



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

Appeal No. SP 2021-058
 Date 09/24/2021

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) John Wabick
 Applicant
 Business Name: Westherr Automotive Group

Contact Info: [Redacted] [Redacted]
 Email Phone Number
 Business Address: 3552 Southwestern Blvd Orchard Park NY 14127
 No. & Street City State Zip Code
 Property Owner: TR Lockport Realty LLC [Redacted]
 Name Email
Same as above Same As Above
 No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:
4600 West Henrietta Rd, Henrietta, NY 14623
 No. & Street City State Zip Code
175-100-0002-077.0 175-10-2-77 Commercial B-1
 Tax Map No. Zoning District

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

Under the Zoning Ordinance, a Special Permit is requested pursuant to:
 Article: VI Section: 295 Subsection: B-15 Paragraph: 40 h of the Zoning Ordinance.
 Description of Proposal: The Applicant is proposing to construct a Vehicle Dealership and Overflow Vehicle Storage facility. The proposed Building will be approximately 25,000 sf

Multiple Dwelling Applications – Dwelling Units per Acre: _____
 Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Architect/Engineer: Matthew Newcomb (Passero) [Redacted]
 Name Email
242 West Main St. Rochester NY 14614 [Redacted]
 No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: [Signature]

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: _____

Janine Fried 10/27/21 TBD
 Received By Date of Meeting Time
 (unless rescheduled)

PA
PASSERO ASSOCIATES
engineering architecture

September 24, 2021

Town of Henrietta
Attn: Supervisor Schultz/Town Board
475 Calkins Road
Henrietta, NY 14467

**RE: 4600 West Henrietta Rd – West Herr
Letter of Intent – Request for Special Use Permit**

Dear Supervisor Schultz/Town Board:

On behalf of our client, FSI Construction, we respectfully submit the attached materials for consideration of a Special Use Permit for a car dealership at 4600 West Henreitta Road, for the October 27, 2021, Town Board Meeting.

The parcel is zoned B-1 Commercial where a car dealership is allowed by code pursuant to a Special Use Permit granted by the Town of Henrietta Town Board.

The project includes the abatement and demolition of the existing hotel buildings onsite, and the construction of a 25,000-sf building and associated parking for a car dealership. There is capacity within the existing infrastructure for the project. The building will be serviced with public utilities located on the south side of West Henrietta Road.

In support of our request, attached please find:

- (1) Check for \$150.00
- (1) Application/ Statement of Applicant & Owner w/Respect of Professional & Consulting Fees
- (4) Letter of Intent
- (4) Site Plans
- (1) Short EAF
- (1) Letter of Authorization
- (1) Thumb Drive of Application Materials

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.



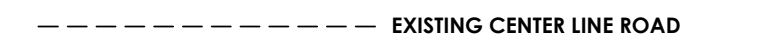
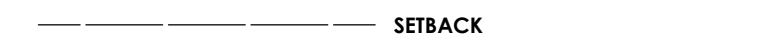
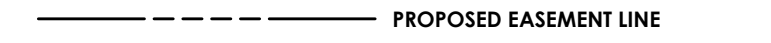
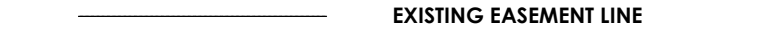



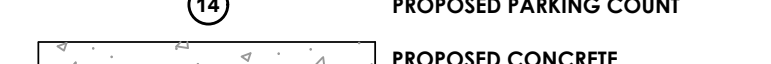
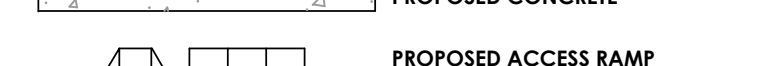
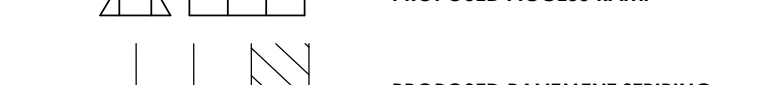
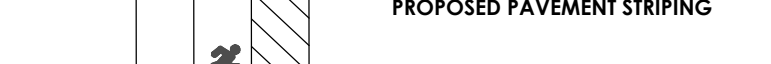


