



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
 - SPECIAL USE PERMIT -

Appeal No. SP-2023-004
 Date 1/4/23

Applicant: Quattro Development LLC (Evan Gefell, Costich)

Name: 110 Jorie Blvd Suite 140 City: Oakbrook State: IL Zip Code: 60523
No. & Street City State Zip Code

Business Owner: Quattro Development LLC (Peter Pover)
 Name: 1100 Jorie Blvd. City: Oak Brook State: IL Zip Code: 60523
No. & Street City State Zip Code

Business Name: Take 5 Oil Change

Business Address: 2450 Sevm Ave City: Metairie State: LA Zip Code: 70001
No. & Street City State Zip Code

Property Owner: Wee Willie Winkle, LLC
 Name: 1000 Hylan Drive City: Rochester State: NY Zip Code: 14623
No. & Street City State Zip Code

Architect/Engineer: Costich Engineering, DPE
 Name: 217 Lake Ave City: Rochester State: NY Zip Code: 14608
No. & Street City State Zip Code

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

1300 Hylan Drive City: Rochester State: NY Zip Code: 14623
No. & Street City State Zip Code
 Tax Map No. 161.16 - 1 - 2.12 Zoning District Planned Commercial Developer

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: 20 Paragraph: B(3) of the Zoning Ordinance.

Description of Proposal: Development of new 1,610 +/- sqft building + site improvements to provide motor vehicle service

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: Evan Gefell Signature: [Signature]
 Received By: [Signature] Date of Meeting*: 2/8/23 Time: TBD
(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.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Quattro Development, LLC

By: Peter Pavek

Title: Project Manager

Dated: 01/04/2023


Signed: 

Owner: Wee Willie Winkle, LLC

By: Kimberle L Glaser

Title: Member

Dated: 01/04/2023

Signed: 

January 10, 2023

Town Board of the Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Re: Take 5 Oil Change
1300 Hylan Drive (TA# 161.16-1-2.12)

Dear Board Members:

This office has been retained by Wee Willie Winkle, LLC, and affiliate of Scutti Enterprises the owner of 1300 Hylan Drive, to obtain municipal approvals to construct a new building for motor vehicle service. The property is zoned Planned Commercial District (PD) and a special permit is required.

The existing parcel contains a parking lot. The developer is proposing to construct a 1,600 sf +/- building for the use of motor vehicle service.

Submitted with this letter of intent are:

1. The Town's special permit application form
2. Our site plan depicting the building and parking
3. Authorization letters
4. The Town's application fee.

If you have any questions or comments, please feel free to contact our office.

Respectfully,

COSTICH ENGINEERING, D.P.C.



Wee Willie Winkle, LLC
c/o Scutti Enterprises
1000 Hylan Drive
Rochester, New York 14623
(585) 424-1000
(585) 424-2600 fax
dalescutti@aol.com

January 3, 2023

Town of Henrietta
475 Calkins Road
Henrietta, NY 14623

Re: Engineering Representation

To Whom It May Concern:

By signing below, the undersigned acknowledges that they are the record Member of Wee Willie Winkle, LLC, tax parcel 161.166-1.2.12 and authorizes Evan Gefell of Costich Engineering as designated representative to apply for and secure all necessary applications, permits and signs relating to Quattro Development L.L.C.

THE REAL MCKEEVER LLC

By: *Kimberlie L. Glaser*
Kimberlie L. Glaser
Member

Authorization

We hereby authorize Costich Engineering, D.P.C., to file application for Town approvals for a Take 5 Oil Change building located at 1300 Hylan Drive per the attached concept plan.

