



TOWN OF HENRIETTA
County of Monroe
State of New York

475 Calkins Road, Rochester, NY 14623
(585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD

Appeal No. SP-2022-014

SPECIAL USE PERMIT – RESTAURANT

Date 3-8-2022

Applicant: BJ's Restaurants, Inc. C/O GPD LLC, Attn: Jared Taylor _____
Name Email

5847 Brace Road, Loomis, CA 95650 _____
No. & Street City State Zip Code Phone Number

Business Owner: BJ's Restaurant, Inc. _____
Name Email

7755 Center Avenue Suite 300 Huntington Beach, CA 92647 _____
No. & Street City State Zip Code Phone Number

Business Name: BJ's Restaurant, Inc.

Business Address: 760 Jefferson Rd Rochester, NY 14623 _____
No. & Street City State Zip Code

Property Owner: Benderson, Matt Oates _____
Name Email

570 Delaware Ave. Buffalo, NY 14202

7978 Cooper Creek Boulevard, University Park FL 34201 _____
No. & Street City State Zip Code Phone Number

Architect/Engineer: WD Partners _____
Name Email

19100 Von Karman Ave., Suite 600, Irvine, CA 92612 _____
No. & Street City State Zip Code Phone Number

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

760 Jefferson Rd Rochester, NY 14623 _____
No. & Street City State Zip Code

162.05-1-3.3 _____ Industrial _____
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: VIII Section: 295-25 Subsection: A 25 Paragraph: 15 (16) of the Zoning Ordinance.

Description of Proposal: Proposed new restaurant use in an Industrial zoned district.

IMPORTANT: Please check only those operational subtypes which you intend to operate now or in the very near future. The Town is required to assess each subtype for potential impacts, therefore if you select operational subtypes which are not truly intended to be utilized, you may unnecessarily subject your proposal to further mitigation which may not otherwise have been required.

- Sit Down Meal Service Take-Out Meal Service Drive-Through Service
 Outdoor Seating Bands, DJs, or Similar Loud Entertainment Alcohol to be Served

Printed Name: Jared Taylor Signature: [Signature]

C. MATAGNE
Received By

May 11, 2022
Date of Meeting* (unless rescheduled)

TBD
Time

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.



January 13, 2021

Town of Henrietta
Henrietta Town Hall
475 Calkins Road
Rochester, NY 14623

Re: Special Use Permit (Restaurant Use)
BJ's Restaurant
Tax Map No.: 162.05-1-3.3
760 Jefferson Rd
Rochester, NY 14623

Planning Department,

This letter is to formally present a Special Use Permit (Restaurant Use) Application request for a proposed BJ's Restaurant at the above referenced location.

The proposed use is a 7,662 sq. ft. full service sit down restaurant with a 950 sq. ft. outdoor patio and the sale of a full line of alcoholic beverages for onsite consumption as well as the sale of beer and wine for offsite consumption.

The existing site is currently a closed Macaroni Grill that's a pad of a shopping center anchored by Home Depot and others in the Town of Henrietta, NY. The site is located Northeast of the intersection W Jefferson Rd and Marketplace Dr. To the North is surface parking with an inline multi-tenant building beyond; anchored by Home Depot. To the West is surface parking and a freestanding Red Robin. Directly to the South is surface parking with W Jefferson Rd on the other side. To the East is surface parking with 110 Grill on the other side. The subject lot has street frontage to the South along W Jefferson Rd.

BJ's has developed this new restaurant building which reflects BJ's interpretation of Contemporary American Brewhouse. BJ's is proposing a very high-end finish palette which includes two shades of stone, metal awnings lots of glazing and composite wood siding. All sides of the proposed building are articulated with offsets and reveals. The entry is emphasized both by the tower's height and also by the projection of the metal canopy. All mechanical equipment is screened from view. The restaurant was designed with the kitchen in the back allowing large, tall windows to be placed on the other three elevations. These windows add interest aesthetically and also allow lots of natural light in the dining room. A patio wraps the corner of the restaurant and includes a fire table feature. The service yard is fully enclosed and is architecturally compatible with the building it serves. Two custom pieces of artwork will be installed on the right and left elevations that will not contain any advertising. The custom



artwork are architectural features that provide interest and lend a clean, modern, contemporary feel to the restaurant design.

BJ's Restaurant will serve the public convenience and necessity by providing a premium dining experience for the entire family. BJ's serves a broad menu of delicious food and drink at a very comfortable price point. The public has come to expect the availability of alcoholic beverages to compliment food orders at today's sit down restaurants. BJ's Restaurant proposes the sale of a full line of alcoholic beverages to meet such public expectation and the sale of BJ's own hand crafted beers for onsite and offsite consumption. BJ's beers are of the highest quality and can be purchased at a BJ's Restaurant location. The total sale of food items at BJ's Restaurant will greatly exceed the total sale of alcohol. BJ's Restaurant's kitchen will be open and serving food at all times when the restaurant is open. No dancing or live entertainment is proposed.

The proposed use will provide a service or facility which will contribute to the general well being of the neighborhood and the community. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The proposed use will not adversely affect the present economic stability or future economic development of property in the surrounding area. In fact BJ's will generate approximately 150 local jobs and new tax dollars for the Town of Henrietta.

BJ's Restaurant proposed hours of operation are:

Mon-Thur: 11AM to 12midnight
Friday: 11AM to 12midnight
Saturday: 10AM to 12midnight
Sunday: 10AM to 12midnight

Please do not hesitate to call should you have any questions or need any additional information during your review process.

Sincerely,

Joan Leguay
BJ's Restaurants, Inc.
Director of Property Development





January 13, 2021

Town of Henrietta
Henrietta Town Hall
475 Calkins Road
Rochester, NY 14623

Re: Special Use Permit (Outdoor Seating)
BJ's Restaurant
Tax Map No.: 162.05-1-3.3
760 Jefferson Rd
Rochester, NY 14623

Planning Department,

This letter is to formally present a Special Use Permit (Outdoor Seating) Application request for a proposed BJ's Restaurant at the above referenced location.

This Special Use Permit request for Outdoor Seating is in conjunction with the Special Use Permit request for a new BJ's Restaurant use. The proposed restaurant use is a 7,662 sq. ft. full service sit down restaurant with a proposed 950 sq. ft. outdoor covered patio. BJ's is seeking approval for outdoor seating to further provide more seating options for its customers and an option for their customers to enjoy the environment of the surrounding community. The proposed outdoor seating is a covered patio that wraps the corner of the restaurant and includes a fire table feature.

BJ's Restaurant proposed hours of operation are:

Mon-Thur: 11AM to 12midnight
Friday: 11AM to 12midnight
Saturday: 10AM to 12midnight
Sunday: 10AM to 12midnight

Please do not hesitate to call should you have any questions or need any additional information during your review process.

Sincerely,

Joan Leguay

BJ'S RESTAURANTS, INC.



