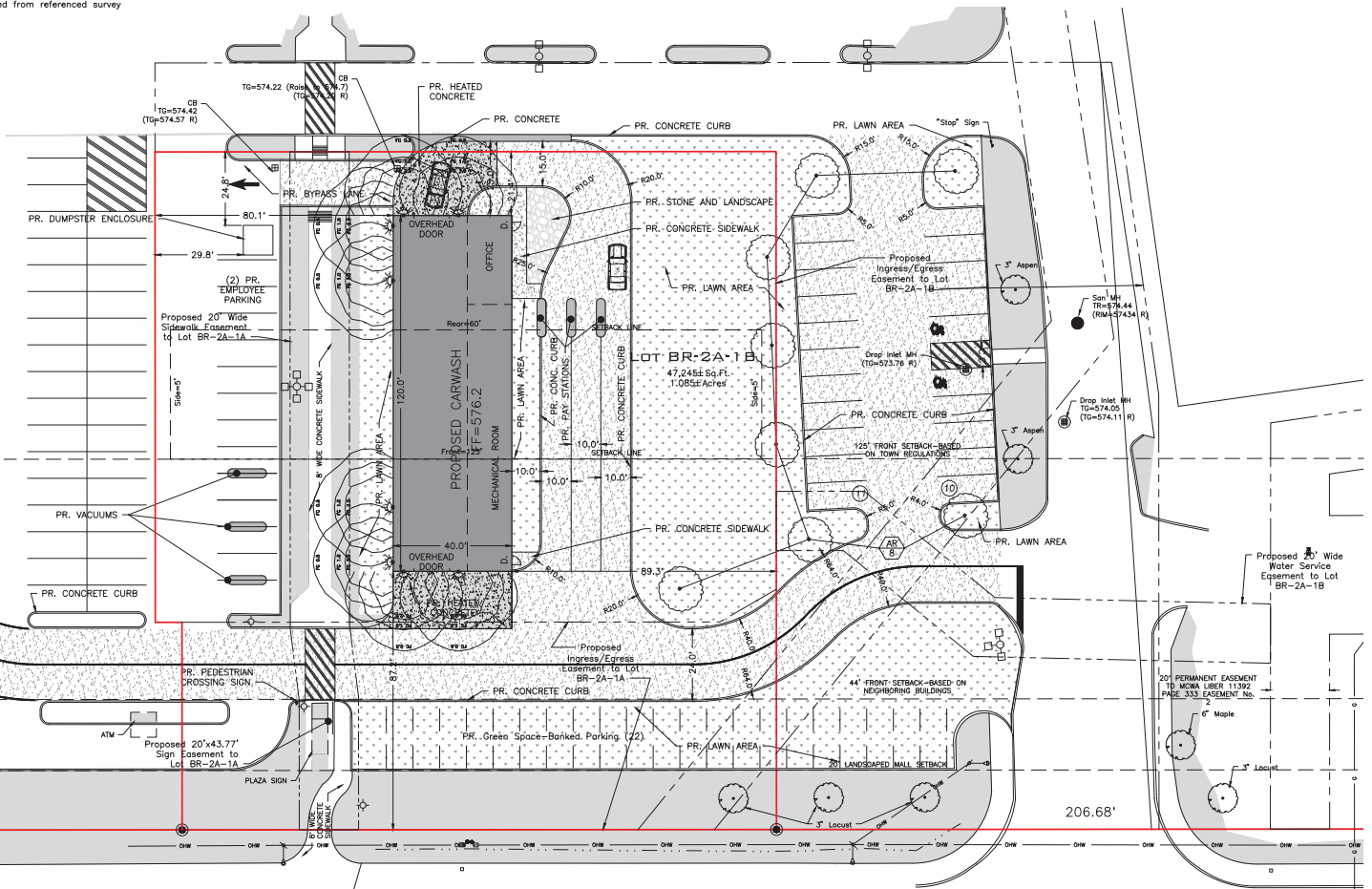
Planning Board Chairman	DATE
Director of Engineering & Planning	DATE
Director of Building & Fire Prevention	DATE
Fire Marshal	DATE



Underground Facilities Protective Organization  
 Utility Coordinating Committee.  
**SAVE BIG, CALL BEFORE YOU DIG.**  
 1-800-962-7962

### PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Root	Remarks
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8	2-2.5" CALIBER	8.8 B	



EAST HENRIETTA ROAD (WIDTH VARIES) ( NYS ROUTE 15A)

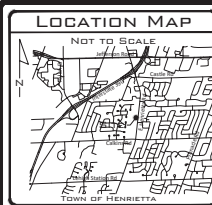
**LANDTECH**  
 SURVEYING & PLANNING P.L.L.C.  
 1105 RIDGEWAY AVE • ROCHESTER, NY • 14615  
 PHONE (585) 442-9902 • INFO@LANDTECH.NY.COM



SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT NUMBER:	REVISED PER TOWN REVIEW:	REVISIONS
1"=20'	5/10/21	KMS	JHB	20254	6/2/21	

**SUBURBAN PLAZA**  
 #2199 EAST HENRIETTA ROAD  
 TOWNSHIP 12, RANGE 7, OF THE PHELPS AND  
 GORHAM PURCHASE, TOWN OF HENRIETTA, COUNTY  
 OF MONROE, STATE OF NEW YORK  
**SITE PLAN**





This plot is approved in accordance with the provisions of Section 238 of Article 17 of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for the construction.

County Highway Superintendent: DATE

For the Monroe County Monumentation Law: DATE

Monroe County Surveyors Office: DATE

MONROE COUNTY DEPT. OF TRANS.

THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

DATE: \_\_\_\_\_

MONROE COUNTY TREASURER

Monroe County Department of Public Health

Really Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office

NOTE: Other Department of Public Health Approvals may be needed.

**ZONING NOTES**

S-1 Commercial Zoning District  
Mixed-Use Redevelopment Corridor Overlay District

Code  
125 feet  
5 feet  
60 feet

**GENERAL NOTES**

1. Tax Account Number: 162.18-2-1003
2. Owner: Frontier Center LLC
3. Site address: 2199 East Henrietta Rd
4. Total Area: 12.8692 Acres
5. This project is located in Town Lots 10 and 12, Third Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
6. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain, according to Flood Insurance Map No. Number: 3005000200, dated August 28, 2008.
7. There are no wetlands located on this property according to the U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper and the New York State Dept. of Environmental Conservation Environmental Resource Mapper.

**TOWN APPROVALS:**

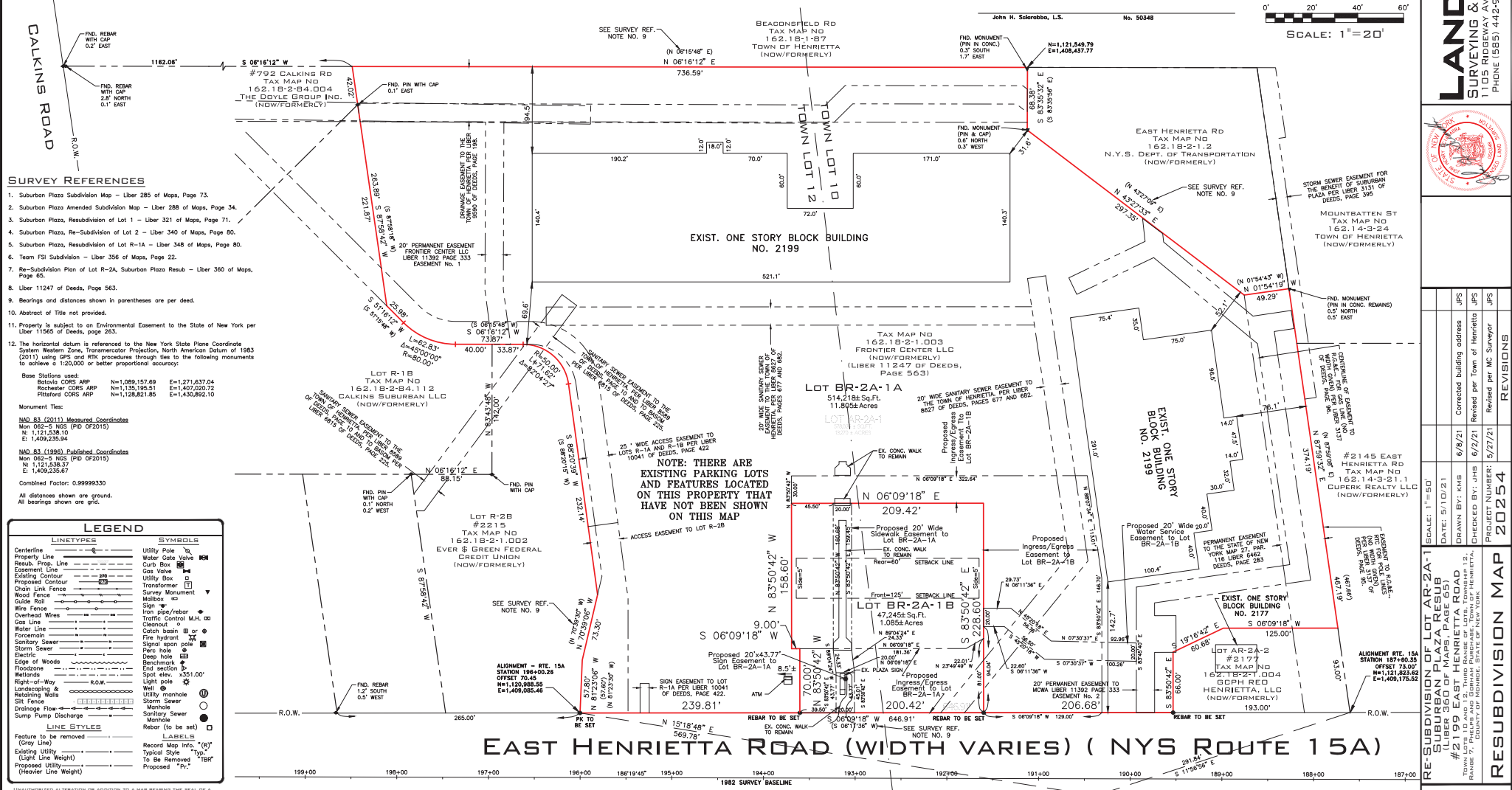
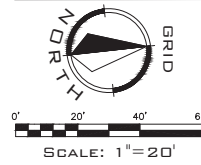
Planning Board Chairman: \_\_\_\_\_ DATE \_\_\_\_\_