Quattro Development

By: Peter Pavek - Project Manager



Date: 1/2/2022

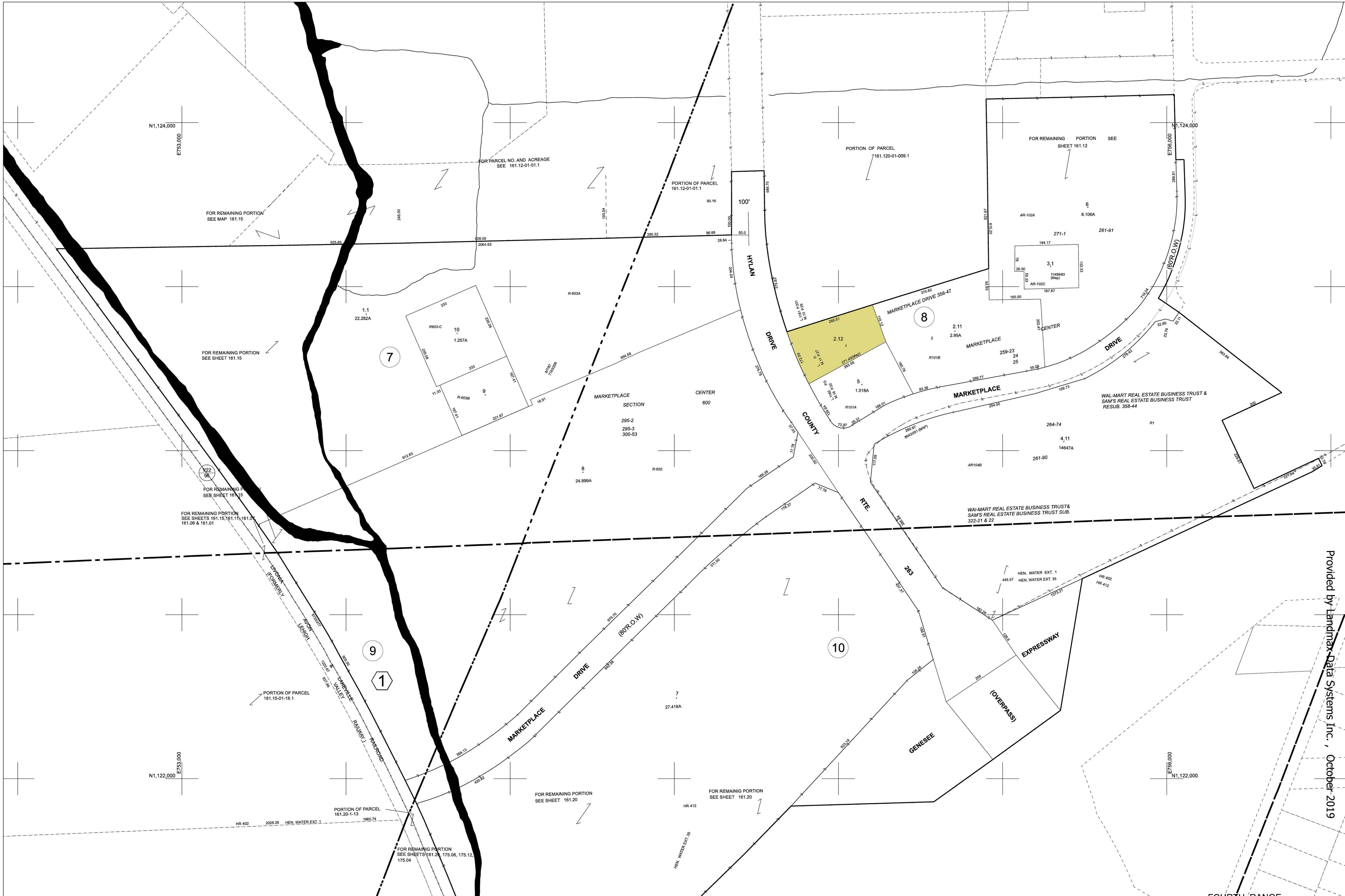


SITE DATA

1. TAX PARCEL NO. ---
2. TOTAL PARCEL AREA: 0.91± ACRES (39,655 S.F.)
3. ZONING: PLANNED COMMERCIAL DEVELOPMENT DISTRICT
AUTOMOTIVE REPAIR - SPECIAL USE PERMIT REQUIRED
BUILDING FRONTS HYLAN DRIVE
4. PROPOSED BUILDING S.F. AREA: 1,610±
5. DISTRICT REGULATIONS:

REQUIREMENTS	REQUIRED	PROPOSED
FRONT	80'	80'
SIDE	20'	39'
REAR	60'	157'
LANDSCAPING (SIDE YARD)	5'	5' (MIN.)
6. PARKING SPACE REQUIREMENT:
AUTOMOTIVE REPAIR: 1 SPACE/400 S.F. FLOOR AREA = 1/400 x 1,610 = 5 SPACES
TOTAL PARKING REQUIRED = 5 PARKING SPACES
PARKING PROVIDED:

ADA/HANDICAP	2 SPACES
TOTAL PARKING SPACES	40 SPACES

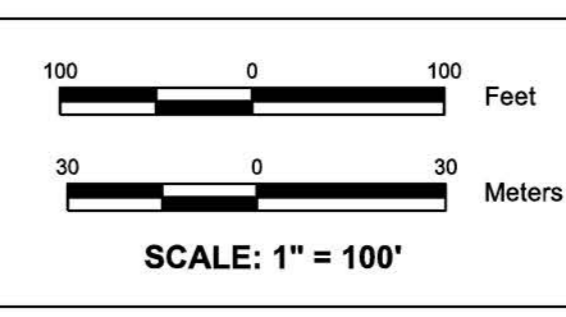


MAP REVISIONS					
DATE	MADE BY	DATE	MADE BY	DATE	MADE BY
12/2/2004	SM				
12/2/2004	SM				
12/2/2004	SM				
1/18/2005	SM				

SPECIAL DISTRICTS					
DATE	MADE BY	DATE	MADE BY	DATE	MADE BY

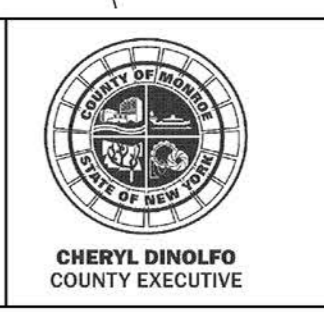
WARNING: Use of monument and penalty for destruction thereof is established by law. Contact the Monroe County Surveyors for exact monument location.
 Copyright 1989. All rights reserved by the County of Monroe. Maintenance, alteration, sale, or distribution of this map, or any portion thereof, is prohibited without written permission of the Monroe County Director of Finance.
 THIS MAP IS FOR TAX PURPOSES ONLY

- Property Line
- Right of Way
- Original Sublot Line
- Railroad
- Easement
- Water Course
- Town/County Boundary
- Village Boundary
- Block Limit Line
- Great Lot or Tract Line
- Monument
- Great Lot or Tract No
- Tax Map Block No
- Centroid Position
- Wetland Marker
- S Sewer District
- F Fire District
- W Water District
- L Light District
- R Refuse District
- P Park District
- M Snow Removal District
- K Sidewalk District
- W Pure Waters District
- SCH School District
- D Development District
- 2 Tax Map Parcel No
- 4 Original Sublot No
- 17.5A Acreage
- 225.54 Lot Dimension
- 173.35(D) Deed Dimension
- 500(S) Scaled Dimension
- Denotes Parcel Continuation



161.11	161.12	162.09
161.15	161.16	162.13
161.19	161.20	162.17

SHEET INDEX



TAX MAP **161.16**
 Town of Henrietta
 Monroe County, New York
 Prepared by
 REAL PROPERTY SERVICE AGENCY
 Map Date: July 08, 2019

Provided by Landmax Data Systems Inc., October 2019

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: Take 5 Oil Change			
Project Location (describe, and attach a location map): 1300 Hylan Drive Rochester, NY 14623			
Brief Description of Proposed Action: Development of a new 1,610 sqft building + site improvements to provide motor vehicle service.			
Name of Applicant or Sponsor: Quattro Development LLC, (Peter Pavcek)		Telephone: [REDACTED]	
Address: 110 Jorie Blvd Suite 140		E-Mail: [REDACTED]	
City/PO: Oakbrook		State: IL	Zip Code: 60523
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	YES
		<input checked="" type="checkbox"/>	<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: Town Board- Special Use, Planning Board- Site Plan Approval Pure Waters approval, Monroe County Health Department Approval		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.87 acres			
b. Total acreage to be physically disturbed? _____ 0.68 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.87 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 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	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 checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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 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 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
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
	<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? 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>Evan Grefell (AGENT)</u> Date: <u>1/18/23</u> Signature: <u>Evan R Grefell</u> Title: <u>PM</u>		