BJ's Restaurants, Inc.
Director of Property Development





RESTAURANT BREWHOUSE

19470

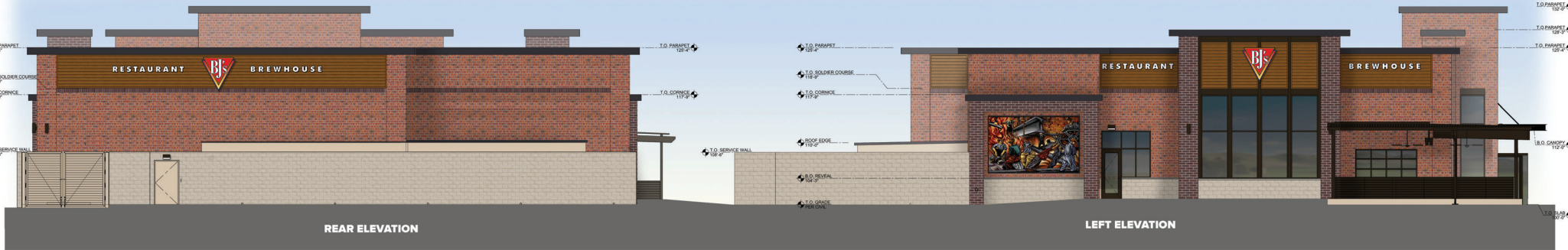
RESTAURANT





BREWHOUSE











- 


BRICK VENEER
MCNEAR BRICK
COLOR: RAWHIDE (BRK-1)
 - 

BRICK VENEER
MCNEAR BRICK
COLOR: SEPIA (BRK-2)
 - 

COMPOSITE SIDING
COLORGUARD WOODTONE
COLOR: RUSTIC SERIES MAPLE
 - 

SMOOTH FACE CMU
ORCO BLOCK CO.
NATURAL GRAY
- 

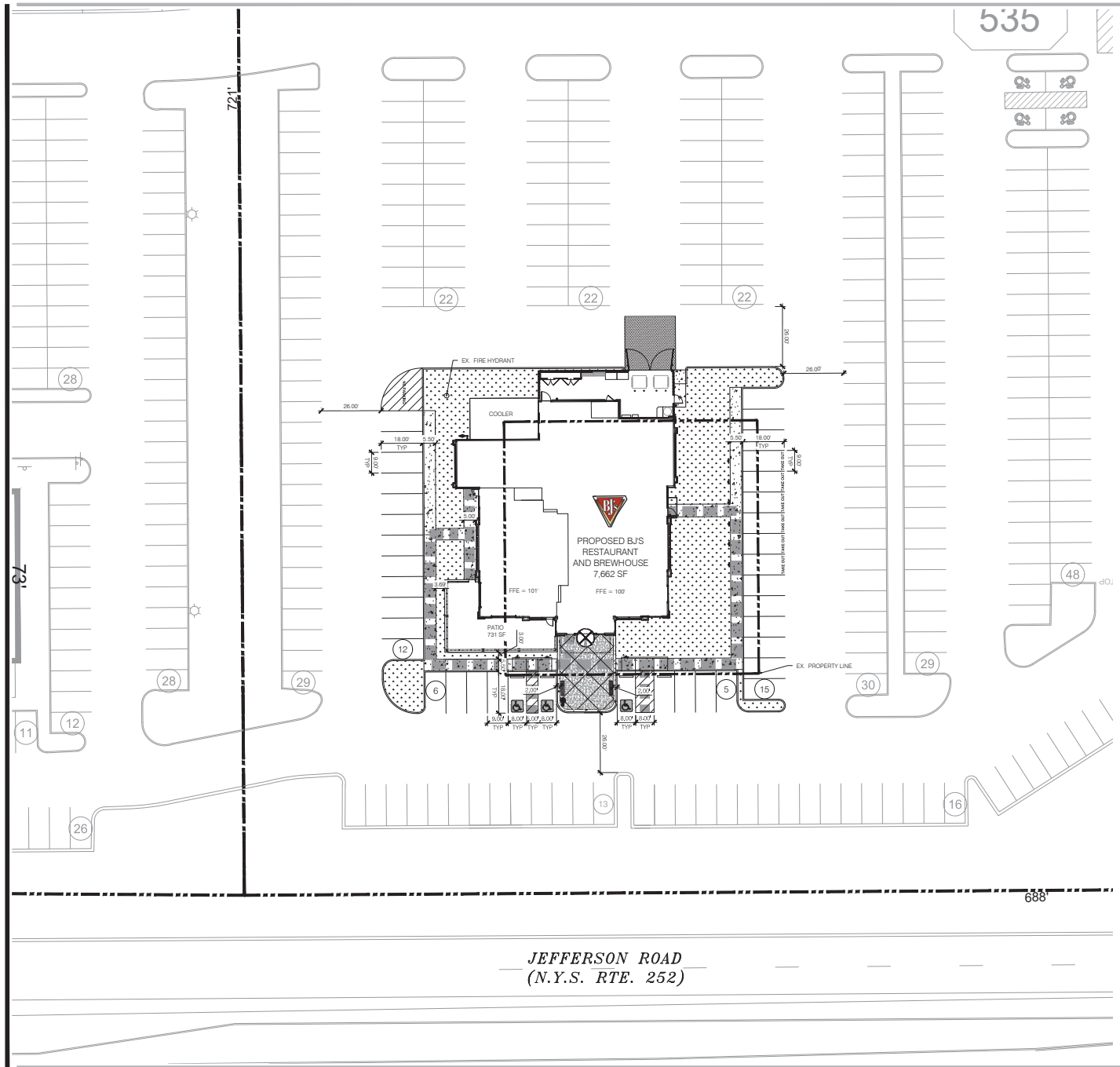
DOOR, MECHANICAL - PAINT
SHERWIN WILLIAMS
SW6106 KILIM BEIGE
 - 

PARAPET CORNICE
SHERWIN WILLIAMS
SW6989 GLOSS DOMINO
 - 

STORE FRONT METAL
KAWNEER
DARK BRONZE FINISH

NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.





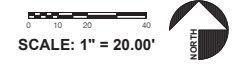
JEFFERSON ROAD
(N.Y.S. RTE. 252)

LEGEND

- TRASH (BY OWNER)
- ASH URN (BY OWNER)
- BENCH PER BJ'S SPECIFICATIONS
- DARK GRAY CONCRETE (I.M. SCOFIELD INTEGRAL DARK GRAY #10-34 WITH DOUBLE THE MIX TO PRODUCE VERY DARK CONCRETE) LIGHT BROOM FINISH TO HAVE 8" OF SQUARES AT DIAGONAL PATTERN # TOOL JOINTS WITH A 12" WIDE NATURAL GRAY SMOOTH TROWEL BORDER. DIAGONAL CUTS TO BE ALIGNED WITH CORNERS OF THE ENTRY TOWER. APPLY 2 COATS OF MIRACLE SEALANTS 911 SEAL & ENHANCE PENETRATING SEALER.
- HIGH STRESS AREAS: # INCHES OF REINFORCED POLYPROPYLENE UNDERLAIN BY 6 INCHES OF COMPACTED AGGREGATE BASE COURSE.
- NATURAL GRAY CONCRETE.
- LANDSCAPE, REFER TO LANDSCAPE PLAN
- ADA ACCESSIBLE ROUTE.

PARKING DATA
LOSS OF 2 PARKING SPACES AS COMPARED TO EXISTING CONDITIONS.

THIS EXHIBIT IS PROVIDED FOR GENERAL SITE LAYOUT PURPOSES ONLY. WDPARTNERS HAS NOT EVALUATED THIS PLAN FOR CONFORMANCE WITH APPLICABLE ZONING REGULATIONS (PARKING COUNTS, SETBACK LINES, ETC.)



