



TOWN OF HENRIETTA  
County of Monroe  
State of New York  
475 Calkins Road, Rochester, NY 14623  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

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

Appeal No. SP2022-016

Date 4/8/2022

Applicant: Splash Car Wash, Inc.

Name: 472 Wheelers Farm Road Milliford CT 06461 Email: [REDACTED]  
No. & Street City State Zip Code Phone Number

Business Owner: Splash Car Wash, Inc.

Name: 472 Wheelers Farm Road Milliford CT 06461 Email: [REDACTED]  
No. & Street City State Zip Code Phone Number

Business Name: Splash Car Wash

Business Address: 472 Wheelers Farm Road Milliford CT 06461  
No. & Street City State Zip Code

Property Owner: National Retail Properties, LP

Name: 450 S. Orange Ave., Suite 900, Orlando, FL 32801 Email: [REDACTED]  
No. & Street City State Zip Code Phone Number

Architect/Engineer: DDS Engineering and Surveying, LLP

Name: 45 Hendrix Road West Henrietta NY 14586 Email: [REDACTED]  
No. & Street City State Zip Code Phone Number

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

935 Jefferson Road Rochester NY 14623  
No. & Street City State Zip Code  
162.09-1-5 Commercial B-1  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: N/A

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VI Section: 295-14 Subsection: B Paragraph: (6) of the Zoning Ordinance.

Description of Proposal: Requesting a Special Use Permit for a vehicle wash located in a

Commercial B-1 District.

Multiple Dwelling Applications – Dwelling Units per Acre: N/A

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) ☐ Yes ☐ No

Printed Name: Jeff Arnold

Signature: [Signature]

May 11, 2022

6:00 p.m.

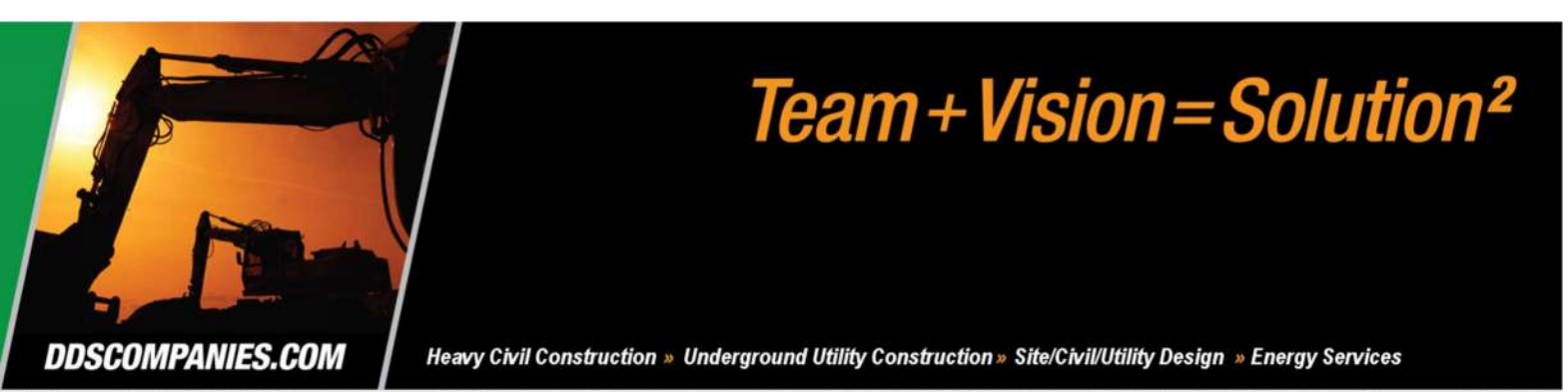
Received By [Signature]

Date of Meeting\*

Time

(unless rescheduled)

\*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.



April 8, 2022

Town of Henrietta  
Town Board  
475 Calkins Road  
Rochester, New York 14623

Attn: Supervisor Schultz

**Re: Splash Carwash – 935 Jefferson Road**

Supervisor Schultz and Honorable Board Members:

On behalf of Splash Carwash Inc, enclosed are the following materials for your consideration of granting a Special Use Permit for the proposed Splash Carwash:

Review:

- 4 copies of this Letter Of Intent
- 4 copies of the proposed Site Plan
- Completed Special Use Permit Application
- \$150 Application Fee
- Signed Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees
- Short Environmental Assessment Form
- Electronic copies of materials, in PDF format, have been emailed to [drawings@henrietta.org](mailto:drawings@henrietta.org)

The 1.90 ± acre subject property is located at the southeast corner of the Jefferson Road and Clay Road intersection in a Town of Commercial B-1 zoning district. It is bounded by NYS-252 to the north, and commercial development to the east, west, and south.





#### Project Site

Splash Carwash Inc. wishes to construct a carwash facility in the location of the existing restaurant building which will be demolished. The development will include demo of existing building and pavement, reconnecting to existing utility services, site paving and circulation improvements, and a new +/- 5,300 sf building.

The development of a carwash facility in Commercial B-1 requires a Special Use Permit from the Town Board. Please include this application in the Town Board's May 11, 2022 meeting agenda for consideration of granting the Special Use Permit and to initiate the SEQR process. In the meantime, please contact our office directly with any questions regarding this matter.

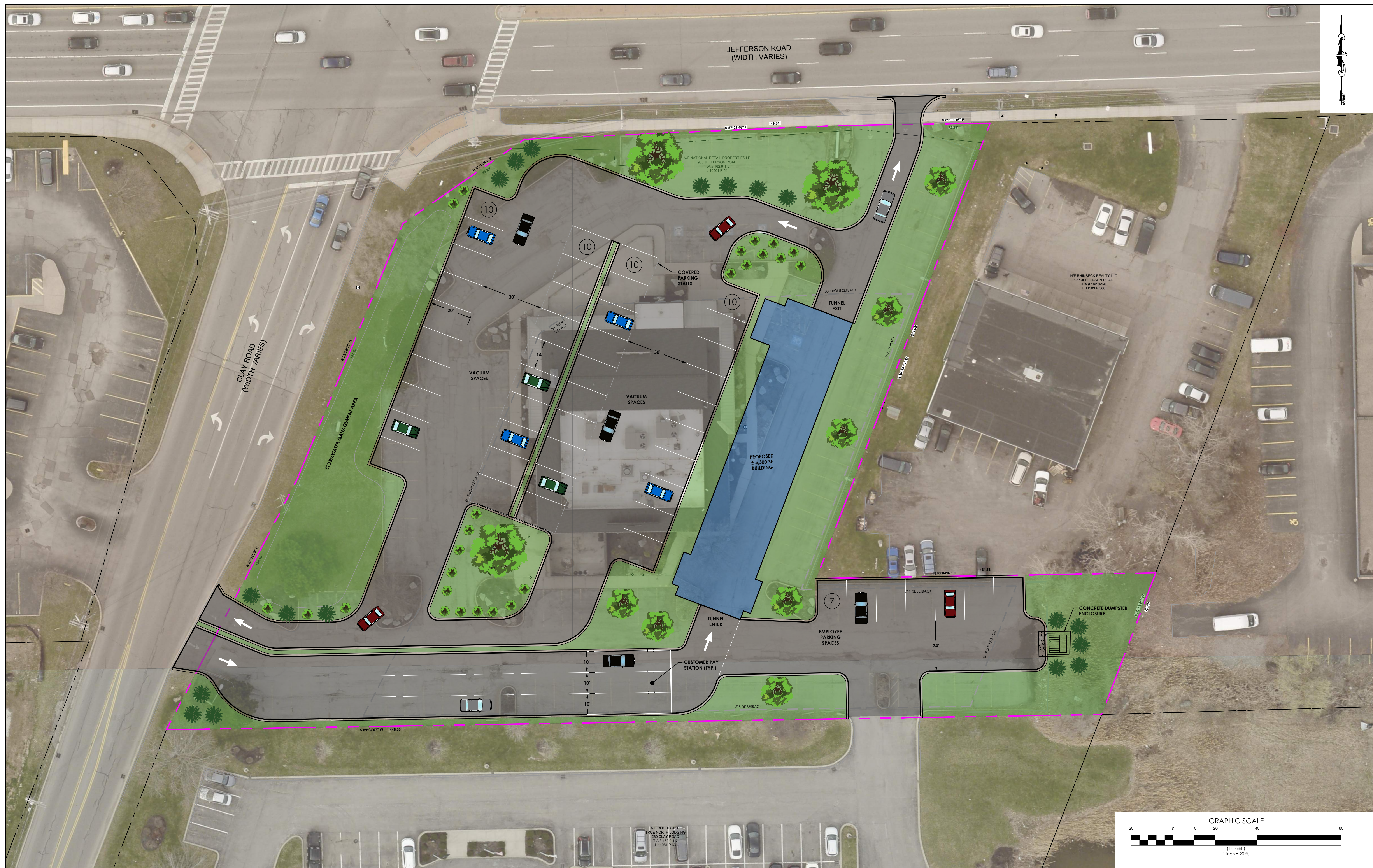
Thank you.

Sincerely,  
**DDS Engineers, LLP**

A handwritten signature in black ink, appearing to read 'Cade A. Krueger'.

Cade A. Krueger





**SPLASH CARWASH - 935 JEFFERSON AVENUE**



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

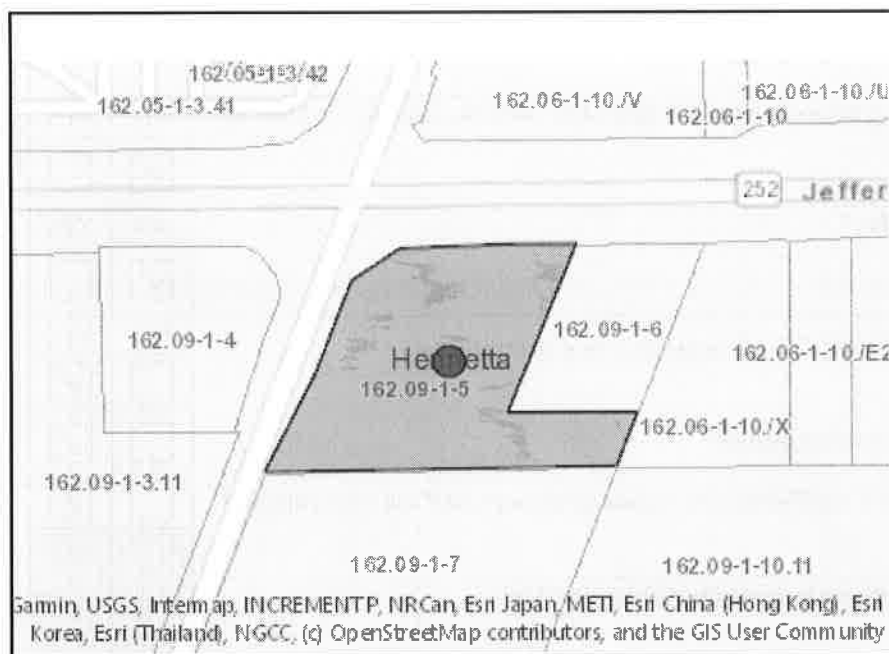
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 935 Jefferson Road - Splash Car Wash			
Project Location (describe, and attach a location map): 935 Jefferson Road			
Brief Description of Proposed Action: Demolition of an existing restaurant building for the construction of a new ±5,300 SF vehicle wash facility. Project also consists of construction of new concrete drive and parking areas, sanitary and water connections, and stormwater management facilities. Special Use Permit for operation of vehicle wash in Commercial B-1.			
Name of Applicant or Sponsor: DDS Engineering and Survey, LLP		Telephone: <span style="background-color: #cccccc; display: inline-block; width: 100px; height: 1.2em; vertical-align: middle;"></span>	
		E-Mail: <span style="background-color: #cccccc; display: inline-block; width: 150px; height: 1.2em; vertical-align: middle;"></span>	
Address: 45 Hendrix Road			
City/PO: Henrietta		State: NY	Zip Code: 14586
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 checked="" 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: Special Use Permit, Preliminary/Final Site Plan Approval, SWPPP, approvals of MCDRC, MCPW, MCWA, MCDOH, SHPO, NYSDEC			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.90 acres	
b. Total acreage to be physically disturbed?		1.70 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.90 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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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 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?		NO	YES
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input 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?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Freshwater Forested/Shrub Wetland. NWI Wetland: PFO1E _____ _____			

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? If Yes,	NO	YES
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New stormwater and drainage structures will direct runoff on the site to stormwater management area.		
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:	NO	YES
Stormwater management pond.	<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
Brownfield Cleanup Program Site, Former AB Dick Facility Site, located at 811 Jefferson road. NYSDEC Site Number: C828148	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>DDS Engineering and Survey, LLP - Garrett Steiner</u> Date: <u>4/8/2022</u>		
Signature: <u><i>Garrett Steiner</i></u> Title: <u>Project Engineer</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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes