

April 18, 2022

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

Attn: Chairman Grunert

Re: Splash Carwash – 935 Jefferson Road

Dear Mr. Chairman and Honorable Board Members:

On behalf of our client, Splash Carwash Inc., we are submitting the following application materials for formal concept review:


- This Letter Of Intent
- 12 Copies – Proposed Concept Plan
- 1- Copy - Completed Site Plan Checklist
- \$150 Application Fee
- \$300 Engineering Plan Review Fee
- Electronic copies of materials, in PDF format, have been emailed to drawings@henrietta.org

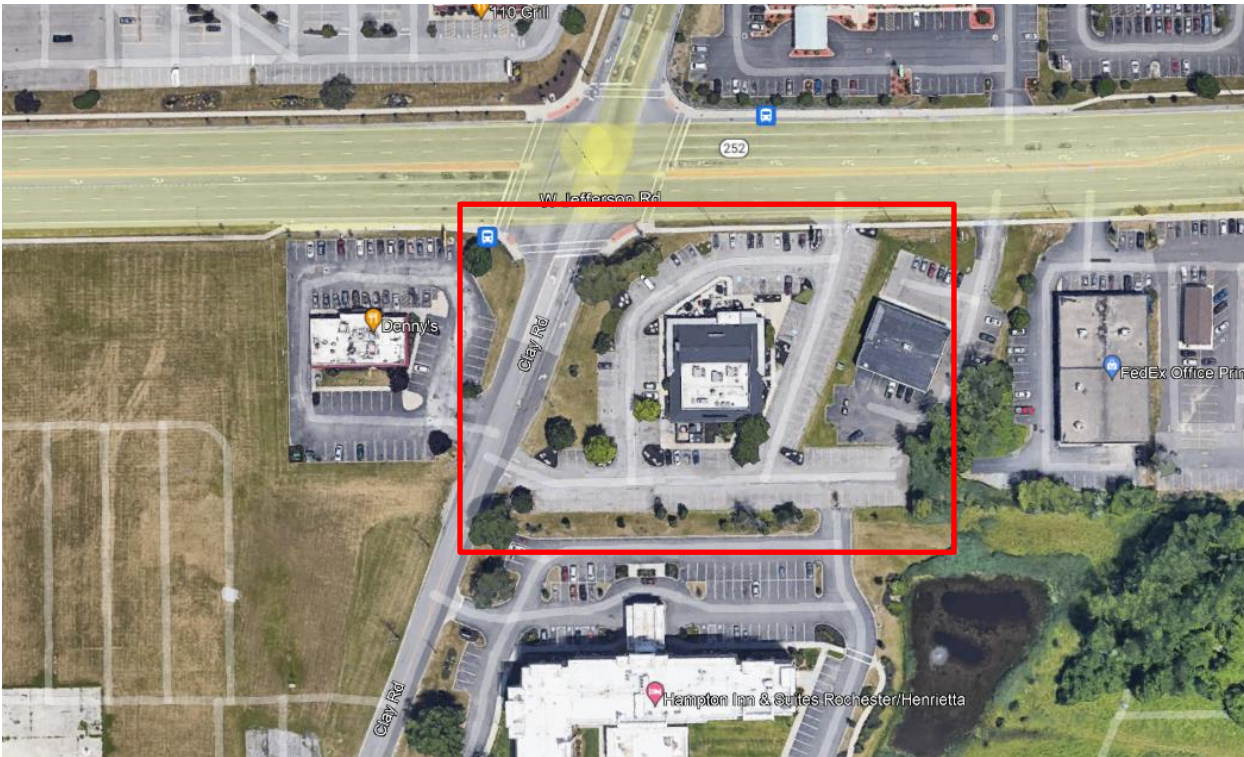
The 1.90 ± acre subject property is located at the southeast corner of the Jefferson Road and Clay Road intersection in a Town of Commercial B-1 zoning district. It is bounded by NYS-252 to the north, and commercial development to the east, west, and south.

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.

We respectfully request to be included on the agenda for the May 17th Planning Board meeting for formal concept review and to initiate the SEQR process. Please contact me directly with any questions regarding this matter at





Thank you.

Sincerely,
DDS Engineers, LLP

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

Cade A. Krueger



TOWN OF HENRIETTA
Site Plan Application

APPLICATION NO. _____

PLANNING BOARD ☒

OR ADMINISTRATIVE ☐

DATE: 4/18/2022

I (we) Splash Car Wash, Inc. of 472 Wheelers Farm Road
Name of Applicant / Business Business Address (Number & Street)

Milford, CT 06461 hereby apply to the Planning Board for
Town, State, Zip

Site Plan Review OR Other: Concept Site Plan Review
on property located at 935 Jefferson Road Commercial B-1 162.09-1-5
(Street & Number) (Zoning District & Tax Account No.)

Previous Reviews, if any, Date: _____ Number: _____

DESCRIPTION OF PROPOSAL: _____

Demolition of an existing restaurant building for the construction of a new $\pm 5,300$ SF vehicle wash facility. Project also consists of construction of new concrete drive and parking areas, sanitary and water connections, and storm water management facilities. Requires S.U.P.

Applicant: Splash Car Wash, Inc.
Address: 472 Wheelers Farm Road
Milford, CT 06461

Phone #: _____

Email: _____

Property Owner: N/F National Retail Properties, LP

Address: 450 South Orange Avenue
Suite 900, Orlando, FL 32801

Phone #: _____

Email: _____

Engineer/Architect: DDS Engineering and Surveying, LLP

Address: 45 Hendrix Road
Henrietta, NY 14543

Phone #: _____

Email: _____

Business Owner: Splash Car Wash, Inc.

Address: 472 Wheelers Farm Road
Milford, CT 06461

Phone #: _____

Email: _____

Applicant Signature: _____

Print Name: _____

Jeff Arnold



SITE PLAN CHECKLIST (Formal Concept)

PROJECT NAME: Splash Car Wash - 935 Jefferson Road APPLICATION No. _____

- ☒ 1 Acceptable plans size to match the New York State Legal Filing Size (22" x 34"), prepared with india ink on mylar.
- ☐ 2 Except in the simplest form of site plan application, the proposal package should contain at least the following drawings:
 - ☒ a. Site Plan (concept)
 - ☐ b. Utility Plan
 - ☐ c. Grading Plan
 - ☐ d. Landscape Plan
 - ☐ e. Lighting Plan
 - ☐ f. Profiles and Construction Details
 - ☐ g. Building Elevations
- ☐ 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
- ☒ 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.
- ☒ 6 Show names and tax account numbers of adjacent lands.
- ☒ 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
- ☐ 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.



SITE PLAN CHECKLIST

PROJECT NAME: _____

APPLICATION No. _____

- ☐ 22 Indicate the architectural treatment of the proposed and/or existing buildings, including the type and color of the proposed finish materials. All proposed buildings should have a masonry front (road view) elevation. Renovation to existing buildings will be evaluated on an individual basis.
- ☐ 23 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."
- ☐ 25 A separate Lighting Plan will be provided showing the proposed lighting to the nearest candle power, as measured at ground level. See Appendix.
- ☐ 26 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 be supplied.
- ☐ 27 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.
- ☐ 28 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.
- ☐ 29 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.
- ☒ N/A 30 Show wetland and buffer zone limits (when applicable).
- ☒ N/A 31 Show 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.
- ☐ 33 In 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



SITE PLAN CHECKLIST

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: Splash Carwash, Inc.
Name of Developer

4/18/22
Date

Splash Carwash, Inc.
Company Name

472 Wheelers Farm, Rd.
Street Address

Milford, CT, 06461
City, State, Zip

SITE PLAN CHECKLIST

APPENDIX

- 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.