19100 VON KARMAN AVE.
SUITE 600
IRVINE, CA 92612
949.753.7676 T
WDPARTNERS.COM

2020 PROTOTYPE

BJ'S RESTAURANT & BREWHOUSE
760 JEFFERSON RD.
ROCHESTER, NY 14623



8/26/2021
PROJECT NO. BJSB.00356
REVISIONS

PSP-1.0 PRELIMINARY SITE PLAN

PROPOSED SITE PLAN DOCUMENTS

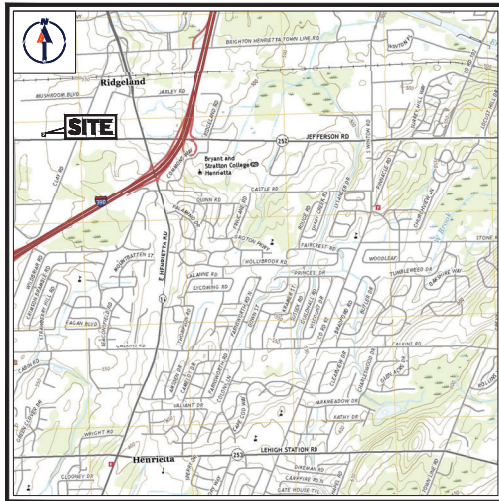
FOR



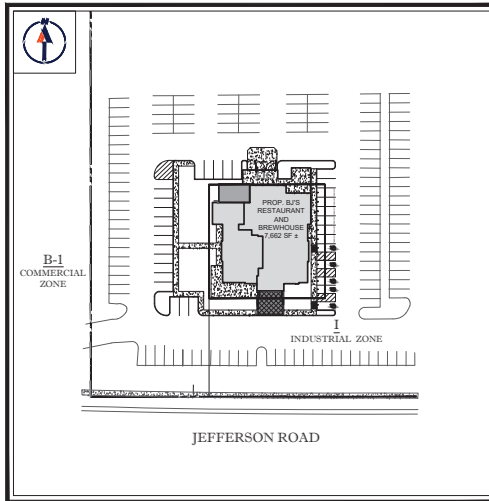
PROPOSED
RESTAURANT AND BREWHOUSE
 LOCATION OF SITE:
 760 JEFFERSON ROAD, TOWN OF HENRIETTA
 MONROE COUNTY, NEW YORK
 MAP 162.05, BLOCK 1, LOT 3.3

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
DETAIL SHEET	C-901
DETAIL SHEET	C-902
LANDSCAPE PLAN (BY OTHERS)	1 OF 1
ALTA SURVEY (BY OTHERS)	1 OF 1



USGS MAP
 SCALE: 1" = 2,000'
 SOURCE: PITTSFORD QUADRANGLE



SITE MAP
 SCALE: 1" = 60'



AERIAL MAP
 SCALE: 1" = 150'
 SOURCE: NYS GIS CLEARINGHOUSE

PREPARED BY

BOHLER //

BOHLER //
 THE
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRAFFIC ENGINEERING

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MCL
2	01/26/2022	TOWN NOTE ADDED	MCL

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL PURPOSES. REVIEW AND APPROVAL BY MUNICIPAL OFFICIALS IS REQUIRED FOR PERMITTING AND CONSTRUCTION.

PROJECT No.: 8210242
 DRAWN BY: MCL
 CHECKED BY: CEB
 DATE: 1/26/2021
 CAD ID: 8210242-T1645_222434

PROJECT:
SITE DEVELOPMENT PLANS
 FOR

RESTAURANT & BREWHOUSE
 162.05-4-3.3
 760 JEFFERSON ROAD
 TOWN OF HENRIETTA
 MONROE COUNTY,
 NEW YORK

BOHLER //
 17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-0000
www.BohlerEngineering.com

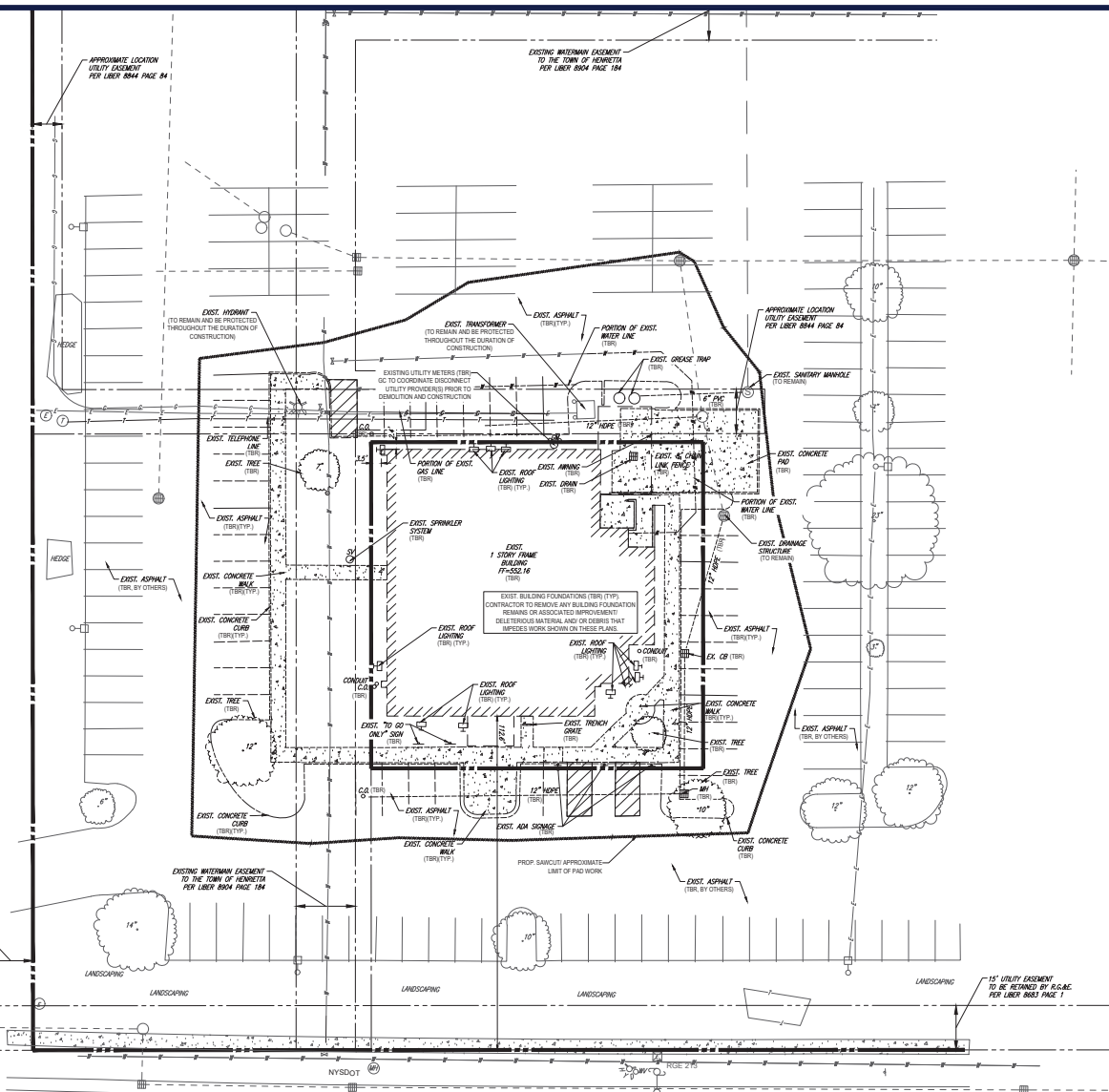
W.D. GOEBEL
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 02844-C
 NEW YORK LICENSE No. 1988-C
 CONNECTICUT LICENSE No. 10486
 NEW HAMPSHIRE LICENSE No. 10260
 MARYLAND LICENSE No. 14945
 NEW JERSEY LICENSE No. 45202

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 2 - 01/26/2022

C:\PROGRAMS\BOHLER\162.05-4-3.3\162.05-4-3.3-101.DWG - 1/26/2021 10:00:00 AM - A:\VOLUME 101.DWG



**JEFFERSON ROAD
(NEW YORK STATE ROUTE 252)**
(WIDTH VARIES)

**REFER TO GENERAL NOTES SHEET FOR
DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION REMOVAL
PURPOSES ONLY**



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRAINING

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MSL
2	01/26/2022	TOWN NOTE ADDED	MSL

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL PURPOSES. AGENTS REVIEW AND APPROVE FOR MUNICIPAL PURPOSES AS A CONDITION OF THE PERMITTING PROCESS.

PROJECT No.:	8210242
DRAWN BY:	MEL
CHECKED BY:	CEB
DATE:	12/26/2021
CAD ID:	8210242.TB&S_22024

PROJECT: **SITE DEVELOPMENT PLANS**

FOR
BJ'S
RESTAURANT & BREWHOUSE
162.05-4-3.3
760 JEFFERSON ROAD
TOWN OF HENRIETTA
MONROE COUNTY,
NEW YORK

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0000
www.BohlerEngineering.com

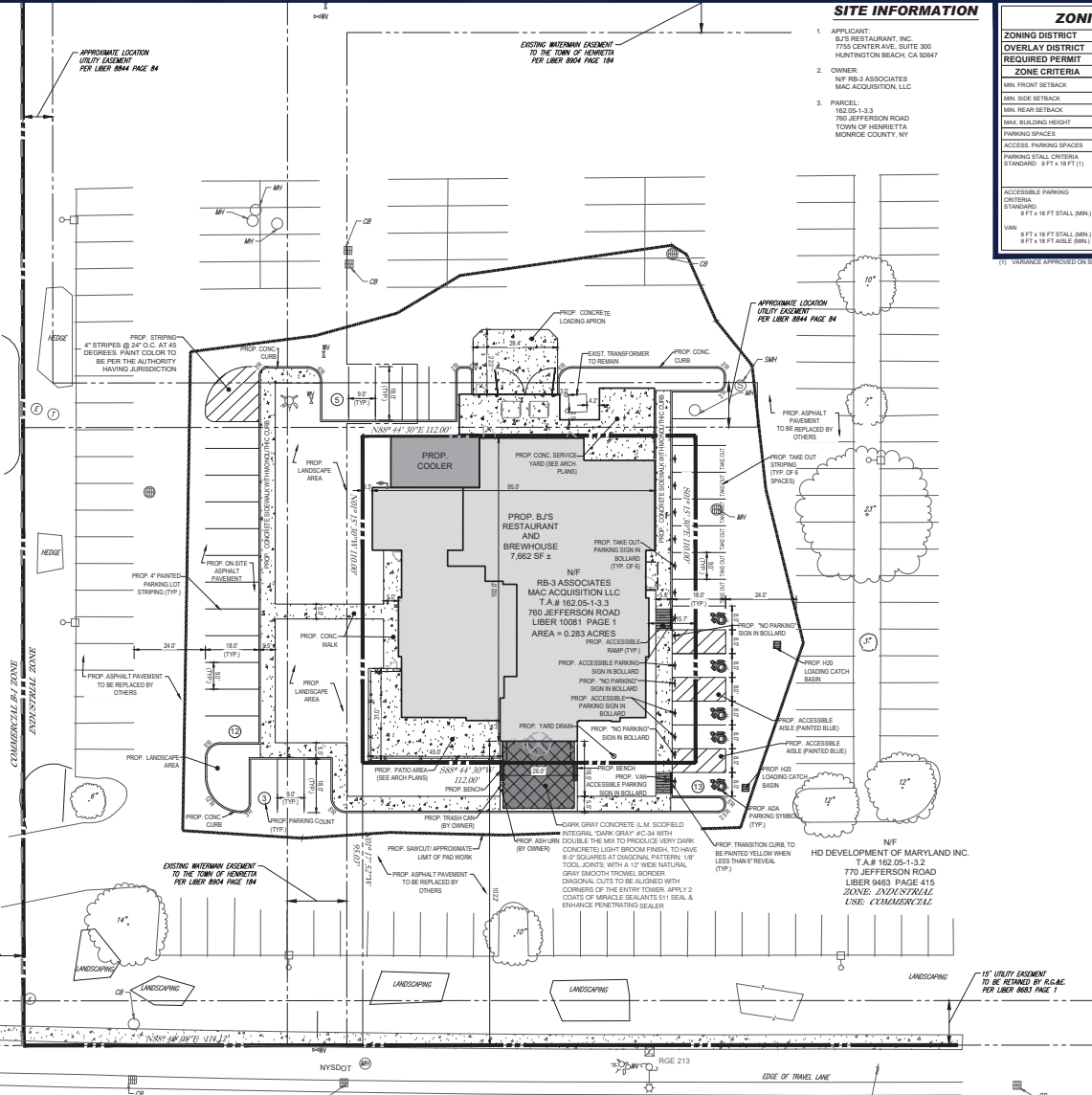
W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 02844-C
RHODE ISLAND LICENSE No. 7058
CONNECTICUT LICENSE No. 10584
NEW HAMPSHIRE LICENSE No. 10365
MAINE LICENSE No. 14915
NEW JERSEY LICENSE No. 45205
NEW YORK LICENSE No. 45205

DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 2 - 01/26/2022

C:\PROJECTS\2021\162.05-4-3.3\162.05-4-3.3-DEMOLITION\162.05-4-3.3-DEMOLITION.dwg 12/28/2021 10:00:00 AM A:\VPL\T.C. BOHLER



SITE INFORMATION

1. APPLICANT: BJS RESTAURANT, INC. 7755 CENTER AVE, SUITE 300 HUNTINGTON BEACH, CA 92647
2. OWNER: NIF RB-3 ASSOCIATES MAC ACQUISITION, LLC
3. PARCEL: 162-05-1-3.3 760 JEFFERSON ROAD TOWN OF HENRIETTA MONROE COUNTY, NY

ZONING ANALYSIS TABLE			
OVERLAY DISTRICT	INDUSTRIAL		
REQUIRED PERMIT	RESTAURANTS REQUIRE A SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK	15' (BY FRONT SETBACK OF EXIST. BLDGS (NOT LESS THAN 80'))	112.2 FT (E)	152.2 FT
MIN. SIDE SETBACK	5 FT	3.5 FT (E)	3.5 FT
MIN. REAR SETBACK	40 FT	2.4 FT (E)	9 FT
MAX. BUILDING HEIGHT	40 FT	1 STORY	52 FT
PARKING SPACES	-	-	-
ACCESSIBLE PARKING SPACES	5	5	5
PARKING STALL CRITERIA (STANDARD: 9 FT x 18 FT (1))	USE CATEGORY: RESTAURANT OR OTHER EATING PLACE REQUIRED PARKING: 1 PER 3 SEATS, PLUS 1 FOR EACH 2 EMPLOYEES CALCULATION:		
ACCESSIBLE PARKING CRITERIA	1-25 SPACES: + 1 MIN. ACCESSIBLE SPACE 26-50 SPACES: + 2 MIN. ACCESSIBLE SPACES 51-75 SPACES: + 3 MIN. ACCESSIBLE SPACES 76-100 SPACES: + 4 MIN. ACCESSIBLE SPACES 101-150 SPACES: + 5 MIN. ACCESSIBLE SPACES 151-200 SPACES: + 6 MIN. ACCESSIBLE SPACES 201-300 SPACES: + 7 MIN. ACCESSIBLE SPACES 301-400 SPACES: + 8 MIN. ACCESSIBLE SPACES	401-500 SPACES: + 9 MIN. ACCESSIBLE SPACES 501-1000 SPACES: + MIN. 2% OF TOTAL 1001 SPACES: + MIN. 3% OF TOTAL 1001 SPACES OVER 1,000: + MIN. 3% OF TOTAL 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	152.2 FT 3.5 FT 9 FT 52 FT - - - -

(1) VARIANCE APPROVED ON SEPT 27, 2020, APPLICATION #25-143 FOR 616 PARKING SPACES

NIF
700 JEFFERSON ROAD LLC
T.A.# 162-05-1-3.111
720 JEFFERSON ROAD
LIBER 10029 PAGE 187
ZONE: COMMERCIAL B-1
USE: COMMERCIAL

15' UTILITY EASEMENT TO 65.66' 700 LIBER 9355 PAGE 46

EXISTING WATERMAIN EASEMENT TO THE TOWN OF HENRIETTA PER LIBER 8504 PAGE 104

NIF
HD DEVELOPMENT OF MARYLAND INC.
770 JEFFERSON ROAD
LIBER 9485 PAGE 415
ZONE: INDUSTRIAL
USE: COMMERCIAL

**JEFFERSON ROAD
(NEW YORK STATE ROUTE 252)**
(WIDTH VARIES)

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LEASING
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRAINING

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MSL
2	01/26/2022	TOWN NOTE ADDED	MSL

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

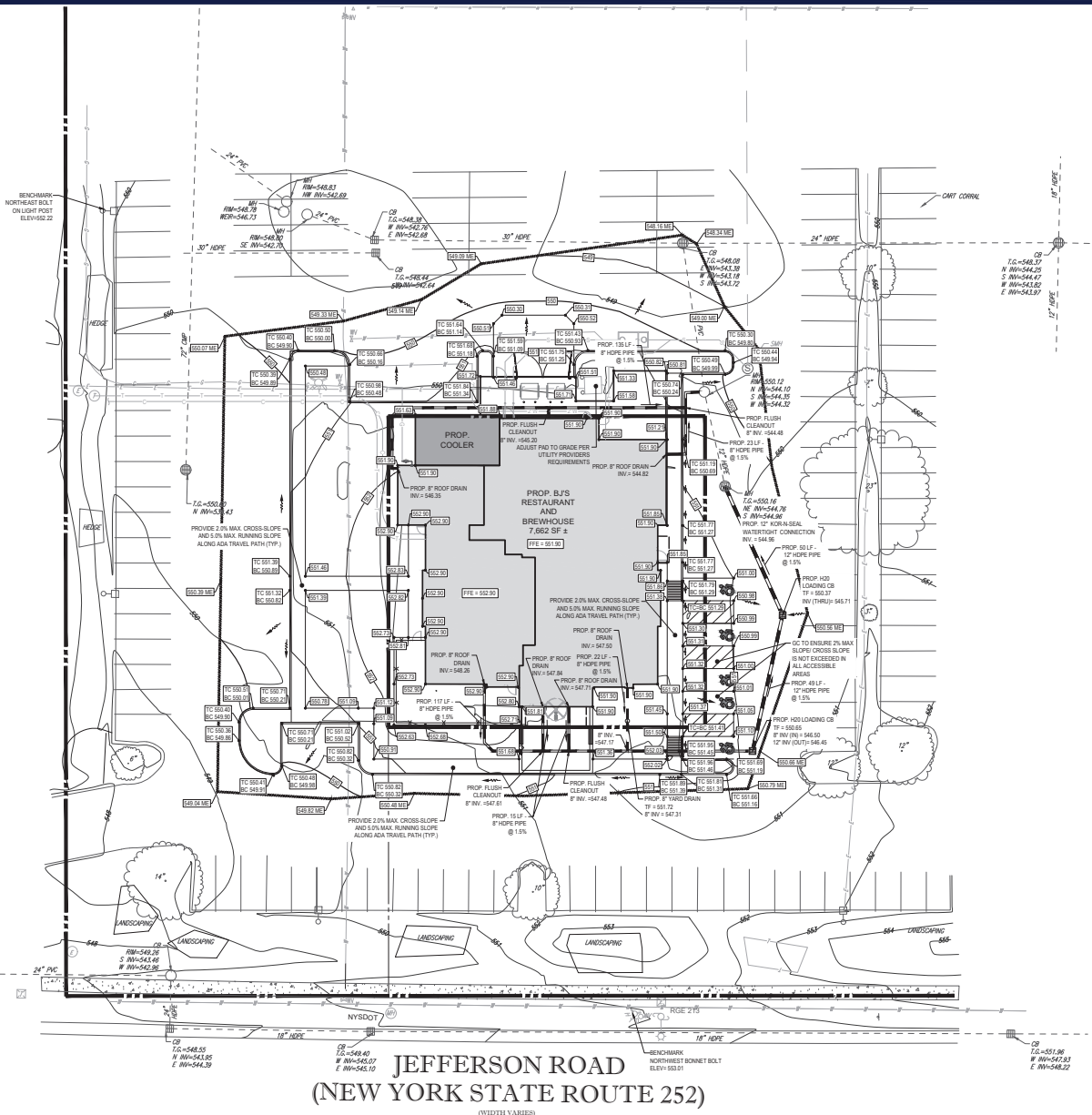
PROJECT No.: 8210042
DRAWN BY: MSL
CHECKED BY: CBE
DATE: 1/26/2022
CAD ID: 8210042-1/26-22/C4

SITE DEVELOPMENT PLANS
FOR
BJS
RESTAURANT & BREWHOUSE
162-05-1-3.3
760 JEFFERSON ROAD
TOWN OF HENRIETTA
MONROE COUNTY,
NEW YORK

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0000
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
VASSARHETTS LICENSE NO. 02844-2
BOULDER COUNTY LICENSE NO. 1988
CALIFORNIA LICENSE NO. 5085
NEW HAMPSHIRE LICENSE NO. 10360
MAINE LICENSE NO. 10491
NEW JERSEY LICENSE NO. 45208-1
NEW YORK LICENSE NO. 00000000000000000000

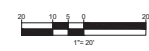
SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
REVISION 2 - 01/26/2022



**JEFFERSON ROAD
(NEW YORK STATE ROUTE 252)**
(WIDTH VARIES)

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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
CONSTRUCTION MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRAINING SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MSL
2	01/26/2022	TOWN NOTE ADDED	MSL

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL PURPOSES. ANY OTHER USE IS NOT INTENDED AND IS A VIOLATION OF THE SOCIETY OF PROFESSIONAL ENGINEERS AND ARCHITECTS' ETHICS.

PROJECT No.: 8210242
DRAWN BY: MCL
CHECKED BY: CEB
DATE: 1/26/2021
CAD ID.: 8210242-T184_2/25/24

SITE DEVELOPMENT PLANS
FOR
RESTAURANT & BREWHOUSE
162.05-4-3.3
760 JEFFERSON ROAD
TOWN OF HENRIETTA
MONROE COUNTY,
NEW YORK

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0000
www.BohlerEngineering.com

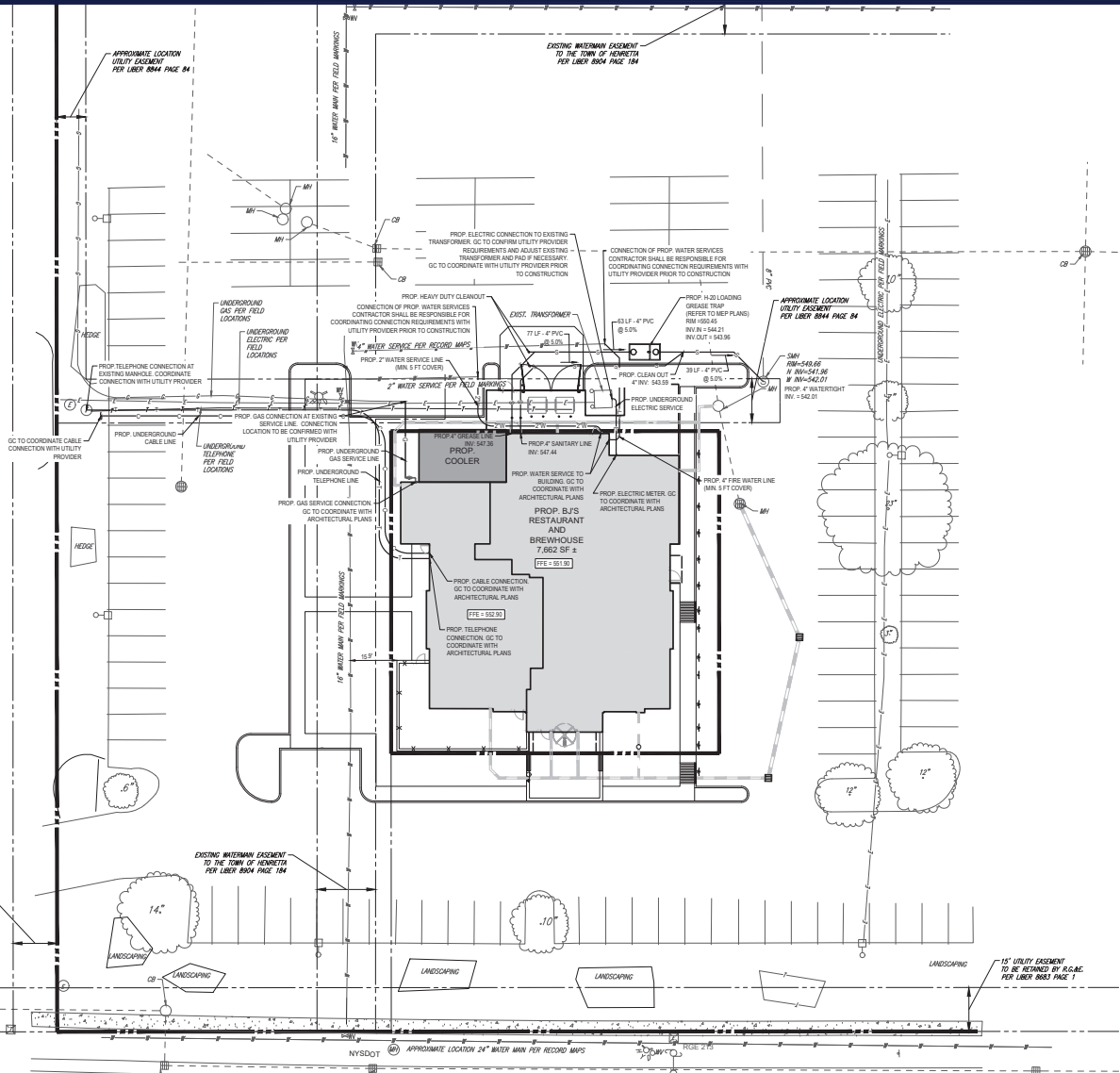
W.D. GOEBEL
PROFESSIONAL ENGINEER
VASSAR COLLEGE
MASSACHUSETTS LICENSE NO. 02884-Q
NEW YORK LICENSE NO. 1988
NEW HAMPSHIRE LICENSE NO. 10365
NEW JERSEY LICENSE NO. 3495
NEW CAROLINA LICENSE NO. 45284-1

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 2 - 01/26/2022

C:\PROJECTS\2021\162.05-4-3.3\DWG\20210126\20210126-01-C-401.DWG



**JEFFERSON ROAD
(NEW YORK STATE ROUTE 252)**
(WIDTH VARIES)

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

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRAINING SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MEL
2	01/26/2022	TOWN NOTE ADDED	MEL

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL PURPOSES. BEFORE REVIEW AND APPROVAL, THE USER SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND CONNECTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PROJECT No.: 8210242
DRAWN BY: MEL
CHECKED BY: CEB
DATE: 1/26/2021
CAD ID.: B210242.T18-0_2/25/24

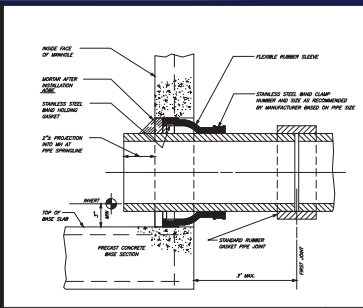
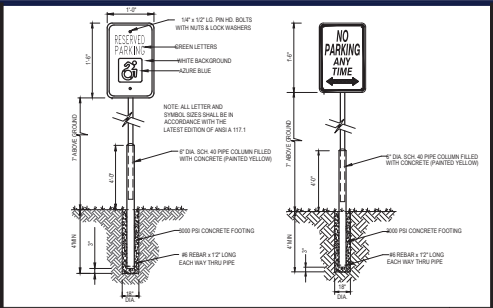
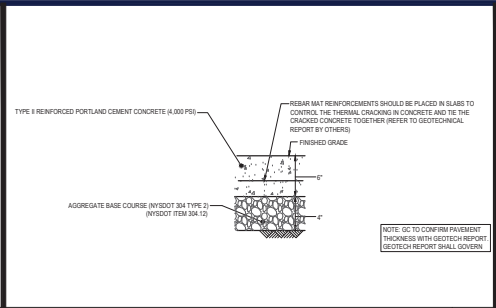
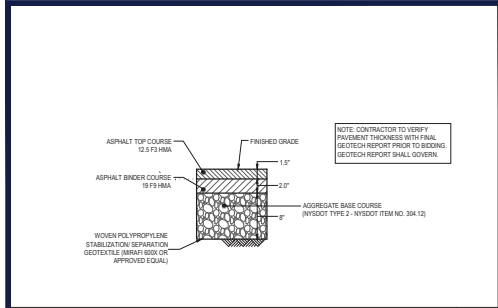
SITE DEVELOPMENT PLANS
FOR
BJ's RESTAURANT & BREWHOUSE
162.05-4-3.3
760 JEFFERSON ROAD
TOWN OF HENRIETTA
MONROE COUNTY,
NEW YORK

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0000
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 02884-Q
RHODE ISLAND LICENSE No. 7088
CONNECTICUT LICENSE No. 10482
NEW HAMPSHIRE LICENSE No. 10360
MAINE LICENSE No. 1949
NEW JERSEY LICENSE No. 12168-1
NEW YORK LICENSE No. 45208-1

SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-501
REVISION 2 - 01/26/2022

C:\PROJECTS\2021\162.05-4-3.3\162.05-4-3.3-01-26-2022\162.05-4-3.3-01-26-2022.dwg



TYP. ON-SITE ASPHALT PAVEMENT DETAIL

N.T.S.

TYPICAL ON-SITE REINFORCED CONCRETE PAVEMENT DETAIL

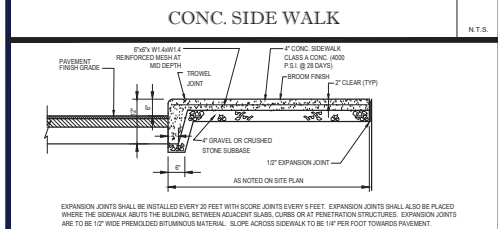
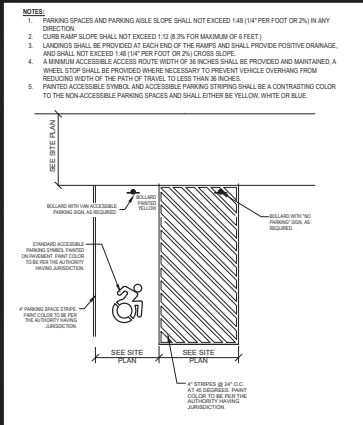
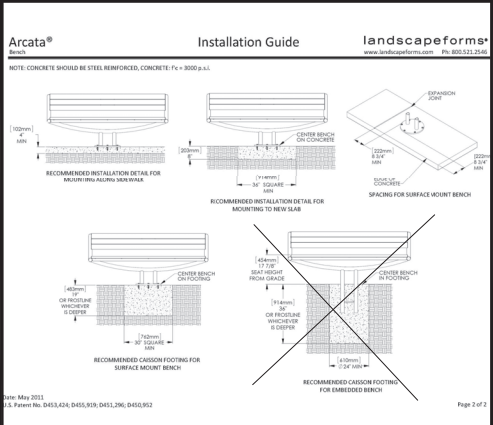
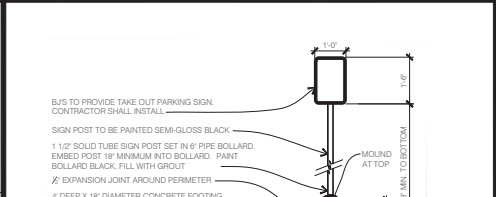
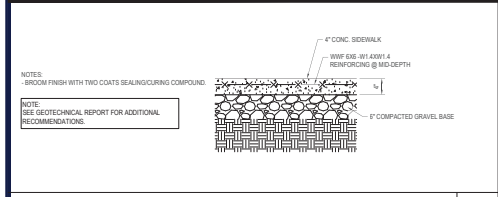
N.T.S.

ACCESSIBLE / NO PARKING SIGN DETAILS

N.T.S.

CORED OR PRECAST HOLE TO WATERTIGHT SEAL

N.T.S.



TAKE OUT PARKING SIGN POST DETAIL

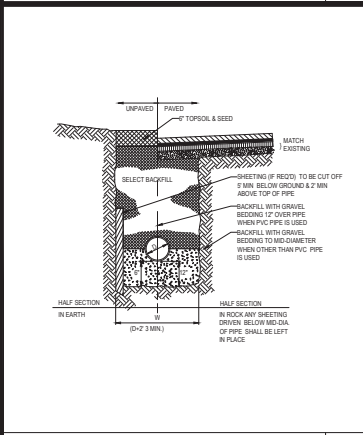
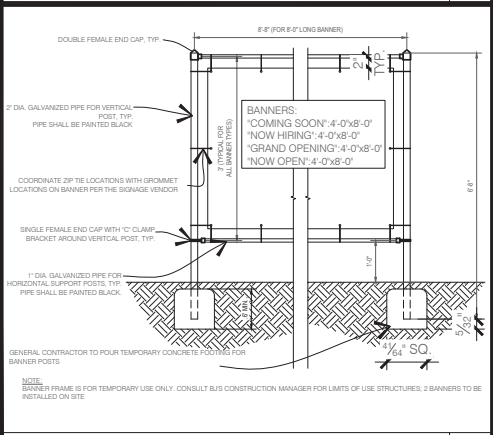
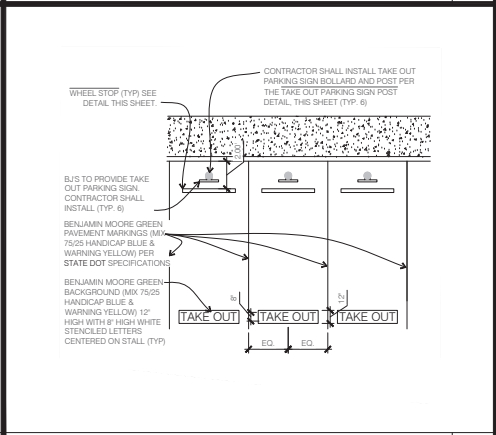
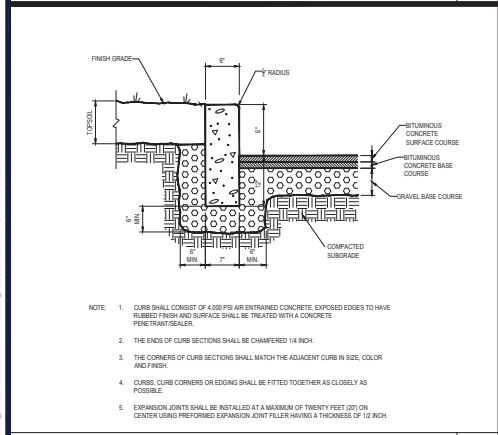
N.T.S.

EXTERIOR BENCH DETAIL

N.T.S.

ACCESSIBLE PARKING DETAIL

N.T.S.



ON SITE CONCRETE CURB DETAIL

N.T.S.

TAKE OUT STRIPING DETAIL

N.T.S.

ONSITE BANNER FRAME DETAIL

N.T.S.

TYP. UTILITY TRENCH DETAIL

N.T.S.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRAFFIC

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MSL
2	01/26/2022	TOWN NOTE ADDED	MSL

811

Know your business. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR PERMITAL PURPOSES. AGENCY REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.

PROJECT NO.:	8210042
DRAWN BY:	MSL
CHECKED BY:	CEB
DATE:	1/26/2021
CAD ID.:	B210242.TB-04_2224

PROJECT: **SITE DEVELOPMENT PLANS**

FOR **RESTAURANT & BREWHOUSE**

162-05-4-3.3
 760 JEFFERSON ROAD
 TOWN OF HENRIETTA
 MONROE COUNTY,
 NEW YORK

BOHLER

17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-0000
 www.BohlerEngineering.com

W.D. GOEBEL

PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE NO. 02844-C
 VERMONT LICENSE NO. 7088
 NEW HAMPSHIRE LICENSE NO. 10265
 NEW YORK LICENSE NO. 10461
 NEW JERSEY LICENSE NO. 45206

DETAIL SHEET

SHEET NUMBER: **C-901**

REVISION 2 - 01/26/2022

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/17/2021	PER ARCH. COMMENTS	MEL
2	01/26/2022	TOWN NOTE ADDED	MEL

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. NOT INTENDED AS A CONSTRUCTION DOCUMENT. USE WITH OTHER PERMITTING DOCUMENTS.

PROJECT No.:	8210242
DRAWN BY:	MEL
CHECKED BY:	CEB
DATE:	12/26/2021
CAD ID:	8210242-TB-0_222-04

SITE DEVELOPMENT PLANS

FOR

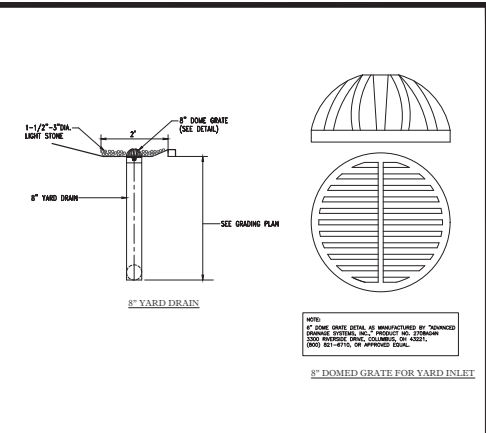
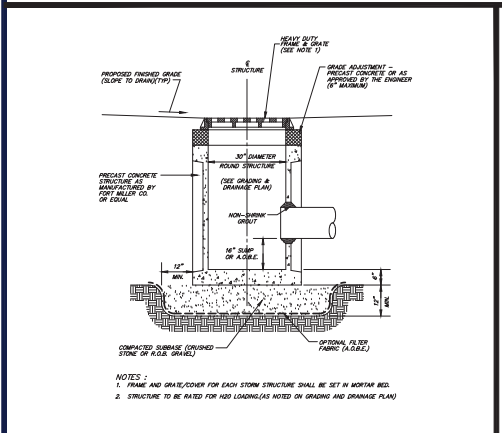
RESTAURANT & BREWHOUSE
 162.05-4-3.3
 760 JEFFERSON ROAD
 TOWN OF HENRIETTA
 MONROE COUNTY,
 NEW YORK

BOHLER
 17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-0000
www.BohlerEngineering.com

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 02844-C
 NEW YORK LICENSE No. 1958
 CONNECTICUT LICENSE No. 10686
 NEW HAMPSHIRE LICENSE No. 10265
 MARYLAND LICENSE No. 14945
 PENNSYLVANIA LICENSE No. 45202

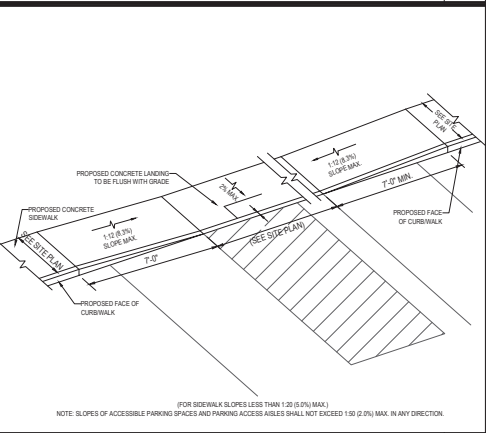
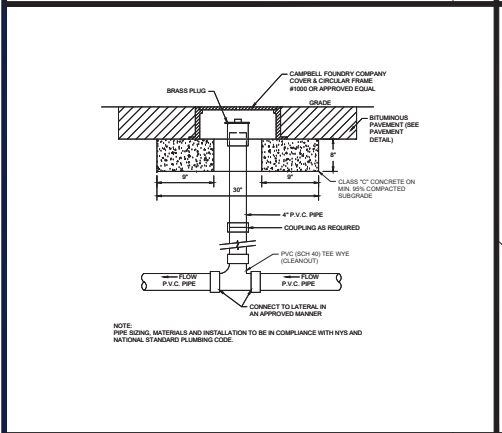
DETAIL SHEET

SHEET NUMBER:
C-902
 REVISION 2 - 01/26/2022



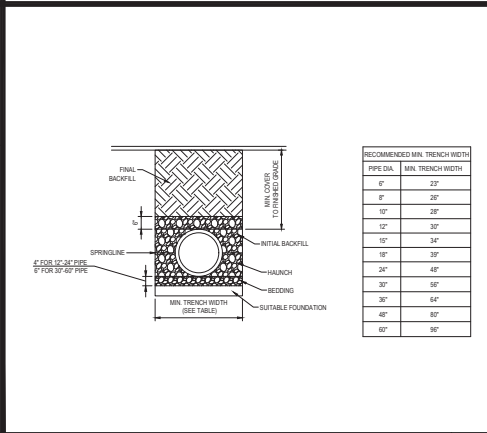
PRECAST CONCRETE STORM CATCH BASIN N.T.S.

YARD DRAIN DETAIL N.T.S.

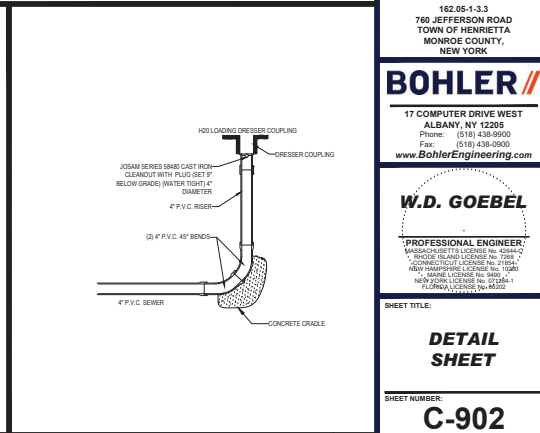


CLEANOUT WITHIN PAVED AREAS DETAIL N.T.S.

SLOPED WALK DETAIL N.T.S.



HDPE STORM DRAINAGE TRENCH N.T.S.



SANITARY CLEANOUT DETAIL N.T.S.

C:\PROJECTS\2021\162.05-4-3.3\DWG\C-902.DWG

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			
BJ's Restaurant			
Name of Action or Project: 760 Jefferson Rd			
Project Location (describe, and attach a location map): Northeast of the intersection of W Jefferson Rd and Marketplace Dr. Currently a closed Macaroni Grill building.			
Brief Description of Proposed Action: Proposed new freestanding BJ's Restaurant building with associated site work.			
Name of Applicant or Sponsor: Mark Fernandez		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 5847 Brace Rd			
City/PO: Loomis		State: CA	Zip Code: 95650
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.28 acres	
b. Total acreage to be physically disturbed?		0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.28 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 <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 type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <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 checked="" 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?	NO	YES
If 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:		

Stormwater from the proposed redevelopment mimics existing drainage paths and flows to an existing stormwater management system.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On the opposite side of Jefferson Road are three remediation sites. Site Code V00126, a voluntary cleanup program, Site Code C828148 a Brownfield Cleanup Program and Site Code 828077 a state superfund program.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jared Taylor</u> Date: <u>4/7/2022</u>		
Signature:  Title: <u>Applicant</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM