



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. SP2024-004  
 Date 1/24/24

Applicant: RAMI ALI [Redacted]  
Name Email  
1282 LEHIGH STATION RD APT. 2501 HENRIETTA NY 14623 [Redacted]  
No. & Street City State Zip Code Phone Number

Business Owner: SAME [Redacted]  
Name Email  
 Convenience store owner: Moe Yasin [Redacted]  
No. & Street City State Zip Code Phone Number

Business Name: WILD BERRIES

Business Address: 3333 E. RIVER RD. HENRIETTA NY 14623  
No. & Street City State Zip Code

Property Owner: CARL HASSELBACK HASSELBACK EQUIPMENT INC [Redacted]  
Name Email  
2115 WALDEN AVE. CHEEKTOWAGA NY 14225 [Redacted]  
No. & Street City State Zip Code Phone Number

Architect/Engineer: ROD PROSSER [Redacted]  
Name Email  
11 CENTRE FR. STE 305 ROCHESTER NY 14614 [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:  
3333 E. RIVER RD. HENRIETTA NY 14623  
No. & Street City State Zip Code  
160.15 - 2-25 R-1-15  
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: Y11 Section: 295 Subsection: 53 Paragraph: A of the Zoning Ordinance.  
 Description of Proposal: PROVIDE AND OPERATE A FRUIT SMOOTHIE BAR AT THE ABOVE LOCATION  
Sit Down + Take Out RA

Multiple Dwelling Applications - Dwelling Units per Acre: \_\_\_\_\_  
 Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b)  Yes  No

Printed Name: Rami Ali Signature: Rami Ali  
TWenzel February 14, 2024 6:00 pm  
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/Business Owner: RAMI ALI

By: RAMI ALI

Title: OWNER

Dated: ~~8/2/24~~ 1/24/24


Signed: 

Property Owner: HASSELBACK EQUIPMENT, INC.

By: CARL HASSELBACH

Title: PRESIDENT

Dated: \_\_\_\_\_

Signed: 



## LAKESIDE ENGINEERING PC

11 CENTRE PARK SUITE 305  
ROCHESTER, NY 14614  
O 585.279.9300 C 585.305.2308  
rodplepc@aol.com

January 18, 2024  
Town of Henrietta  
475 Calkins Rd.  
Henrietta, NY

At: Supervisor Schultz and Town Board  
Re: Fruit Smoothie Bar Special Permit Application, 3333 E. River  
Road, Henrietta, NY  
Letter of Intent

Dear Supervisor Schultz and Members of the Town Board,  
Please find enclosed plans and application for the new Wildberries Fruit  
Smoothie Bar.

The bar will include counters, prep space, displays and cash out areas  
as shown on the attached floor plan.

There will be no hot food preparation; health dept. approval will be  
obtained if required.

The owner, Rami Ali, wishes to operate from 10 AM to 8 PM during  
normal service station business hours.

A single employee is envisioned at this location.

Sincerely,

*Rod Prosser*

Rod Prosser, PE, President, Lakeside Engineering, PC

January 23, 2024  
Rami Ali  
1282 Lehigh Station Rd, Apt 2501  
Henrietta, NY

Town Board  
Town of Henrietta, NY  
475 Calkins Rd.  
Henrietta, NY

Re: Authorization for Rodney Prosser to represent me at town board hearing for Wildberries  
Fruit Bar, 3333 E. River Rd., Henrietta, NY

Dear Supervisor Schultz and Members of the Town Board,

Please be advised that I authorize Rodney Prosser, PE to represent me at the Feb 14 Henrietta  
Town Board hearing for the referenced project. Mr. Prosser is my project engineer.

Sincerely,

A handwritten signature in black ink that reads "Rami Ali" in a cursive script. Below the name, there are several stylized, overlapping loops and flourishes that appear to be a variation of the name or initials.

Rami Ali, Project Applicant

January 19, 2024  
Hasselback Equipment, Inc  
2115 Walden Ave.  
Cheektowaga, NY 14225

Town of Henrietta, NY  
475 Calkins Rd.  
Henrietta, NY

Re: Authorization for Rodney Prosser and Rami Ali to represent me at town board hearing for Wildberries Fruit Bar, 3333 E. River Rd., Henrietta, NY

Dear Supervisor Schultz and Members of the Town Board,

Please be advised that I authorize Rodney Prosser and Rami Ali to represent me at the Henrietta Town Board hearing for the referenced project.

Mr. Ali is being leased space to operate his business in my building at 3333 E. River Road, Henrietta, NY.

Sincerely, 

Carl Hasselback, President, Hasselback Equipment, Inc.



**ELAKESIDE ENGINEERING PC**

11 CENTRE PARK SUITE 305  
ROCHESTER, NY 14614  
P 585.279.9300 F 585.309.2308

Jan 10, 2024  
Town of Henrietta  
475 Calkins Rd  
Henrietta, NY

At: Supervisor Schultz and Town Board  
Re: Fruit Smoothie Bar Special Permit Application, 3333 East River Rd.

Dear Supervisor Schultz and members of the Town Board,

Please be advised that I both authorize Rami Ali to appear before you at the Special Permit hearing and that I am leasing space and allowing his business to occupy and operate in my service station at 3333 E River Road, Henrietta, NY.

Thank you.

Sincerely,

Moe Yasin, Owner

\*Note: Moe Yasin is the owner of the Convenience Store that Wild Berries is going to be located in.

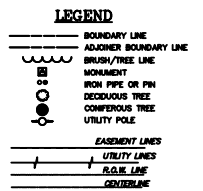
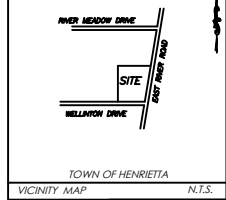
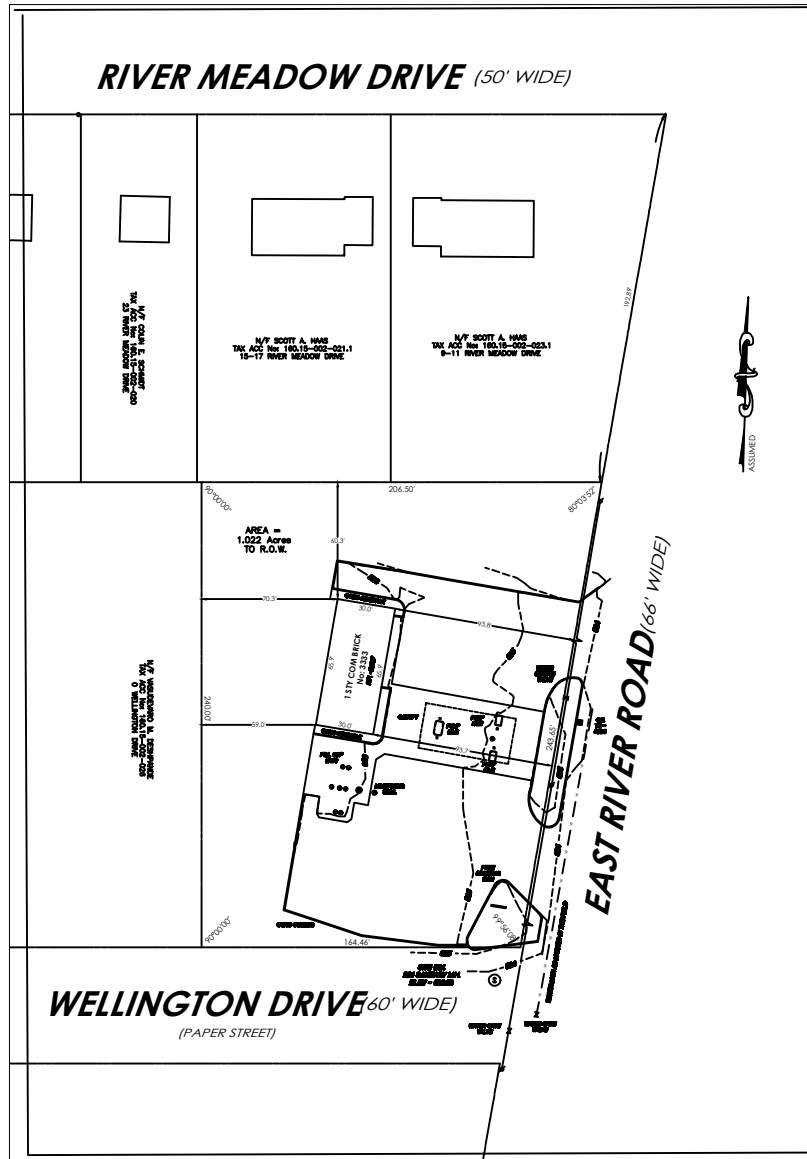




MY WAY EXPRESS

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW" "COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT BEARING WITH AN ORIGINAL OF THE LAND SURVEYOR'S WIND SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY"

**RIVER MEADOW DRIVE (50' WIDE)**



VERTICAL DATUM BASED ON NAVD 1983.  
PROPERTY IS ZONED R-2-15  
WITH A SPECIAL PROVISION AT 295-48

**CERTIFICATIONS:**

THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 9/4/2019 FROM NOTES OF A FIELD INSTRUMENT SURVEY PERFORMED ON 8/30/2019.

SIGNED  
RICHARD E. MAIER, L.S. 050461

**ABSTRACT REFERENCE**  
NOTE THIS SURVEY IS SUBJECT TO ANY FACTS WHICH A COMPLETE AND UPDATED ABSTRACT OF TITLE MAY REVEAL.

**DEED REFERENCES:**

**MAP REFERENCES:**  
LIBER NO. OF MAPS PAGE 17  
DEED MAP  
LIBER 6296 PAGE 176



**MAIER**  
LAND SURVEYING  
RICHARD E. MAIER, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
539 MANITOU ROAD  
HILTON, NEW YORK 14468  
(585) 392-6134

**MAP OF SURVEY SHOWING:  
EXISTING CONDITIONS LOCATED AT  
3333 EAST RIVER ROAD  
SITUATED IN PART OF  
TOWN LOT 8, RANGE 6  
TOWN OF HENRIETTA  
MONROE COUNTY STATE OF NEW YORK**

SCALE: 1" = 30' DATE: 9/4/2019 JOB NO.: 19-302 T.M. NO.: 160.15-002-025

**TOWN APPROVALS**

BY: PLANNING BOARD CHAIR	DATE: _____	BY: TOWN ENGINEER	DATE: _____
BY: PLANNING BOARD ATTORNEY	DATE: _____	BY: BUILDING DEPARTMENT	DATE: _____
BY: HEALTH SUPERVISOR	DATE: _____	BY: FIRE MARSHAL	DATE: _____



**CLIENT:**  
 WHITE ARROW SERVICE STATIONS, INC.  
 2115 WALDEN AVE.  
 BUFFALO, NY 14225



**NOTICE:**  
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL, AND THE NOTATION "ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, AND A SPECIFIC DESCRIPTION ON ALTERATION."  
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**REVISIONS:**

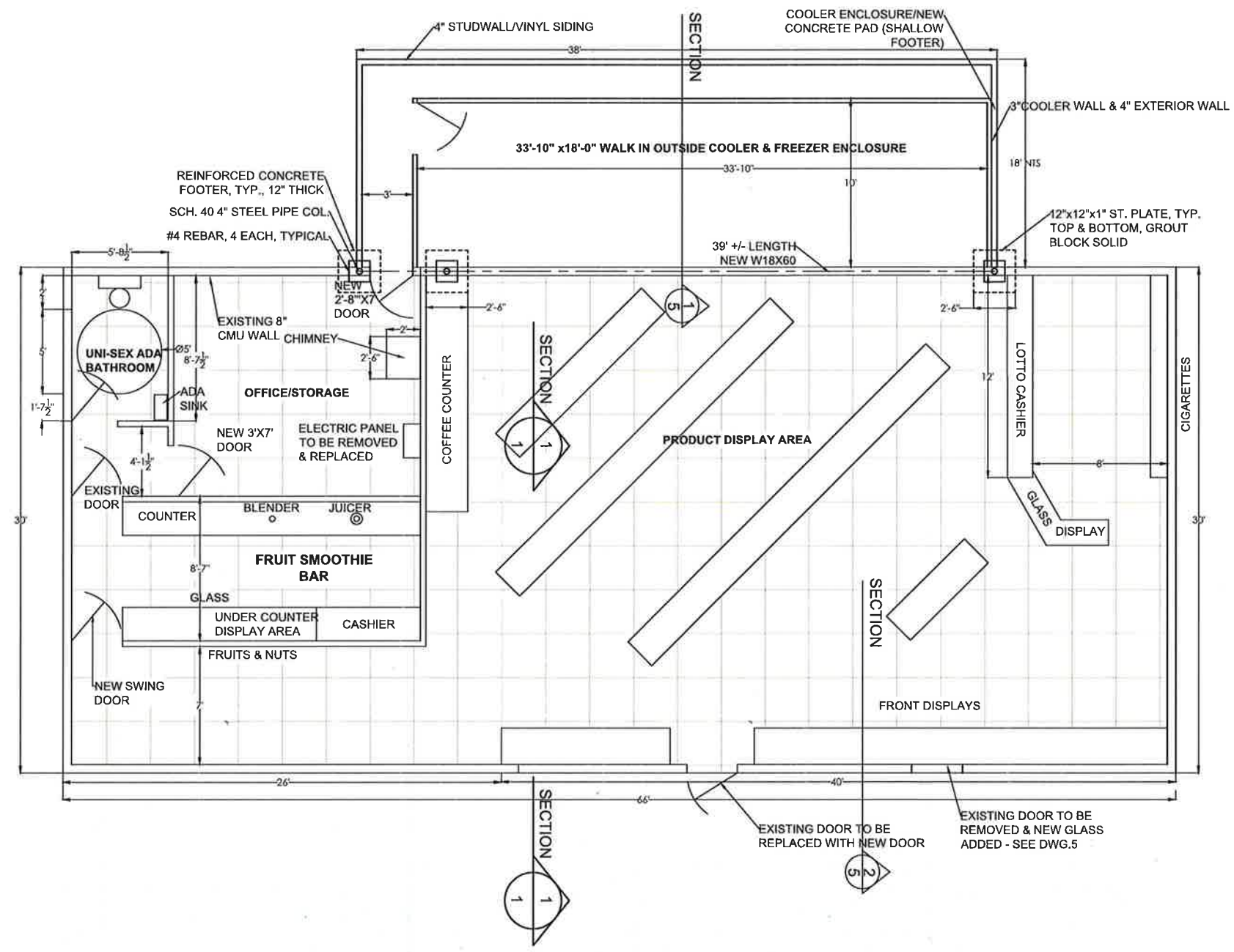
NO.	DATE	DESCRIPTION
1	12/04/23	ADD JUICE BAR

**PROJECT:**  
 WHITE ARROW SERVICE STATIONS, INC.  
 MINI MART  
 3333 EAST RIVER ROAD  
 HENRIETTA, NY 14586

**DRAWING TITLE:**  
 MINI - MART FLOOR PLAN  
 JUICE BAR ADDITION

**DRAWING NO:**  
 01

DATE: 12/05/23  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:  
 DESIGNED BY:



**MINI-MART PLAN**  
 SCALE: 1/4" = 1' - 0"

**NOTE:**  
 1. REMOVE & PATCH ROOF AT TOP OF CHIMNEY  
 2. MIN. 8" X 12" MASONRY HEADER REQUIRED AT ALL NEW DOORWAYS

**LEGEND:**  
 [M] MASONRY LINTEL



