



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-2023-011


Date 3/8/23

Applicant: George A. Stotts 
Name Email

Business Owner: George A. Stotts 
Name City State Zip Code Phone Number
6053 Cleary Rd. NY 14587 
No. & Street City State Zip Code Phone Number

Business Name: Corner Lot Property Plus LLC

Business Address: 2860 East Henrietta Rd Henrietta NY 14467
No. & Street City State Zip Code

Property Owner: George A. Stotts (owner Corner Lot Property Plus LLC) 
Name Email

Architect/Engineer: _____
No. & Street City State Zip Code Phone Number
Name Email

No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:
2860 East Henrietta Rd Henrietta NY 14467
No. & Street City State Zip Code
176.10-1-14 Commercial 3-2 (MURC)
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: XI Section: 295 Subsection: 47 Paragraph: B of the Zoning Ordinance.

Description of Proposal: We would like to remove 3 windows on the southside of
to building, replace them with 3 10x10 overhead doors. M-F 8am-6pm
at pre-existing, non-conforming property. SAT 8am-2pm

Multiple Dwelling Applications – Dwelling Units per Acre: _____

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

Printed Name: George A. Stotts Signature: George A. Stotts

J. Fried 4/13/23 TBD
Received By 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.

**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: Corner Lot Property Plus LLC

By: owner George A. Stotts II

Title: owner

Dated: _____

Signed: George A. Stotts II

Owner: SAME

By: SAME

Title: ||

Dated: _____

Signed: George A. Stotts II



Letter of Intent

March 8, 2023

I, George A Stotts II, have rented the property at 2860 East Henrietta Rd for the past 8 years. In this time, I have operated an auto repair shop at this location.

In December 2022 I was finally able to purchase the property at 2860 East Henrietta Rd. Now, as the owner of these properties, I would like to improve the appearance and usefulness of the properties.

I am asking for a Special use permit that would allow me to replace the 3 windows at the Southeast side of the building with 3 brand new 10 X 10 overhead doors. This would allow me better use of the building and increase my business flow. At this time, I have 2 bays in my shop and I only have the one entry overhead door on the Northwest side of the building. This has been a challenge and slows my ability to perform daily business. These doors would greatly help improve my business and our ability to provide a better service to our local customers. If permitted this would also be the first step in improving the aesthetics of the building at 2860 East Henrietta Rd and Auto 911 Inc.

The property is considered preexisting nonconforming. My proposal is to make these modifications to the building and maintaining the same footprint while improving the use and appearance of this property. This is why I seek your approval.

Thank you for your consideration in this matter.

George A Stotts II

Owner and Operator

Auto 911 Inc

Map: Satellite Lot lines



Windows 1,2,3 → $\begin{matrix} -62'' \\ \square \\ 65'' \\ \square \end{matrix}$ Vinyl

Facing Valiant Dr.

Proposed Door Dimension → $\begin{matrix} -10' \\ \square \\ 10' \\ \square \end{matrix}$

Current window has a frame made of 18 gauge angle slotted plate
 walls are non load bearing. (pictures attached)

Door openings will be framed with 3-2"x12" headers, uprights will be made with

2860 E. Henrietta Rd.

Legend

- 2860 E Henrietta Rd
- Feature 1
- Feature 2



Google Earth

100 ft