



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

Appeal No. SP-2022-005
 Date Re-submit 2/25/22

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) Jim Mulka
 Applicant

Business Name: West Herr Automotive Group

Contact Info: [Redacted] [Redacted]
 Email Phone Number

Business Address: 3552 Southwestern Blvd. Orchard Park NY 14217
 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:

4635 West Henrietta Road Henrietta NY
 No. & Street City State Zip Code
175.10-2-82 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: 295 Section: 14 Subsection: B Paragraph: 10 of the Zoning Ordinance.

Description of Proposal: The Applicant is proposing to store vehicles on an existing lot with future development of a building, of which its use has not been finalized, but will involve vehicle storage, repair, or selling depending on the final use.

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: [Signature]

[Signature] 3/23/22 TBD
 Received By Date of Meeting Time
 (unless rescheduled)



February 24, 2022

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

**RE: 4635 West Henrietta Rd (Tax ID: 175.10-2-82)
West Herr Sprinter Dealership & Service Center
Letter of Intent – Request for Special Use Permit**

Dear Supervisor Schultz/Town Board:

On behalf of our client, West Herr Automotive Group, we respectfully submit the attached materials for your consideration at the March 23, 2022, Town Board meeting in the review of a Special Use Permit to establish a vehicle storage and future building development at 4634 West Henrietta Road.

Existing Conditions

The project site is located along the west side off West Henrietta Road between Methodist Hill Road to the north and Lehigh Station Road to the south. This commercial corridor is characterized by large scale commercial development including vehicle dealerships, offices, hotels, institutional uses, and suburban apartments. The existing site includes the concrete slab footprint of a former building, drive aisles, and tow-way access connections along an existing private road that runs behind the project site, connecting West Henrietta Road and Lehigh Station Road.

Project Proposal

The project includes utilizing the existing parking lot for vehicle storage, with future development of the lot which includes revised site improvements, parking, and a new building. There is capacity within the existing Town infrastructure to support the current proposed project, and the future development. The future building will be serviced with public utilities located along West Henrietta Road.

Special Permit Review

The parcel is located primarily in the B-1 Commercial District where a vehicle dealership is allowed by code pursuant to a Special Use Permit granted by the Town of Henrietta Town Board. A small section of the parcel at the west side of the site is in the R-1 Residential District. This portion of the site will not be utilized for parking, showroom, or service space as part of this site development.

State Environmental Quality Review (SEQRA)

Our team has completed an environmental analysis finding that this project will not have an adverse environmental impact to the site, neighborhood, or community in accordance with the standards of SEQRA. The proposed project is an Unlisted Action under SEQRA.

**West Herr Sprinter Dealership & Service Center
4635 West Henrietta Rd (Tax ID: 175.10-2-82)
Letter of Intent – Request for Special Use Permit**

In support of our request, attached please find:

- (1) Check for \$150.00 (previously submitted)
- (1) Application/ Statement of Applicant & Owner w/Respect of Professional & Consulting Fees
- (1) Letter of Intent, Special Use Permit
- (1) Short EAF, Part 1
- (1) Letter of Authorization

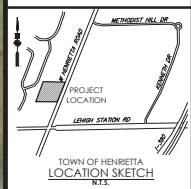
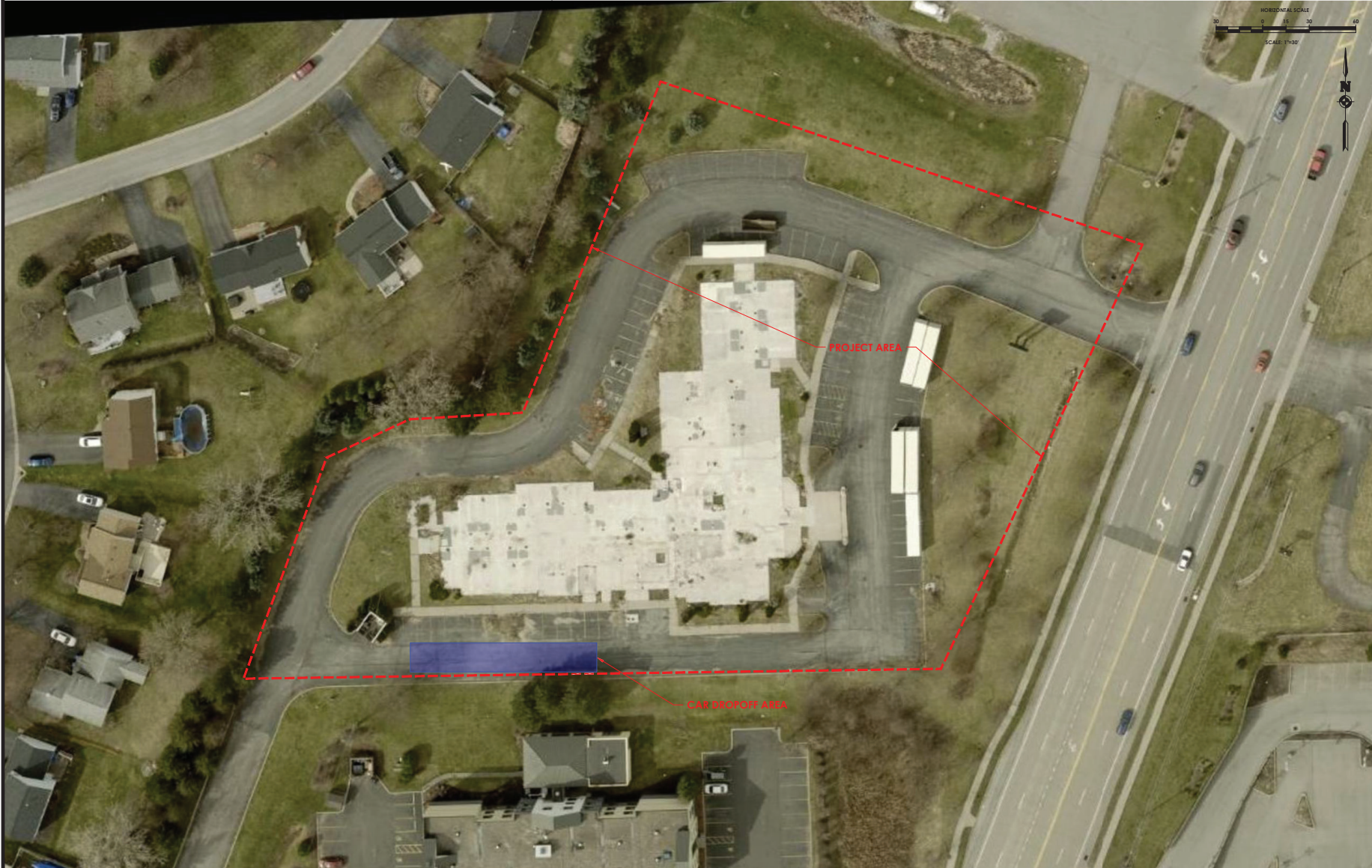
If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time at (585) 325-1000. Thank you for your consideration.

Sincerely,



Matthew Newcomb
Project Manager

CC: Jim Mulka, AIA



Client:

PASSERO ASSOCIATES
 340 West Main Street Suite 100
 Rochester, New York 14614
 Phone: (585) 325-1491
 Fax: (585) 325-1491

Principal-in-Charge: **Jess Sudol, PE**
 Project Manager: **Hadi Nassar, EIT**
 Designed by: **Joshua Saxton, EIT**



Revisions		
No.	Date	Description
1		

I HEREBY CERTIFY AS DESIGNER OR DESIGNER IN CHARGE OF THIS DRAWING TO BE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AS REQUIRED BY SECTION 2203 OF THE EDUCATION LAW AND ARTICLE 144 OF SECTION 2209 AND 2215 OF THE EDUCATION LAW. THESE PLANS ARE COPYRIGHTED PROPERTIES.

SITE PLAN

Town/City: **Henrietta**
 County: **Albany** State: **NEW YORK**

Project No: **20223316.0001**

Drawing No: **C 101** Sheet No: **1**

Scale: **1" = 30'**

Date: **FEBRUARY 2022**

NOT FOR CONSTRUCTION

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

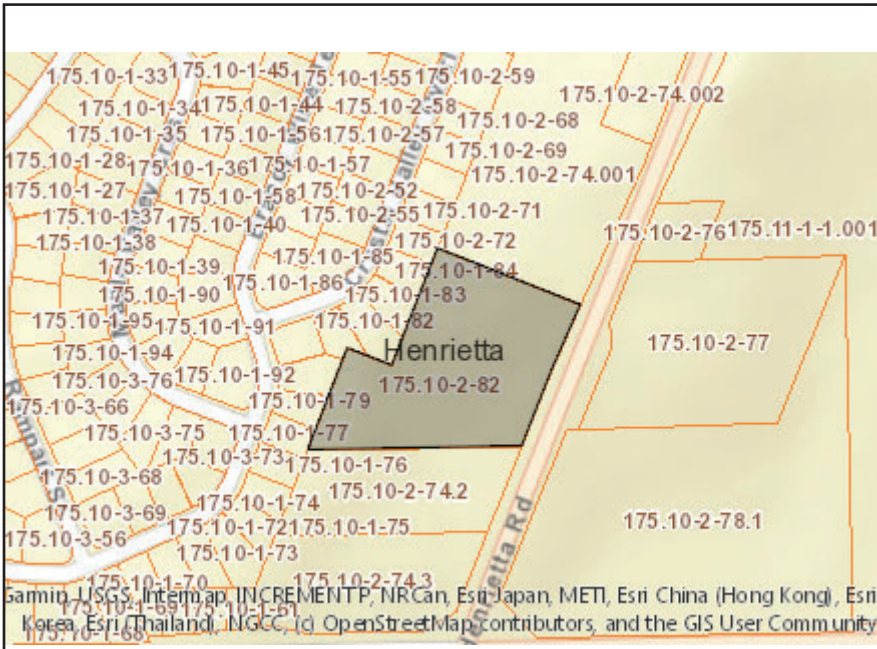
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: West Herr Sprinter Dealership & Service Center			
Project Location (describe, and attach a location map): 4635 W Henrietta Road, Henrietta, NY 14467 (Tax ID: 175.10-2-82)			
Brief Description of Proposed Action: The project includes the utilization of an existing parking lot for vehicle storage. Also future development of a building and site development, which includes a new parking lot, infrastructure, and utilities. The building will have a use of vehicle storage, repair, or sellign depending on the final use.			
Name of Applicant or Sponsor: Christopher Snyder/Passero Associates		Telephone: 585-325-1000	
Address: 242 W. Main St. S100		E-Mail: [REDACTED]	
City/PO: Rochester		State: NY	Zip Code: 14614
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: NYSDOT, MCWA, MCPW, MCDPH (Monroe County) Approvals		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.34 acres	
b. Total acreage to be physically disturbed?		+/- 4.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.34 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,	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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? <small>Construction and site work as part of this project only includes the redevelopment of previously developed suburban land.</small>	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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, 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: _____ Stormwater management on site includes underground containment. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ Underground containment chambers. _____	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>Christopher Snyder</u> Date: <u>2/03/2022</u> Signature: <u></u> Entitlement Specialist, Title: <u>Passero Associates</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]	No
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