Director of Engineering & Planning: \_\_\_\_\_ DATE \_\_\_\_\_

Underground Facilities Protective Organization  
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962



**SURVEY REFERENCES**

1. Suburban Plaza Subdivision Map - Liber 285 of Maps, Page 73.
2. Suburban Plaza Amended Subdivision Map - Liber 288 of Maps, Page 34.
3. Suburban Plaza, Re-subdivision of Lot 1 - Liber 321 of Maps, Page 71.
4. Suburban Plaza, Re-Subdivision of Lot 2 - Liber 340 of Maps, Page 80.
5. Suburban Plaza, Re-subdivision of Lot R-1A - Liber 348 of Maps, Page 80.
6. Team FSI Subdivision - Liber 356 of Maps, Page 22.
7. Re-Subdivision Plan of Lot R-2A, Suburban Plaza Resub - Liber 360 of Maps, Page 62.
8. Liber 11247 of Deeds, Page 563.
9. Bearings and distances shown in parentheses are per deed.
10. Abstract of Title not provided.
11. Property is subject to an Environmental Easement to the State of New York per Liber 11565 of Deeds, page 263.
12. The horizontal datum is referenced to the New York State Plane Coordinate System Western Zone, Transverse Mercator Projection, North American Datum of 1983 (2011) using GPS and RTK procedures through ties to the following monuments to achieve a 1:20,000 or better proportional accuracy.

Base Stations used:  
Batavia CORS ARP N=1,089,157.69 E=1,271,637.04  
Rochester CORS ARP N=1,125,195.51 E=1,407,220.72  
Pittsford CORS ARP N=1,126,811.85 E=1,430,892.10

Monument Ties:  
NAD 83 (2011) Measured Coordinates  
Mon 062-S NGS (PID 02015)  
N: 1,121,538.10  
E: 1,409,235.94  
NAD 83 (1996) Published Coordinates  
Mon 062-S NGS (PID 02015)  
N: 1,121,538.37  
E: 1,409,235.67  
Combined Factor: 0.99999330  
All distances shown are ground.  
All bearings shown are grid.

**LEGEND**

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control U.I.
Gas Line	Cleanout
Water Line	Catch basin
Forcemain	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Periscope
Electric	End section
Edge of Woods	Benchmark
Floodline	Spot elev. <math>\pm 351.00'</math>
Wetlands	Light pole
Right-of-Way	Well
Landscape & Retaining Walls	Utility manhole
SI Fence	Storm Sewer
Drainage Flow	Manhole
Sump Pump Discharge	Manhole
	Rebar (to be set)
	Labels
Feature to be removed (Gray Line)	Record Map Info. *(R)*
Existing Utility (Light Line Weight)	Typical Style
Proposed Utility (Heavier Line Weight)	To Be Removed *TR*
	Proposed *Pr.*

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1105 RIDGEWAY AVE • ROCHESTER, NY • 14615  
PHONE (585) 442-9902 • INFO@LANDTECH.NY.COM



DATE	DRAWN BY	CHECKED BY	PROJECT NUMBER	REVISIONS
5/10/21	RMS	JHS	20254	
6/8/21	JHS	JHS		Corrected building address
6/21/21	JHS	JHS		Revised per Town of Henrietta
5/27/21	JHS	JHS		Revised per MC Surveyor

