

May 12, 2021

Town of Henrietta Planning Board
Attn: Mr. James W. Grunert, Chairman
475 Calkins Road, PO Box 999
Henrietta, NY 14467

RE: 2199 East Henrietta
Frontier Car Wash

Chairman Grunert & Honorable Board Members:

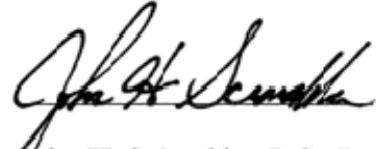
On behalf of Frontier Management, we submit the following for your review and consideration of Subdivision Approval:

- 26 copies of this Letter Of Intent & Subdivision Plat
- \$500 check for engineering and \$150 – Application
- 1 copy of the completed Application form
- 1 copy of the sign “Reimbursement Statement”
- One copy of the SEQR short form

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 ft² 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.

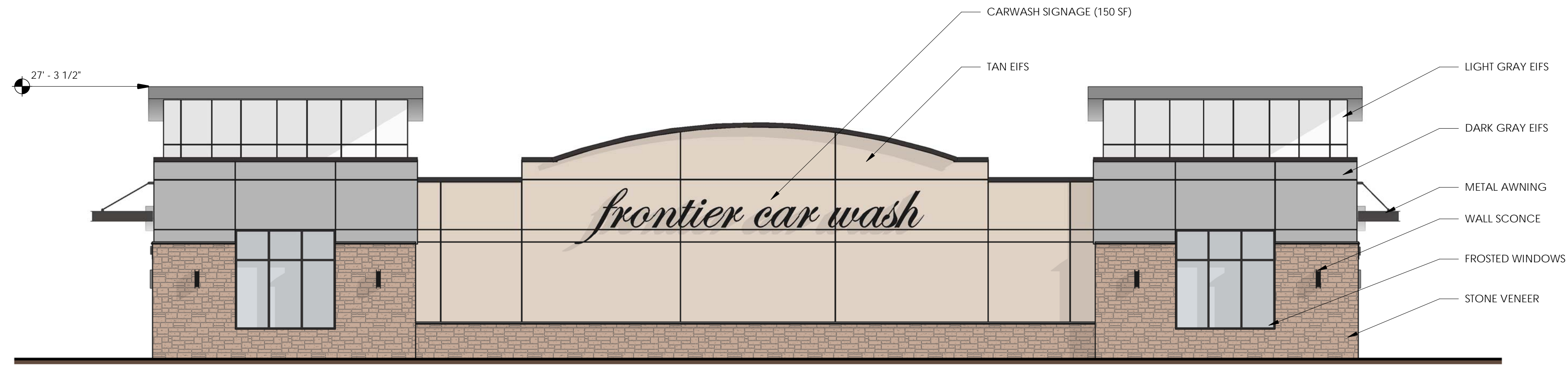
Please add this application to the Planning Board’s June 15, 2021 meeting agenda for consideration of approval. In the meantime, please forward any comments or questions requiring attention. Thank you

Sincerely,


John H. Sciarabba, L.S. LandTech

Project Site





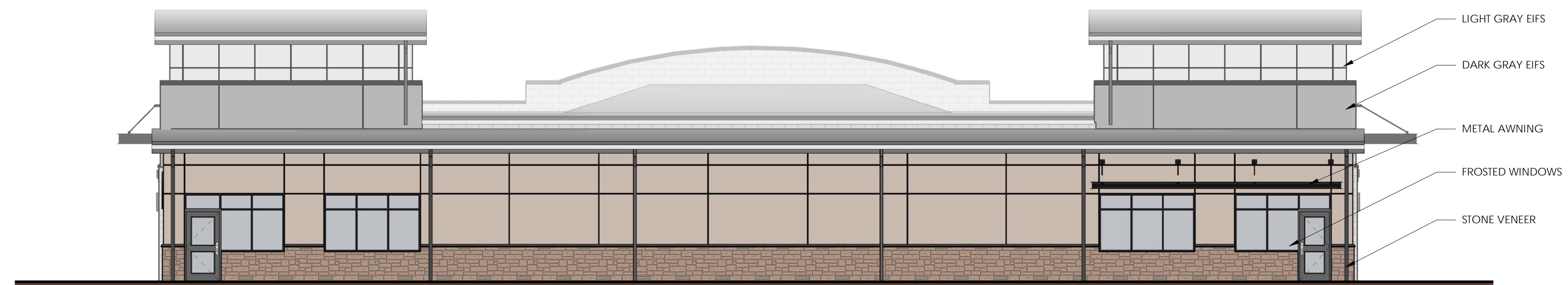
1 SOUTH ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"



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)



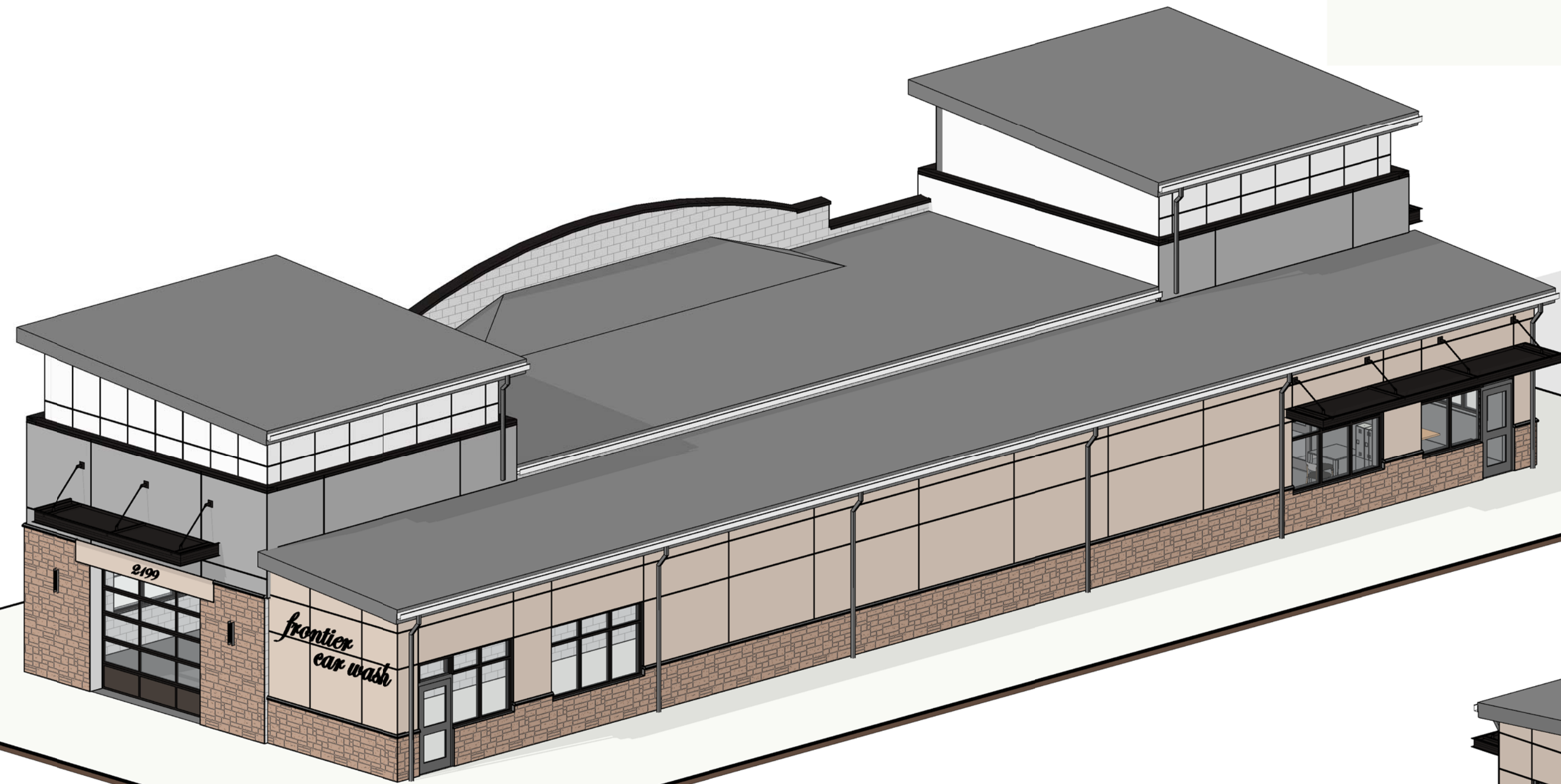
DOVER SKY
(LIGHT GRAY)



CARAMEL APPLE
(TAN)



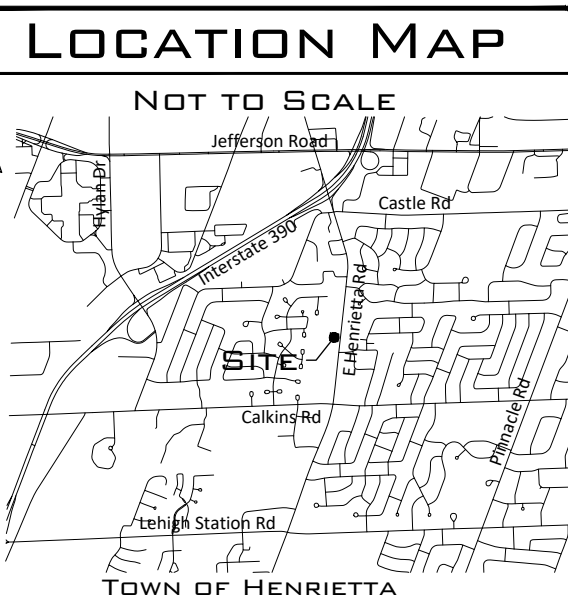
3 SOUTH WEST PERSEPECTIVE
N.T.S.



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



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



This plan is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

County Highway Superintendent _____ Date _____
For the Monroe County Monumentation Law:

Monroe County Surveyors Office _____ Date _____

MONROE COUNTY DEPT. OF TRANS.

I, 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 _____ DATED: _____

MONROE COUNTY TREASURER

Monroe County Department of Public Health

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

Date _____

NOTE: Other Department of Public Health Approvals may be needed

ZONING NOTES

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

Code
Min front setback 125 feet
Min side setback 5 feet
Min rear setback 60 feet

GENERAL NOTES

- Tax Account Number: 162.18-2-1.003
- Owner: Frontier Center LLC
- Site address: 2199 East Henrietta Rd
- Total Area: 12.869± Acres
- 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 36055C0353G, dated August 28, 2008.
- 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 _____

SURVEYOR'S CERTIFICATION:

I, John H. Sciarabba, L.S. hereby certify this map was completed on May 10, 2021 from notes on an Instrument Survey completed on August 7, 2021 in accordance with Article 7209 of the New York State Education Law. Any alterations are a violation of Article 145, Section 7209 of the New York State Education Law.

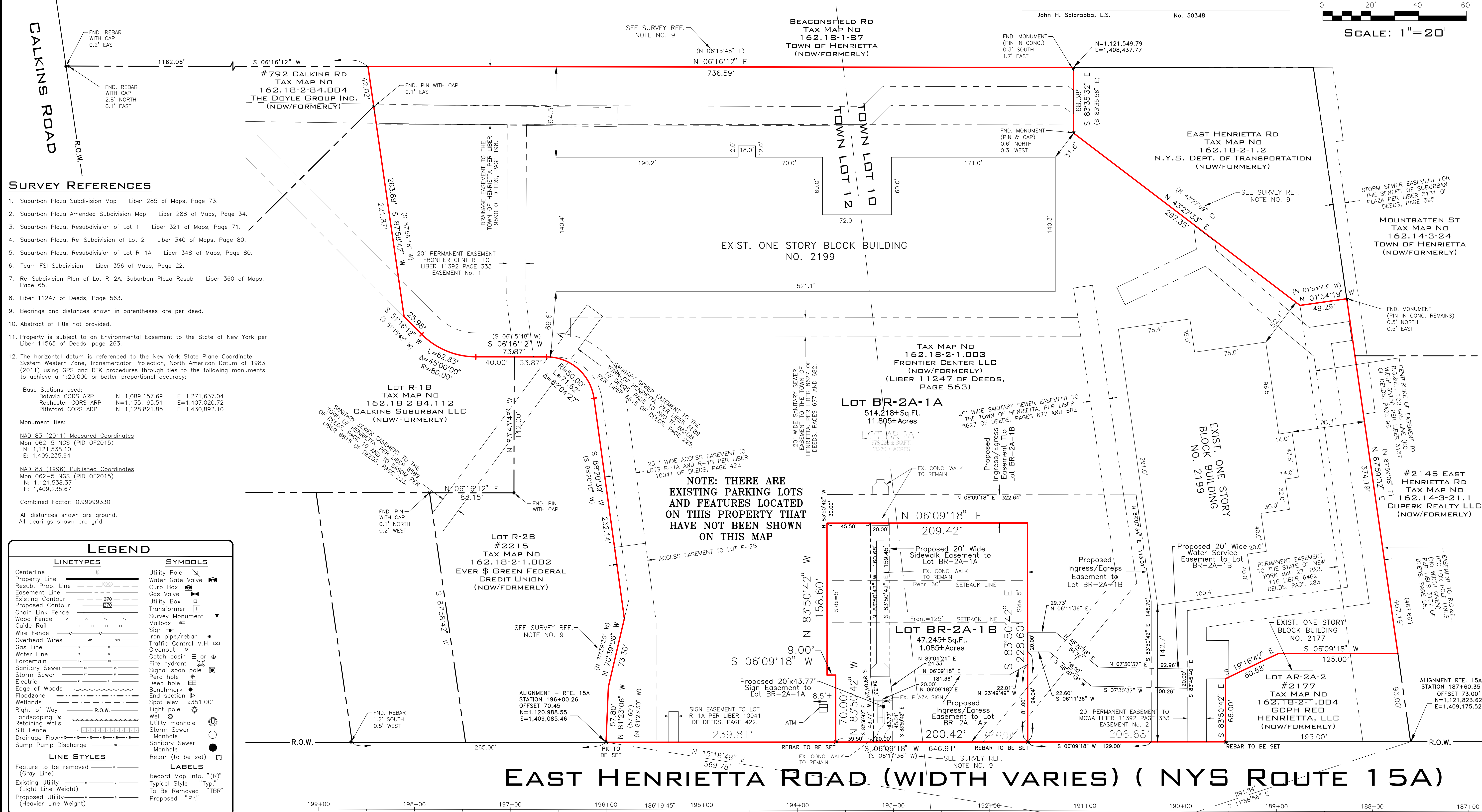
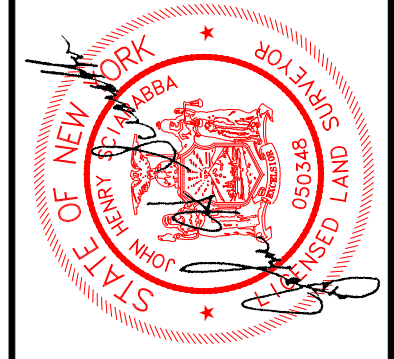
Underground Facilities Protective Organization
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962

SCALE: 1" = 20'

LAND4TECH
SURVEYING & PLANNING P.L.L.C.
1105 RIDGWAY AVE - ROCHESTER, NY - 14615
PHONE (585) 442-9902 - INFO@LAND4TECH.NY.COM



- SURVEY REFERENCES**
- Suburban Plaza Subdivision Map - Liber 285 of Maps, Page 73.
 - Suburban Plaza Amended Subdivision Map - Liber 288 of Maps, Page 34.
 - Suburban Plaza, Resubdivision of Lot 1 - Liber 321 of Maps, Page 71.
 - Suburban Plaza, Re-Subdivision of Lot 2 - Liber 340 of Maps, Page 80.
 - Suburban Plaza, Resubdivision of Lot R-1A - Liber 348 of Maps, Page 80.
 - Team FSI Subdivision - Liber 356 of Maps, Page 22.
 - Re-Subdivision Plan of Lot R-2A, Suburban Plaza Resub - Liber 360 of Maps, Page 65.
 - Liber 11247 of Deeds, Page 563.
 - Bearings and distances shown in parentheses are per deed.
 - Abstract of Title not provided.
 - Property is subject to an Environmental Easement to the State of New York per Liber 11565 of Deeds, page 263.
 - 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=1,135,195.51	E=1,407,020.72
Pittsford CORS ARP	N=1,128,821.85	E=1,430,892.10

Monument Ties:

NAD 83 (2011) Measured Coordinates
Mon 062-5 NGS (PID OF 2015)
N: 1,121,538.10
E: 1,409,235.94

NAD 83 (1996) Published Coordinates
Mon 062-5 NGS (PID OF 2015)
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 M.H.
Gas Line	Cleanout
Water Line	Catch basin
Forcemain	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	End section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Silt Fence	Utility manhole
Drainage Flow	Storm Sewer
Sump Pump Discharge	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)

LINE STYLES

Feature to be removed (Gray Line)

Existing Utility (Light Line Weight)

Proposed Utility (Heavier Line Weight)

LABELS

Record Map Info. "(R)"

Typical Style "Typ."

To Be Removed "TBR"

Proposed "Pr."

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DATE	DRAWN BY	CHECKED BY	PROJECT NUMBER	REVISIONS
5/10/21	KMS	JHS	20254	
6/8/21		JHS		Corrected building address
6/2/21		JHS		Revised per Town of Henrietta
5/27/21		JHS		Revised per MC Surveyor

SCALE: 1" = 50'

RE-SUBDIVISION OF LOT AR-2A-1 SUBURBAN PLAZA RESUB (LIBER 360 OF MAPS, PAGE 65) #2199 EAST HENRIETTA ROAD (TOWN LOTS 10 AND 12, THIRD RANGE OF LOTS, TOWNSHIP 12, RANGE 7, COUNTY OF MONROE, STATE OF NEW YORK)

RESUBDIVISION MAP