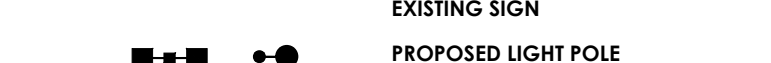


Sincerely,

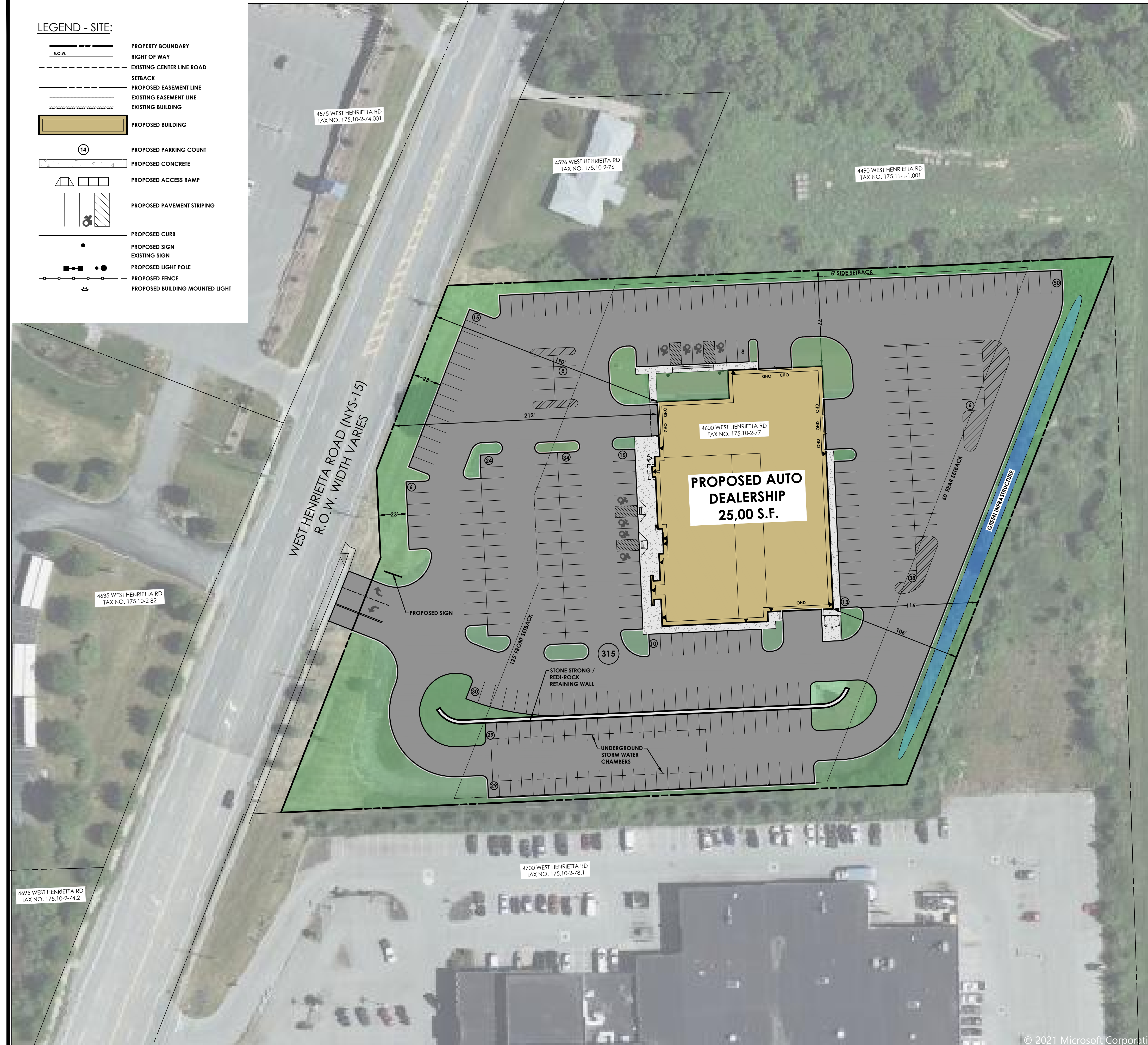


Matthew Newcomb
Project Manager

MN:paf
CC: Frank Imburgia

LEGEND - SITE:

-  PROPERTY BOUNDARY
-  RIGHT OF WAY
-  EXISTING CENTER LINE ROAD
-  SETBACK
-  PROPOSED EASEMENT LINE
-  EXISTING EASEMENT LINE
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PROPOSED PARKING COUNT
-  PROPOSED CONCRETE
-  PROPOSED ACCESS RAMP
-  PROPOSED PAVEMENT STRIPING
-  PROPOSED CURB
-  PROPOSED SIGN
-  EXISTING SIGN
-  PROPOSED LIGHT POLE
-  PROPOSED FENCE
-  PROPOSED BUILDING MOUNTED LIGHT



SITE DATA

1. TAX ACCOUNT NUMBER: 175.100-0002-077.0
2. PARCEL ADDRESS: 4600 WEST HENRIETTA RD
3. TOTAL PARCEL AREA: 4.82 ACRES (208,959 S.F.)
4. EXISTING ZONING: COMMERCIAL B-1
PROPOSED ZONING: COMMERCIAL B-1
5. EXISTING USE: HOTEL
PROPOSED USE: AUTO DEALERSHIP - REQUIRES SPECIAL USE PERMIT
6. AREA REQUIREMENTS:

LOT	REQUIRED	PROPOSED
GREEN SPACE	30%	19%
SETBACK		
FRONT	125'	190'
REAR	60'	106'
SIDE	5'	77'

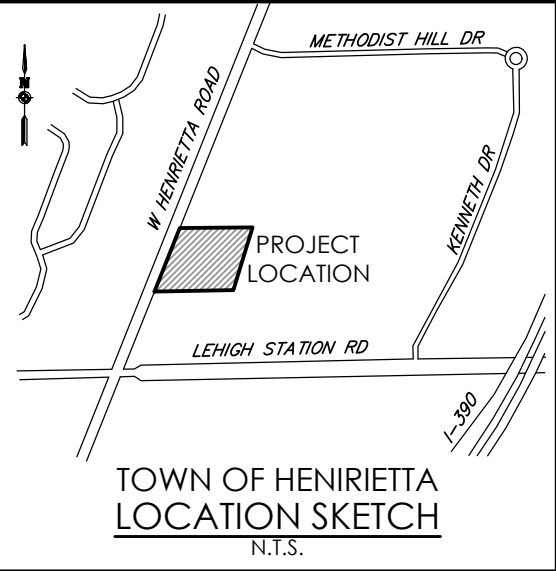
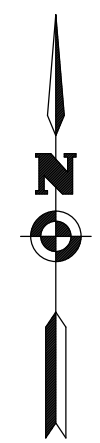
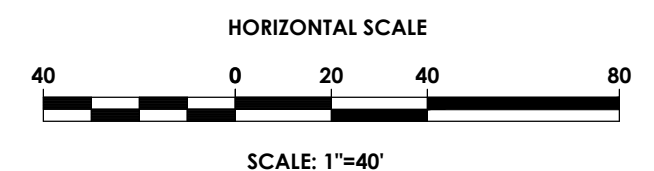
BUILDING	REQUIRED	PROPOSED
HEIGHT	<30'	28'

PARKING

NOTES:

STALLS	44 SERVICE+39 SALES	315
STALL SIZE (PERPENDICULAR)	9'X18'	9'X18'
DRIVE AISLE WIDTH	24' (26' FIRE)	24' (26' FIRE)

7. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE US FISH AND WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY.
8. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
9. PUBLIC WATER WILL BE PROVIDED BY MONROE COUNTY WATER AUTHORITY
10. ELECTRIC SERVICE WILL BE SUPPLIED BY ROCHESTER GAS AND ELECTRIC
11. GAS SERVICE WILL BE SUPPLIED BY ROCHESTER GAS AND ELECTRIC
12. SANITARY SEWER WILL BE PROVIDED BY TOWN OF HENRIETTA
13. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY.



Client:
TEAM FSI
90 GOODWAY DR.
ROCHESTER, NY 14623
585-292-1580

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691
Principal-in-Charge: Jess Sudol, PE
Project Manager: MATTHEW NEWCOMB
Designed by: TREVOR HAUT



Revisions

No.	Date	By	Description
1			

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**WEST HERR
CONCEPT**
4600 W. HENRIETTA RD

Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No:
20213238.0001

Drawing No. C 101	Sheet No. 1
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Scale:
1" = 40'

Date
SEPTEMBER 2021

NOT FOR CONSTRUCTION

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

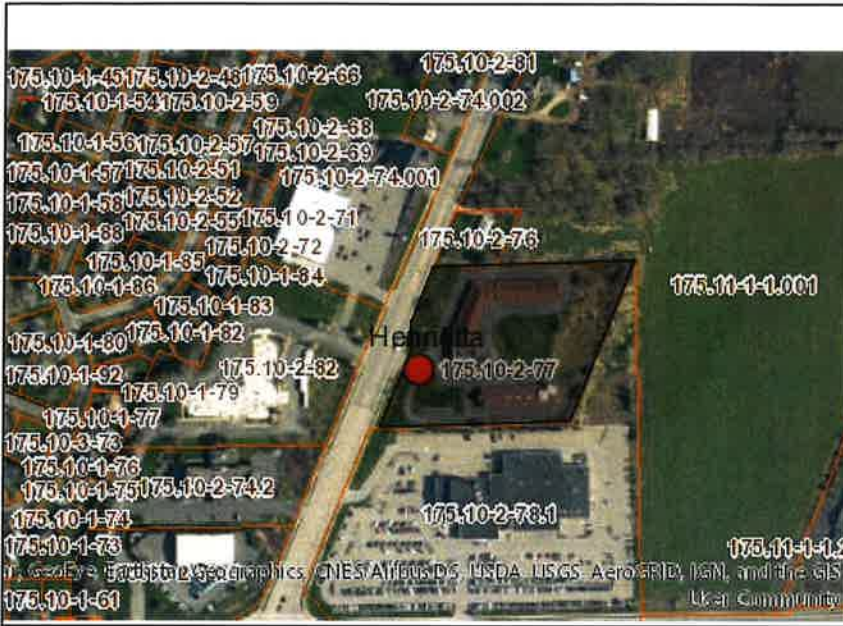
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
West Herr Car Dealership			
Name of Action or Project: 4600 West Henrietta Road			
Project Location (describe, and attach a location map): The Project is located on the west side of West Henrietta Road, North of Lehigh Station Road.			
Brief Description of Proposed Action: The project will be constructed in 2 phases. The first phase includes the demolition of 2 existing hotel buildings, and the construction of an overflow parking facility for a car dealership. The Second phase of the project will be to construct a 25,000 sf +/- building to service the car lot.			
Name of Applicant or Sponsor: Team FSI		Telephone: [REDACTED]	
Address: 90 Goodway Dr.		E-Mail: [REDACTED]	
City/PO: Rochester		State: NY	Zip Code: 14623
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.82 acres b. Total acreage to be physically disturbed? _____ 4 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.82 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Pond and Storm Sewers _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Stormwater Pond _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Matthew Newcomb</u> Date: <u>9/22/21</u> Signature: <u></u> Title: <u>Project Manager</u>		



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]	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