

October 11, 2023

Town of Henrietta Attn: Chairman James Grunert 475 Calkins Road Henrietta, NY 14467

RE: 4600 West Henrietta Rd Letter of Intent – Site Plan Review

Dear Chairman Grunert:

On behalf of our client, 4700 West Henreitta Road LLC, we respectfully submit the attached materials for consideration of site plan review approval for a car dealership at 4600 West Henrietta Road, for the November 14, 2023, Planning Board Meeting.

This project was previously approved by the planning Board in February 2022 and subsequent site demolition in infrastructure installation commenced. The site's current condition is building ready with minor site modifications. At the time of approval, it was understood once a final building/ dealer was selected, that another planning board submission/attendance would be needed to discuss the building. In 2022, a dealer had not been selected, and since the approval the property has been sold to Bob Johnson. Bob Johnson intends on building a Buick and GMC dealership on the parcel and is returning to the planning board to discuss the minor site modifications and building elevations/color.

In support of our request, attached please find:

- (1) Check for \$150.00, Application Fee
- (1) Letter of Intent
- (14) Site Plan Sets
- (1) Site plan Checklist
- (1) Short EAF
- (1) Application/ Statement of Applicant & Owner w/Respect of Professional & Consulting Fees

If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time at (585) 325-1000. Thank you for your consideration.

Sincerely,

John Senter

Joshua Saxton E.I.T. Senior Project Engineer

1 b	TOWN OF HENRIETTA Site Plan Application
APPLICATION NO	OR ADMINISTRATIVE
DATE:	
I (we) Passero Associates	_{of} _242 W. Main St. S100
Name of Applicant / Business	Business Address (Number & Street)
Rochester, NY 14614	hereby apply to the Planning Board for
Town, State, Zip	
Site Plan Review X OR Othe	er:
	nrietta Road B-1 Commercial - 175.10-2-77 (Zoning District & Tax Account No.)
(Street & Nur	mber) (Zoning District & Tax Account No.)
Previous Reviews, if any, Date:	ary 15, 2022 _{Number:} 22-004
DESCRIPTION OF PROPOSAL:	
	ssociated parking for a car dealership.
,	

Applicant:	Passero Associates	Engineer/Ar	chitect: Passero Associates
Address:	242 W. Main St. S100	Address:	242 W. Main St. S100
	Rochester, NY 14614		Rochester, NY 14614
Phone #:		Phone #:	
Email:		Email:	
Property Ow	mer: 4700 Hen Road LLC	Business Ow	mer:Bob Johnson Buick GMC South
Address:	7487 Fourth Section Rd	Address:	4700 West Henrietta Road
	Brockport, NY 14420		Rochester, NY 14467
Phone #:		Phone #:	
Email:		Email:	
	11		
Applicant Signa	ature:	Print Name:	Greg Stahl

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:	Passero Associates
By:	Joshua Saxton
Title:	Senior Project Engineer
Dated:	10/11/23
Signed:	Jourena
Owner:	Bob Johnson 4700 Hen Road LLC
By:	Greg Stahl
Title:	Owner
Dated:	10/9/2023
Signed:	MA

October 9, 2023

Town Planning and Zoning Departments Town of Henrietta

Re: 4600 West Henrietta Road Tax ID: 175.100-0002-077.0 (Owner Authorization to Make Application)

To whom it may concern:

4700 Hen Road LLC

I, <u>Greg Stahl</u> Owner/Manager of Bob Johnson, for subject property at 4600 West Henrietta Road, am aware and in consent with Passero Associates making the necessary applications and appearances to all Town Boards (Planning & Zoning), Permits and Approvals for the above project.

Thank you.

NA

Owner, 4700 Hen Road LLC

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PROJECT NAME: 4600 West Henrietta