RE-SUBDIVISION OF LOT AR-2A-1  
SUBURBAN PLAZA RESUB  
(LIBER 360 OF MAPS, PAGE 65)  
#2199 EAST HENRIETTA ROAD  
TOWNSHIP 12, RANGE 7, PHELPS AND GORHAM PURCHASE, TOWN OF HENRIETTA,  
COUNTY OF MONROE, STATE OF NEW YORK

SCALE: 1"=50'  
DATE: 5/10/21  
DRAWN BY: RMS  
CHECKED BY: JHS  
PROJECT NUMBER: 20254  
REVISIONS

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

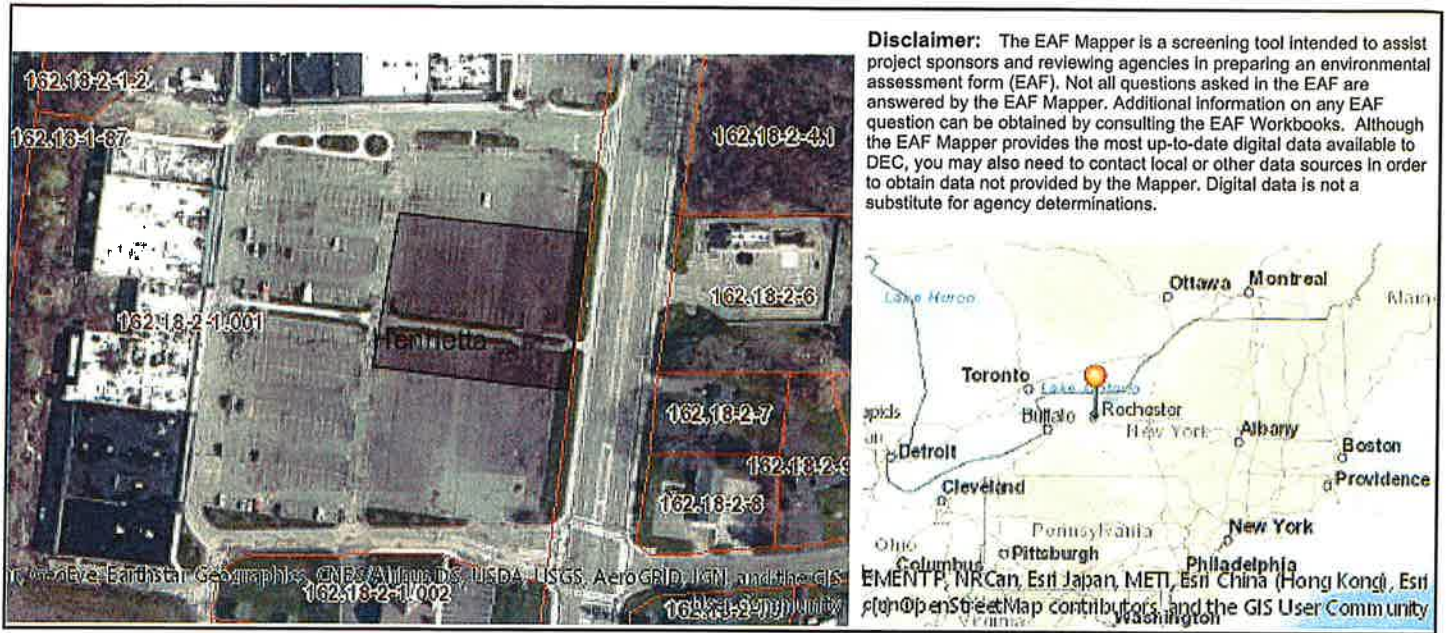
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: FRONTIER CAR WASH			
Project Location (describe, and attach a location map): 2199 EAST HENRIETTA ROAD ROCHESTER, NY 14623			
Brief Description of Proposed Action: SUBDIVIDE 13.3-AC. TOWN CENTRE PLAZA TO CREATE 1.1-AC. PARCEL TO CONTAIN A PROPOSED 40'x120' CAR WASH.			
Name of Applicant or Sponsor: SPONSOR: LANDTECH (EDMUND S. MARTIN, P.E.)		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 1105 RIDGEWAY AVENUE			
City/PO: ROCHESTER		State: NY	Zip Code: 14615
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: MCWA: WATER SUPPLY & BACKFLOW; MCHD: BACKFLOW; MCPW: SEWER LATERAL.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.1 acres	
b. Total acreage to be physically disturbed?		0.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes