



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

Appeal No. SP-2023-033

**SPECIAL USE PERMIT – RESTAURANT**

Date 7/24/2023

Applicant: Sanjay Rai / chandra Magar [Redacted Email]

136 Coneflower Dr W. Henrietta NY 14586 [Redacted Phone Number]

Business Owner: Sanjay Rai / chandra Magar [Redacted Email]

136 Coneflower Drive W. Henrietta NY 14586 [Redacted Phone Number]

Business Name: Nepali Mart LLC

Business Address: 201 Scottsville - West Henrietta Rd Ste. 8 West Henrietta, NY 14586

Property Owner: Drumlin Square LLC [Redacted Email]

201 Scottsville - West Henrietta Rd Ste 1 West Henrietta, NY 14586 [Redacted Phone Number]

Architect/Engineer: \_\_\_\_\_  
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:  
201 Scottsville - West Henrietta Rd West Henrietta NY 14586

188.03-1-8 PUD  
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: IX Section: 295 Subsection: 33 Paragraph: A of the Zoning Ordinance. PUD

Description of Proposal: We are opening Grocery store and our operation would be seven days in a week from 9:00 am to 9:00 pm

**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: Chandra Magar Signature: [Signature]

Tracey Wenzel August 30, 2023 TBD  
Received By \_\_\_\_\_ Date of Meeting\* (unless rescheduled) \_\_\_\_\_ 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.

**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: Chandra Magar / Sanjay Rai

By: \_\_\_\_\_

Title: Manager

Dated: 7/24/2023

Signed:  / 

Owner: Drumlin Square LLC

By: Michael Welsch

Title: President

Dated: 7/24/23

Signed: 

Chandra Magar  
99 Southend Square  
West Henrietta NY, 14586

07/25/2023

Sanjay Rai  
136 Coneflower Drive  
West Henrietta NY, 14586

07/25/2023

Revecca Wiesner  
Town Clerk  
Town of Henrietta  
475 Calkins Road  
Rochester NY, 14623

Dear Revecca Wiesner

I am writing to express my strong interest in establishing a groceries store in partnership with your esteemed company. With a deep passion for food and a keen understanding of the grocery retail industry, I believe this collaboration presents a remarkable opportunity for mutual growth and success.

Having closely studied the market trends and consumer demands, I have identified a gap in the local grocery landscape that I am confident we can fill together. By combining your company's expertise in logistics and resources with my entrepreneurial spirit and commitment to quality, we can create a thriving grocery store that caters to the diverse needs of our customers.

My vision for the store includes a wide range of fresh produce, organic and locally sourced products, as well as an assortment of international and specialty items. I aim to create a warm and inviting shopping environment that emphasizes exceptional customer service and community engagement.

Our operation would be seven days in a week from 9:00 AM to 9:00 PM. It would be great for us to serve customers so; we plan to open seven days in a week.

Sincerely

Chandra Magar

Sanjay Rai

Handwritten signatures of Chandra Magar and Sanjay Rai in blue ink, positioned over dotted lines next to their names.

**Drumlin Square, LLC**  
201 Scottsville-West Henrietta Road  
Suite 1  
West Henrietta, NY 14586  
(585) 943-3515

7/24/23

Town of Henrietta,

I authorize Sanjay Rai & Chandra Magar to apply for a special use permit to put a grocery store in a roughly 3,800 sq/ft space located on the ground floor of my property at 201 Scottsville-West Henrietta Road West Henrietta NY.

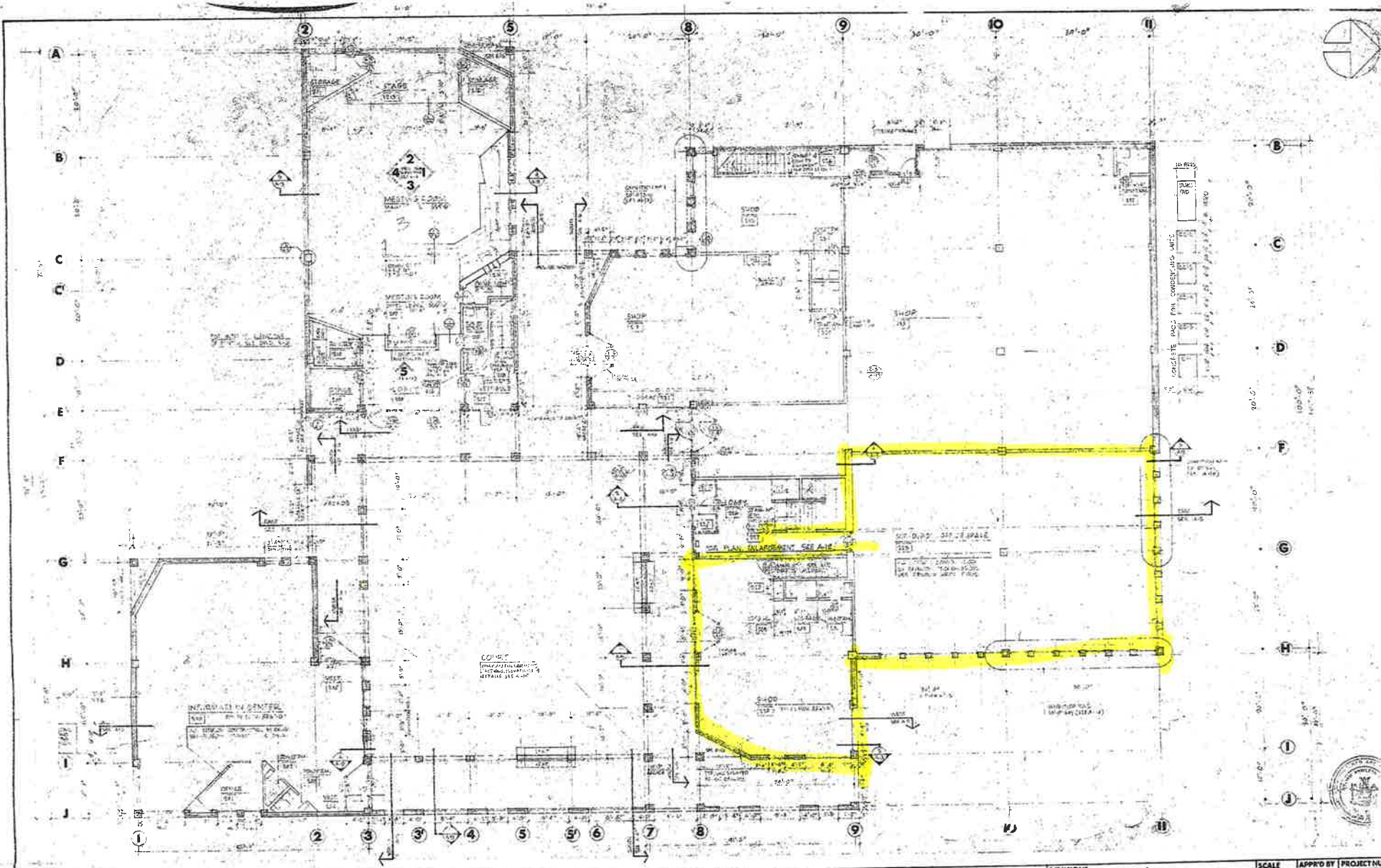
If you have any questions or concerns please contact me at [REDACTED]

Michael Welsch



President  
Drumlin Square LLC





**MCMILLAN/ROEHL**  
 ARCHITECTS/PLANNERS 301 E. 27 ST. N.Y., N.Y. 10022  
**ALVIN FROMME**  
 STRUCTURAL ENGINEER 1156 AVE. OF AMERICAS N.Y.  
**MATTIS, BRANKACZ ASSOC.**  
 MECHANICAL ENGINEER 647 PITTSFORD VICTOR RD.  
 PITTSFORD N.Y. 14534

**RIVERTON** WEST HENRIETTA NEW YORK  
**NEIGHBORHOOD CENTER NO. 1**

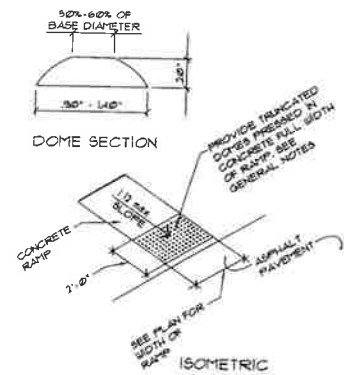
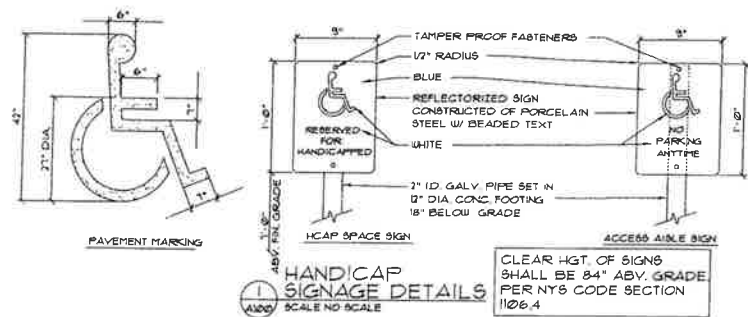
DRAWING TITLE

**PLAZA LEVEL PLAN**

REVISIONS	SCALE	APPRO BY	PROJECT NUMBER
1. REVISED FOR COMMENTS	1/8" = 1'-0"		406-10
2. REVISED FOR COMMENTS			
3. REVISED FOR COMMENTS			
4. REVISED FOR COMMENTS			
5. REVISED FOR COMMENTS			
6. REVISED FOR COMMENTS			
7. REVISED FOR COMMENTS			
8. REVISED FOR COMMENTS			
9. REVISED FOR COMMENTS			
10. REVISED FOR COMMENTS			
11. REVISED FOR COMMENTS			
12. REVISED FOR COMMENTS			
13. REVISED FOR COMMENTS			
14. REVISED FOR COMMENTS			
15. REVISED FOR COMMENTS			
16. REVISED FOR COMMENTS			
17. REVISED FOR COMMENTS			
18. REVISED FOR COMMENTS			
19. REVISED FOR COMMENTS			
20. REVISED FOR COMMENTS			
21. REVISED FOR COMMENTS			
22. REVISED FOR COMMENTS			
23. REVISED FOR COMMENTS			
24. REVISED FOR COMMENTS			
25. REVISED FOR COMMENTS			
26. REVISED FOR COMMENTS			
27. REVISED FOR COMMENTS			
28. REVISED FOR COMMENTS			
29. REVISED FOR COMMENTS			
30. REVISED FOR COMMENTS			
31. REVISED FOR COMMENTS			
32. REVISED FOR COMMENTS			
33. REVISED FOR COMMENTS			
34. REVISED FOR COMMENTS			
35. REVISED FOR COMMENTS			
36. REVISED FOR COMMENTS			
37. REVISED FOR COMMENTS			
38. REVISED FOR COMMENTS			
39. REVISED FOR COMMENTS			
40. REVISED FOR COMMENTS			
41. REVISED FOR COMMENTS			
42. REVISED FOR COMMENTS			
43. REVISED FOR COMMENTS			
44. REVISED FOR COMMENTS			
45. REVISED FOR COMMENTS			
46. REVISED FOR COMMENTS			
47. REVISED FOR COMMENTS			
48. REVISED FOR COMMENTS			
49. REVISED FOR COMMENTS			
50. REVISED FOR COMMENTS			
51. REVISED FOR COMMENTS			
52. REVISED FOR COMMENTS			
53. REVISED FOR COMMENTS			
54. REVISED FOR COMMENTS			
55. REVISED FOR COMMENTS			
56. REVISED FOR COMMENTS			
57. REVISED FOR COMMENTS			
58. REVISED FOR COMMENTS			
59. REVISED FOR COMMENTS			
60. REVISED FOR COMMENTS			
61. REVISED FOR COMMENTS			
62. REVISED FOR COMMENTS			
63. REVISED FOR COMMENTS			
64. REVISED FOR COMMENTS			
65. REVISED FOR COMMENTS			
66. REVISED FOR COMMENTS			
67. REVISED FOR COMMENTS			
68. REVISED FOR COMMENTS			
69. REVISED FOR COMMENTS			
70. REVISED FOR COMMENTS			
71. REVISED FOR COMMENTS			
72. REVISED FOR COMMENTS			
73. REVISED FOR COMMENTS			
74. REVISED FOR COMMENTS			
75. REVISED FOR COMMENTS			
76. REVISED FOR COMMENTS			
77. REVISED FOR COMMENTS			
78. REVISED FOR COMMENTS			
79. REVISED FOR COMMENTS			
80. REVISED FOR COMMENTS			
81. REVISED FOR COMMENTS			
82. REVISED FOR COMMENTS			
83. REVISED FOR COMMENTS			
84. REVISED FOR COMMENTS			
85. REVISED FOR COMMENTS			
86. REVISED FOR COMMENTS			
87. REVISED FOR COMMENTS			
88. REVISED FOR COMMENTS			
89. REVISED FOR COMMENTS			
90. REVISED FOR COMMENTS			
91. REVISED FOR COMMENTS			
92. REVISED FOR COMMENTS			
93. REVISED FOR COMMENTS			
94. REVISED FOR COMMENTS			
95. REVISED FOR COMMENTS			
96. REVISED FOR COMMENTS			
97. REVISED FOR COMMENTS			
98. REVISED FOR COMMENTS			
99. REVISED FOR COMMENTS			
100. REVISED FOR COMMENTS			
101. REVISED FOR COMMENTS			
102. REVISED FOR COMMENTS			
103. REVISED FOR COMMENTS			
104. REVISED FOR COMMENTS			
105. REVISED FOR COMMENTS			
106. REVISED FOR COMMENTS			
107. REVISED FOR COMMENTS			
108. REVISED FOR COMMENTS			
109. REVISED FOR COMMENTS			
110. REVISED FOR COMMENTS			
111. REVISED FOR COMMENTS			
112. REVISED FOR COMMENTS			
113. REVISED FOR COMMENTS			
114. REVISED FOR COMMENTS			
115. REVISED FOR COMMENTS			
116. REVISED FOR COMMENTS			
117. REVISED FOR COMMENTS			
118. REVISED FOR COMMENTS			
119. REVISED FOR COMMENTS			
120. REVISED FOR COMMENTS			
121. REVISED FOR COMMENTS			
122. REVISED FOR COMMENTS			
123. REVISED FOR COMMENTS			
124. REVISED FOR COMMENTS			
125. REVISED FOR COMMENTS			
126. REVISED FOR COMMENTS			
127. REVISED FOR COMMENTS			
128. REVISED FOR COMMENTS			
129. REVISED FOR COMMENTS			
130. REVISED FOR COMMENTS			
131. REVISED FOR COMMENTS			
132. REVISED FOR COMMENTS			
133. REVISED FOR COMMENTS			
134. REVISED FOR COMMENTS			
135. REVISED FOR COMMENTS			
136. REVISED FOR COMMENTS			
137. REVISED FOR COMMENTS			
138. REVISED FOR COMMENTS			
139. REVISED FOR COMMENTS			
140. REVISED FOR COMMENTS			
141. REVISED FOR COMMENTS			
142. REVISED FOR COMMENTS			
143. REVISED FOR COMMENTS			
144. REVISED FOR COMMENTS			
145. REVISED FOR COMMENTS			
146. REVISED FOR COMMENTS			
147. REVISED FOR COMMENTS			
148. REVISED FOR COMMENTS			
149. REVISED FOR COMMENTS			
150. REVISED FOR COMMENTS			
151. REVISED FOR COMMENTS			
152. REVISED FOR COMMENTS			
153. REVISED FOR COMMENTS			
154. REVISED FOR COMMENTS			
155. REVISED FOR COMMENTS			
156. REVISED FOR COMMENTS			
157. REVISED FOR COMMENTS			
158. REVISED FOR COMMENTS			
159. REVISED FOR COMMENTS			
160. REVISED FOR COMMENTS			
161. REVISED FOR COMMENTS			
162. REVISED FOR COMMENTS			
163. REVISED FOR COMMENTS			
164. REVISED FOR COMMENTS			
165. REVISED FOR COMMENTS			
166. REVISED FOR COMMENTS			
167. REVISED FOR COMMENTS			
168. REVISED FOR COMMENTS			
169. REVISED FOR COMMENTS			
170. REVISED FOR COMMENTS			
171. REVISED FOR COMMENTS			
172. REVISED FOR COMMENTS			
173. REVISED FOR COMMENTS			
174. REVISED FOR COMMENTS			
175. REVISED FOR COMMENTS			
176. REVISED FOR COMMENTS			
177. REVISED FOR COMMENTS			
178. REVISED FOR COMMENTS			
179. REVISED FOR COMMENTS			
180. REVISED FOR COMMENTS			
181. REVISED FOR COMMENTS			
182. REVISED FOR COMMENTS			
183. REVISED FOR COMMENTS			
184. REVISED FOR COMMENTS			
185. REVISED FOR COMMENTS			
186. REVISED FOR COMMENTS			
187. REVISED FOR COMMENTS			
188. REVISED FOR COMMENTS			
189. REVISED FOR COMMENTS			
190. REVISED FOR COMMENTS			
191. REVISED FOR COMMENTS			
192. REVISED FOR COMMENTS			
193. REVISED FOR COMMENTS			
194. REVISED FOR COMMENTS			
195. REVISED FOR COMMENTS			
196. REVISED FOR COMMENTS			
197. REVISED FOR COMMENTS			
198. REVISED FOR COMMENTS			
199. REVISED FOR COMMENTS			
200. REVISED FOR COMMENTS			

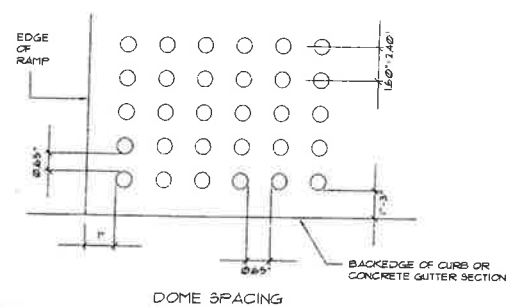
DRAWN BY DATE DRAWING NUMBER  
 15 MAR '73 **A.**



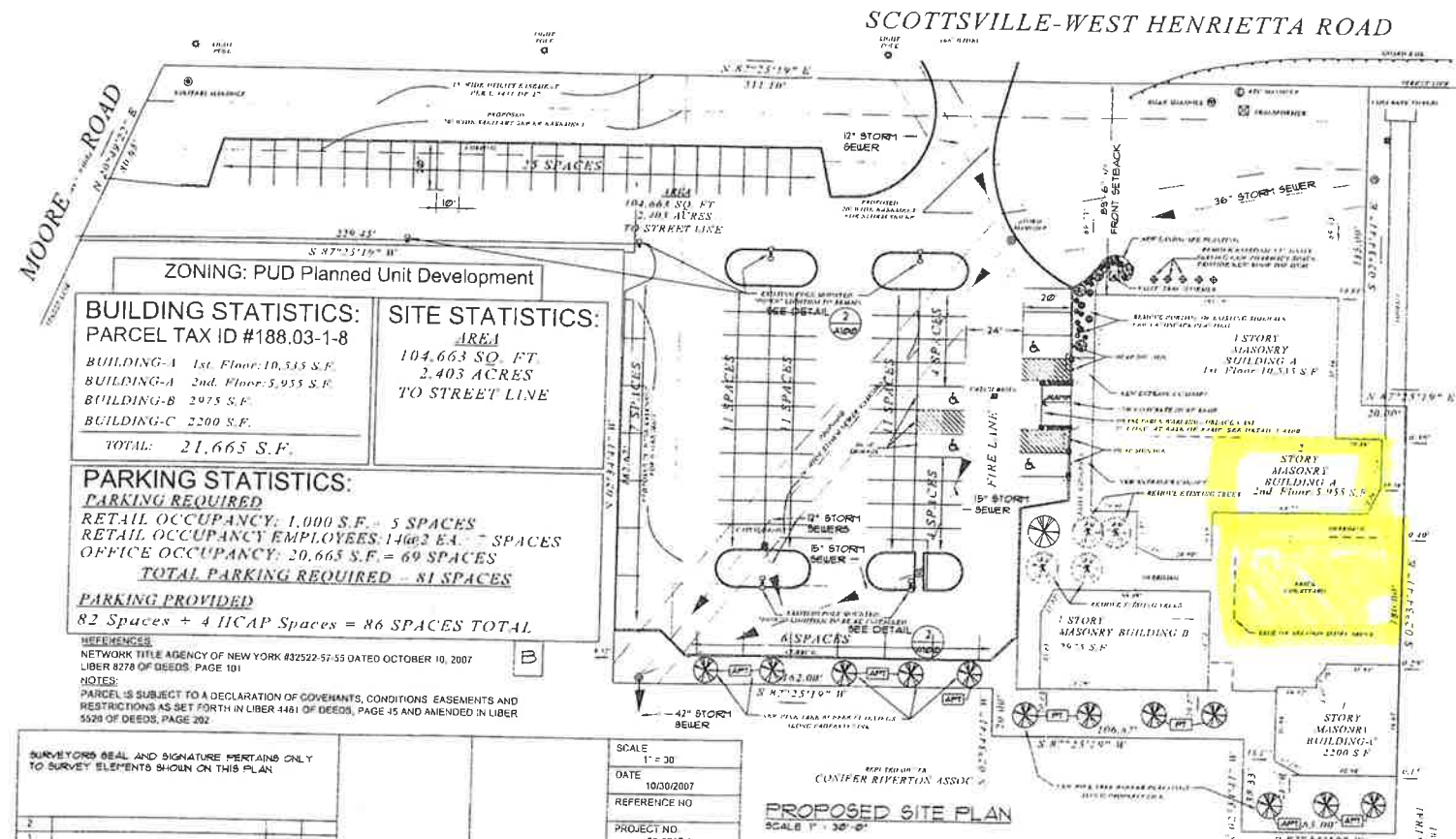
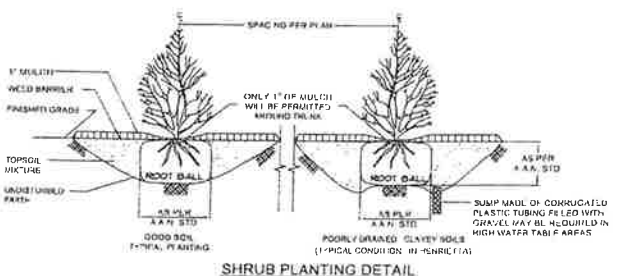
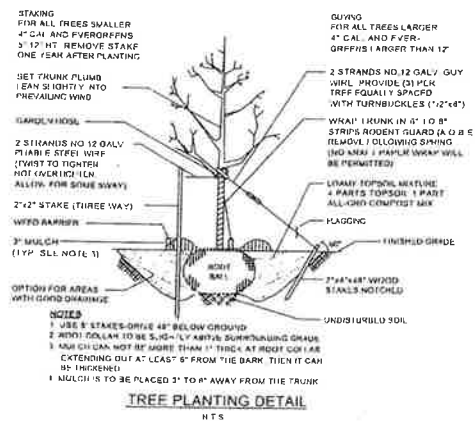
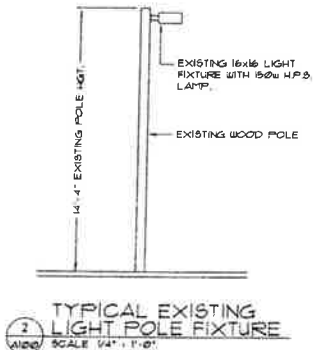


**GENERAL NOTES**

1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND TO DEPICT REQUIRED SQUARE GRID PATTERN.
2. TRUNCATED DOMES SHALL BE ALIGNED ON THE SQUARE GRID PATTERN IN THE DIRECTION OF TRAVEL.
3. ENTIRE DETECTABLE WARNING SYSTEM SHALL MEET ICC/ANSI A117. THE TRUNCATED SURFACE SHALL CONTRAST VISUALLY WITH THE ADJOINING SURFACES, EITHER LIGHT-TO-DARK OR DARK-TO-LIGHT.
4. THE OUTER EDGE OF THE DETECTABLE WARNING SYSTEM FIELD SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE STREET/PARKING AREA IS 1 TO 3 INCHES BEHIND THE BACK EDGE OF THE CURB OR CONCRETE GUTTER SECTION.
5. DETECTABLE WARNING SYSTEM SHALL EXTEND ACROSS THE FULL LENGTH OF THE ACCESS RAMP.



**3 DETECTABLE WARNING SYSTEM DETAIL**  
SCALE: 1/4" = 1'-0"



SURVEYOR'S SEAL AND SIGNATURE PERTAINING ONLY TO SURVEY ELEMENTS SHOWN ON THIS PLAN		SCALE: 1" = 30'
DATE: 10/30/2007		DATE: 10/30/2007
REFERENCE NO:		PROJECT NO: 80-0017-1
NO. REVISION DATE BY		SHEET OF 1
O'NEILL-RODAK & ASSOCIATES, P.C. LAND SURVEYORS, PLANNERS, ENGINEERS, ARCHITECTS, FLOOD DAMAGE MITIGATION SPECIALISTS, SURVEYORS 5 SOUTH STENOUGH STREET ROCHESTER, NY 14614 PHONE: (585) 325-1500 FAX: (585) 325-1708 o-rod@oneill-rodak.com		MAP OF A SURVEY PARCEL SITUATE IN TOWN LOT 18, SCOTT TRACT TOWNSHIP 12, RANGE 7 TOWN OF HENRIETTA MONROE COUNTY, NEW YORK LOCATION: 281 SCOTTVILLE-WEST HENRIETTA ROAD

**GENERAL NOTES - PLANNING BOARD**

AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD IMPRISONALLY APPROVES THE COLOR, TEXTURE, AND FINISH OF THE BUILDING DEPICTED ON THE 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 BY THE PLANNING BOARD.

**GENERAL NOTES - RECORD DRAWING**

UPON COMPLETION OF THE PROJECT, A RECORD SITE PLAN MUST BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. USING THE DIAGRAMS WILL BE INDICATED FOR THE EXISTING AND PROPOSED WATER CURB DOWNS, VALVES, AND ALL LATERAL CLEANSOUTS. THE RECORD SITE UTILITY PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO THE PROPERTY LINES ON ALL SIDES.

**TOWN APPROVALS**

PLANNING BOARD CHAIRMAN	DATE
DIRECTOR OF ENGINEERING/PLANNING	DATE

**CMA Architecture, P.C.**  
Architect-Planning-Interior Design

72 CASCADOC DRIVE  
ROCHESTER, NEW YORK 14614  
PHONE: (585) 454-6377  
FAX: (585) 454-5743

2007 CMA Architecture, P.C.

**PROPOSED FRONT & SIDE ELEVATIONS SITE PLAN**

PROJECT: RENOVATIONS & ADDITIONS TO 201 SCOTTVILLE-W. HENRIETTA RD., W. HENRIETTA, NEW YORK 14588

scale: AS NOTED (DRAWN) CM  
date: 12-10-07  
project no: 074000

**A100**