	1	Acceptable plans size to match the New York State Legal Filing Size (22" x 34"), prepared with india ink on mylar.
\mathbf{X} \mathbf{X} \mathbf{X} \mathbf{X}	2	 Except in the simplest form of site plan application, the proposal package should contain at least the following drawings: a. Site Plan b. Utility Plan c. Grading Plan d. Landscape Plan e. Lighting Plan f. Profiles and Construction Details g. Building Elevations
X X X	3	 The Title Block should contain the following: a. Proposed Name of Development b. Location of Development c. Name, Address, and Telephone Number of Developer or Applicant d. Name, Address, and Seal of Engineer, Architect, and/or Land Surveyor
X	4	Show General Location Map (sketch). North should be located at the top of the drawing.
×	5	A scale of not more than fifty feet to the inch is to be used.
X	6	Show names and tax account numbers of adjacent lands.
X	7	Indicate zoning by note. If more than one area, delineate the zoning on the plan view.
	8	By plan note, list all variances and special permits accompanied by Application Number and approval date.
	9	Show dimensions and bearings or angles of all property boundary lines. Show area to nearest square foot and 0.00+ acres
X	10	Show a tie distance from the proposed site to nearest road intersection
×	11	Show location width and type of all existing and/or proposed easements on the plan. Also, tabulate all of the easements on the plan and key by identifying numbers.



APPLICATION No.

- All State, County, and Town Survey Monuments on the site and within 100 feet of the site must be shown. Indicate on the plan the proposed protection from damage for the "on site" monuments. If no monuments exist on the site, a certification to that affect shall be placed on the plan by the surveyor.
- A Letter of Credit in the amount of \$1,000.00 per monument will be required as protective measure for all Town, County, State, and Federal Monuments on site or those affected by the proposed construction.
- △ 14 List the names of existing streets, their legal width, and jurisdiction.
- Show all existing driveways (curb cuts) within two hundred (200) feet of the proposed development as well as driveways (curb cuts) within two hundred (200) feet on the opposite side of the road.
- 16 Show planned use for the proposed structure (i.e. office etc).
- ☑ 17 Show proposed and/or existing setbacks.
- 18 Show parking requirements (indicate the proposed and required).
- In Show the fire lanes.
 - 20 The Landscaping Plan must be of the same scale as the Site Plan and contain the following minimums:
- a. To scale plot of proposed trees and/or shrubs X b. The plan must contain a table of quantities. See Appendix for proper requirements. Z Х c. Enlargement details for areas of proposal that are not legible at the plan scale. Х d. The Planning Board requires that the Landscape Plan be signed off by a Licensed Landscape Architect or Certified Nursery Professional. Х e. The Planning Board may also require that the proposed landscape be installed by a Certified New York State Nurseryman. Х f. The Planning Board may require a Letter of Credit in the amount of the Landscape Contract and that the Letter of Credit be for a two year period to guarantee growth. Х g. The Planning Board may also require that a Landscape Record Drawing, certified by a Licensed Archited, be provided. (Note: a Letter of Credit will be required to insure completion.)
- All architecture plans must include elevation drawings of the proposed structure and be fully dimensioned, horizontally and vertically.

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PROJECT NAME:

APPLICATION No.

- Indicate the architectural treatment of the proposed and/or existing buildings, including the type and color of the proposed finish materials. All proposed buildinngs should have a masonry front (road view) elevation. Renovation to existing buildings will be evaluated on an individual basis.
- **2**3 Please plan to bring samples of the proposed architectural materials to the meeting.
- 24 The following statement should appear on all Site Plans:
 "As an integral part of this approval, the Planning Board expressly approves the color, textures, and finish of the building as depicted on site elevations or other documents submitted with this application. Any proposed change in color, texture, or finish of the building, from that approved by the Planning Board shall require a re-application for review and approval of the Planning Board."
- A separate Lighting Plan will be provided showing the proposed lighting to the nearest candle power, as measured at ground level. See Appendix.
- Indicate existing and/or proposed lighting locations, including height, type, and wattage. The Planning Board may require that a Lighting Record Plan certified by a Professional Engineer by supplied.
- Show existing and proposed contours based on U.S.C. & G.S. Datum. Reference source of datum and show plan benchmarks. All contours shall be carried a minimum of one hundred (100) feet offsite.
- Show existing drainage system and proposed drainage system. Storm drainage to offsite facilities must be shown on plan and profile to the satisfaction of the Town Engineering Department.
- If the parking lot is to be used for stormwater detention, limits of this area are to be indicated on the site and grading plans.
- □ 30 Show wetland and buffer zone limits (when applicable).
- Image: 31Show floodplain and floodway limits (when applicable).
- 32 In plan and profile, show location, size, rim elevations, and all invert elevations of the existing sanitary sewers. Include the nearest manhole on either side of the proposed development.
- 33In plan and profile, show location of the proposed sanitary sewer systems including sewer
systems including proposed laterals (plan only). Include all proposed elevations, grades, pipe

PROJECT NAME:	
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APPLICATION No.

sizes, and details of any water crossings.

- Х 34 Show location and size of proposed water services and/or watermains including shutoff valves. Х 35 Show location of fire protection systems components. Х 36 Show location of dumpster (when applicable). All dumpsters must be enclosed in a masonry enclosure on three side with a gate on the fourth and shall be finished to match the proposed or existing structure. The closure should not be visible to the public. 37 Indicate a curbed landscape mall with a minimum width of twenty (20) feet as required in commercial lands and industrial lands granted commercial use by special permit. Full depth cast-in-place concrete curb or granite curb must be installed. X The Site Plan must be prepared from a current Instrument Survey (less than 12 months old). 38 The Instrument Survey shall be certified as having been prepared using the current New York State Association of Professional Land Surveyors (NYSAPLS) Code of Practice and the Genesee Valley Land Surveyors Association - Monroe County Bar Association (GVLSA-MCBA) Standards. Credit the Instrument Survey and supply four copies of the map the Town Engineer. If the site contains materials to be buried on site, the Burial Area should be outlined on the 39 Site and Grading Plan. X 40 Site distance, existing and required, must be shown at driveway locations on all main roads. See Appendix. Х Upon Site Plan Approval, a Letter of Credit shall be furnished to ensure site plan 41 improvements and requirements. See Appendix.
- 42 Required supporting data and/or Reports:
 - a. Environmental Assessment Form (one copy) (Short Form or Part 1 Long Form)
 - b. Drainage Report (two copies)
 - c. Traffic Report if required (twelve copies)
 - d. Lighting catalog cuts (copy with each set of plans)
 - e. Architectural Renderings
 - f. Letter of Credit Estimate (one copy).
 - g. Engineering Review Charge and Engineering Site Inspection Charge Form.



PROJECT NAME:

APPLICATION No.

See Appendix.

43 Thirty (30) sets of folded plans will be required

44 Is this project a TYPE I Action? If so, then an additional seven (7) sets of plans will be required for the Coordinated Review process (37 sets of plans total).

Prepared for:	Greg Stahl	10/9/23
-	Name of Developer Team	Date
	Bob Johnson	
	Company Name	
	4700 West Henrietta Road	
	Street Address	
	Rochester, NY 14623	
	City, State, Zip	
	City, state, Zip	

- 1 Landscape Table
- 2 Sight Distance Table
- 3 Short Environmental Form
- 4 Letter of Credit Summary
- 5 Plan Review Charge and Site Inspection Charge Form Letter
- 6 Engineering Review Charge and Engineering Site Inspection Charge Form
- 7 Sample Lighting Plan

LANDSCAPE TABLE

- 1 The Landscape Table must include identification symbol, quantities, common name, botanical name, caliper for deciduous trees, or heights for evergreen trees, and a remarks column.
- 2 All deciduous trees must be a minimum of 3 inches to 3 1/2 inches in diameter, as measured at caliper (6 inches above ground).
- 3 All ornamental deciduous trees must be a minimum of 2 1/2 inches to 3 inches in diameter, as measured at caliper (6 inches above ground).
- 4 All evergreen trees must be a minimum height of 6 feet to 8 feet, unless otherwise requested, bagged and balled.
- 5 Low shrubs should be a minimum of 24 inches high.
- 6 Along arterial and collector roads, the Planning Board requires the use of salt resistant species.



APPLICATION No.

Telephone Number

Prepared by:

Name of Consultant

Joshua Saxton

Passero Associates

Company Name

242 W. Main Street S100

Street Address

Rochester, NY 14614 City, State, Zip

Telephone Number

10/9/23

Date

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

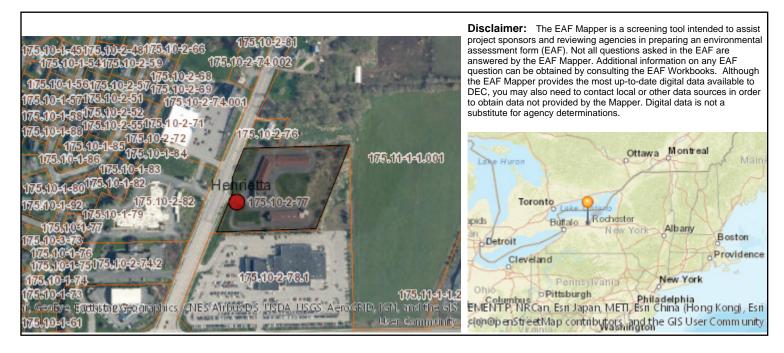
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

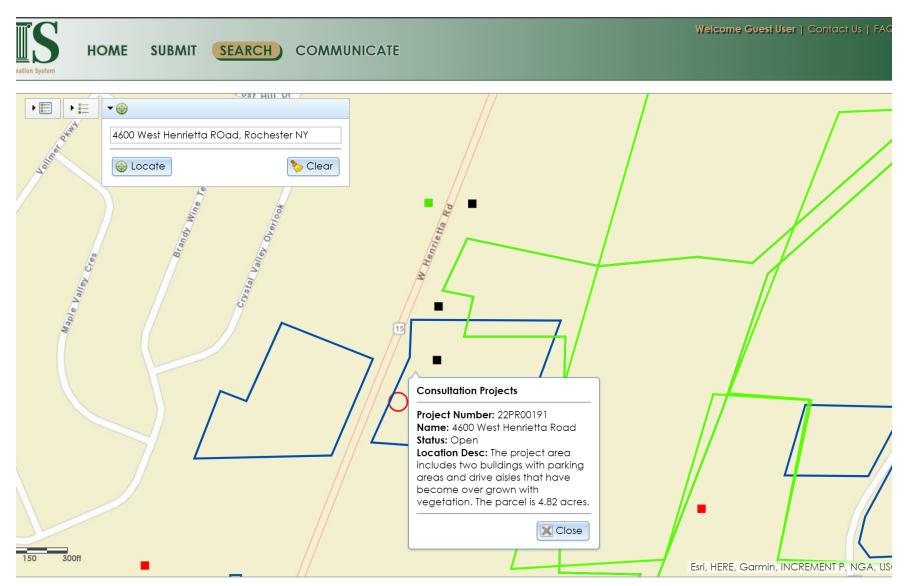
Part 1 – Project and Sponsor Information		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action:		
Name of Applicant or Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
 Does the proposed action only involve the legislative adoption of a plan, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and 		NO YES
may be affected in the municipality and proceed to Part 2. If no, continue to	question 2.	
2. Does the proposed action require a permit, approval or funding from any If Yes, list agency(s) name and permit or approval:	v other government Agency?	NO YES
3. a. Total acreage of the site of the proposed action?b. Total acreage to be physically disturbed?c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	acres acres acres	
4. Check all land uses that occur on, are adjoining or near the proposed action	on:	
5. Urban Rural (non-agriculture) Industrial Comm	nercial Residential (subur	rban)
☐ Forest Agriculture Aquatic Other(□ Parkland	(Specify):	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
This area is known as 'dealership row' and has been specially planned and zoned for vehicle related u specifically car dealerships			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
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?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distric which is listed on the National or State Register of Historic Places, or that has been determined by the	t	NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the			
State Register of Historic Places?			
h la the unsight site on environmention of it leasted in an ediacout to an ence design stad on equivies for			
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?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
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:			

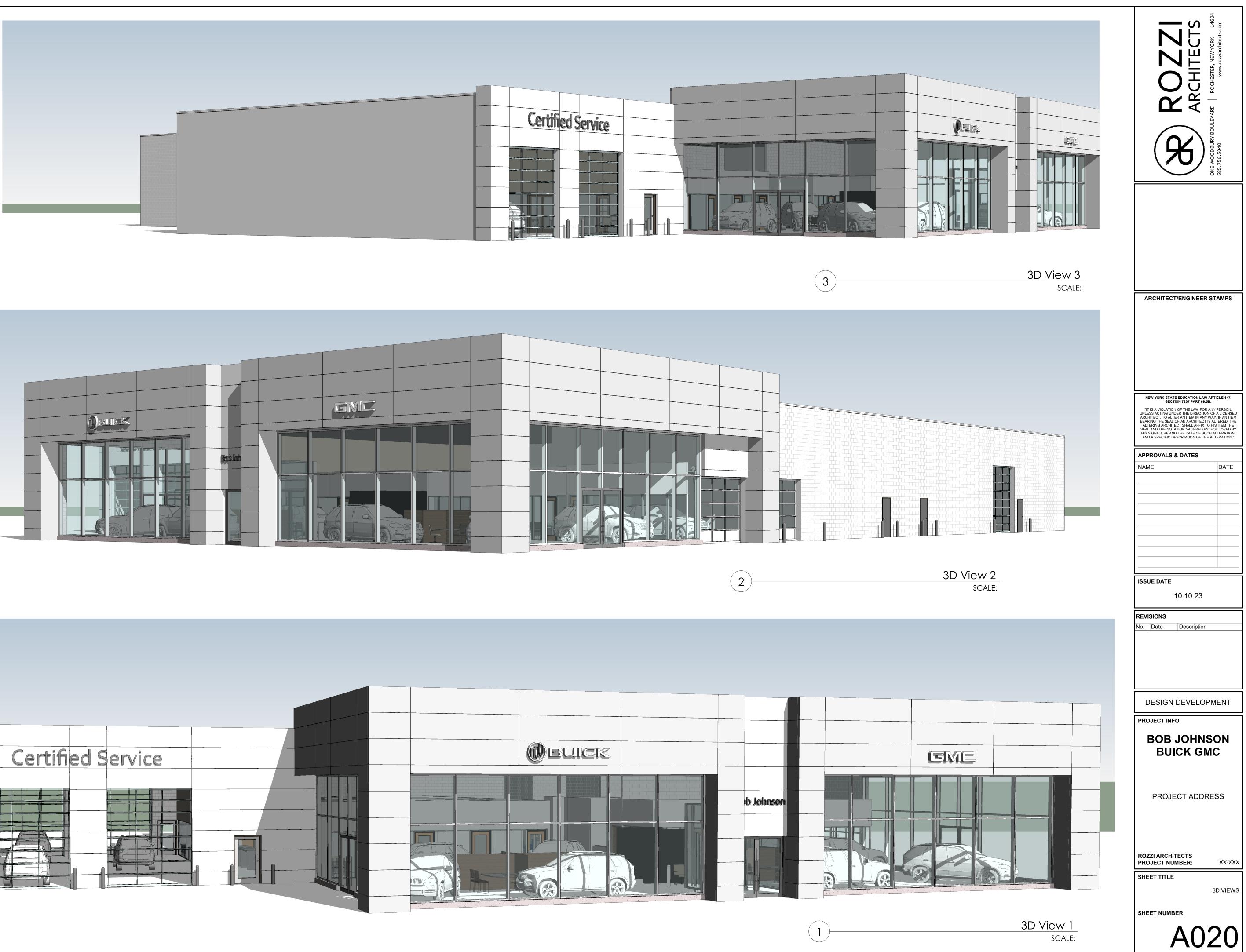
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
□Shoreline □ Forest Agricultural/grasslands Early mid-successional		
Wetland 🗆 Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
16. Is the project site located in the 100-year flood plan?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	.51 OF	
Applicant/sponsor/name: Date:		
Signature:Title:Title:		

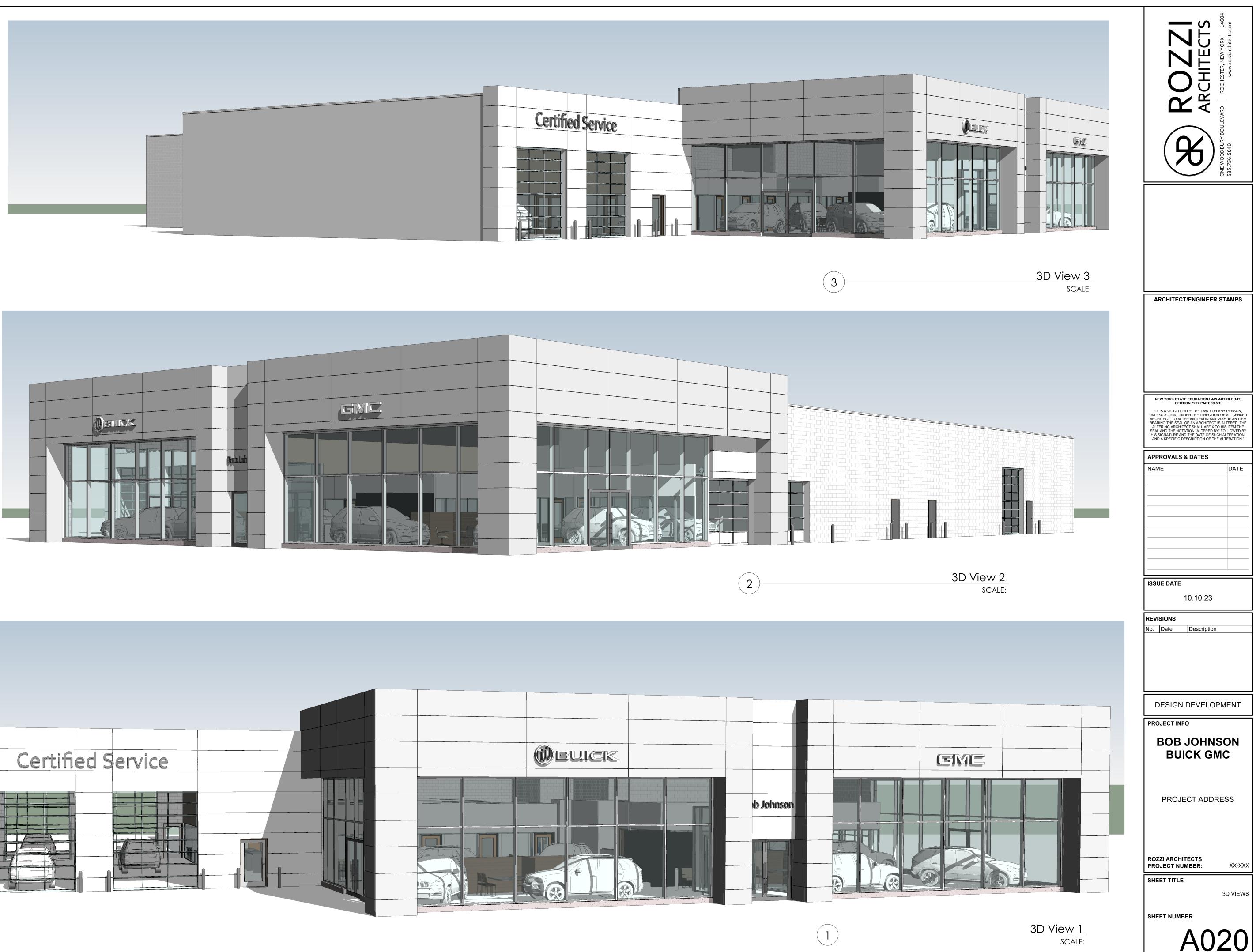


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or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



The above map shows historic property activities at 4600 West Henrietta Road. There is NR Eligible property located approx. 300-feet north of the project site known as "Brainard-Halpin House" (shown as a green square). The site itself has not been determined for historic significance. The blue outline of the site shows that a consultation project has been started with SHPO.



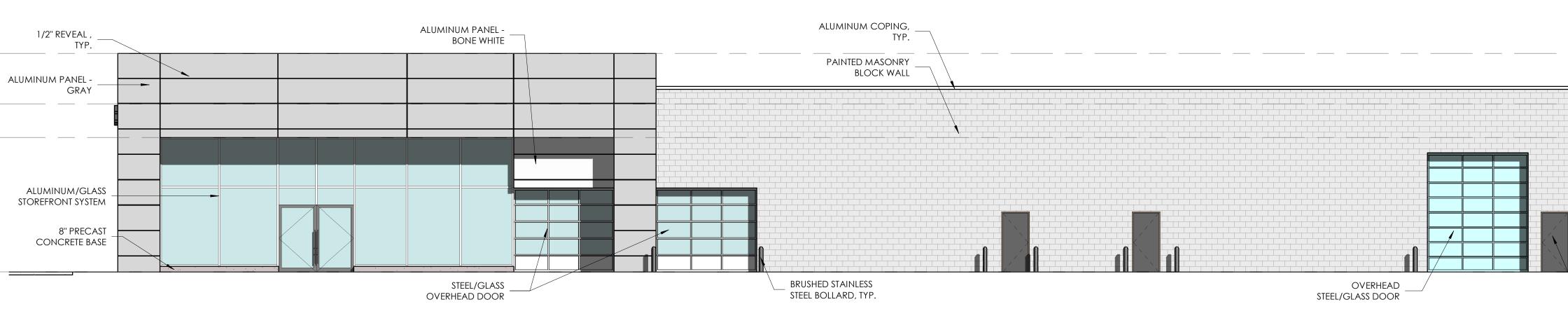




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	γ	20' - 0''
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	BLOCK WALL	
ALUMINUM GLASS		
PAINTED HOLLW METAL DOOR & FRAME		





ALUMINUM	COPING,

PAINTED MASONRY BLOCK WALL		
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		PAINTED HOLLW METAL

