

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON MARCH 27, 2024 AT 6:00 P.M.

RESOLUTION #7-118/2024 To adopt the SEQR Determination, issue a Negative Declaration, and approve Special Use Permit Application No. 2024-009 for a Starbucks Coffee Shop, by 1012 Lehigh LLC, for a new restaurant at 1012 Lehigh Station Road.

On Motion of Councilmember Bellanca

Seconded by Supervisor Schultz

WHEREAS, 1012 Lehigh LLC has applied for a Special Use Permit for a Starbucks Coffee Shop (the "Application") to be located in an Industrial Zoned District at 1012 Lehigh Station Road, Henrietta, New York 14467, Tax Account No. 175.11-1-13.3, (the "Property"), or as more particularly described in plans on file in the Town Clerk's Office; and

WHEREAS, a public hearing was duly advertised and held relative to the same.

THEREFORE, BE IT RESOLVED, that pursuant to the State Environmental Quality Review Act, in accordance with the EAFs Parts 1, 2, and 3, attached hereto and accepted and approved, the Application will not have any significant adverse environmental impacts, and the Town Board issues a Negative Declaration relative to the Application.

BE IT FURTHER RESOLVED, that the Town Board has considered the Special Use Permit factors, and, based upon the record, including all materials submitted related to such Application, and based upon those reasons discussed at the public meeting related to the same, and so long as compliant with the conditions set forth herein, finds that said Special Use Permit factors favor approval of the application.

BE IT FURTHER RESOLVED, that the Town Board thus approves the Application such that a Special Use Permit for a Restaurant is approved, as follows:

1. For Sit Down Meal Service,
2. For Take-Out Meal Service,
3. For Outdoor Seating, and
4. For Drive-Thru Service.

Duly put to a vote:

Councilmember Page	Aye
Councilmember Bellanca	Aye
Councilmember Barley	Aye
Councilmember Stafford	Aye
Supervisor Schultz	Aye

RESOLUTION ADOPTED

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

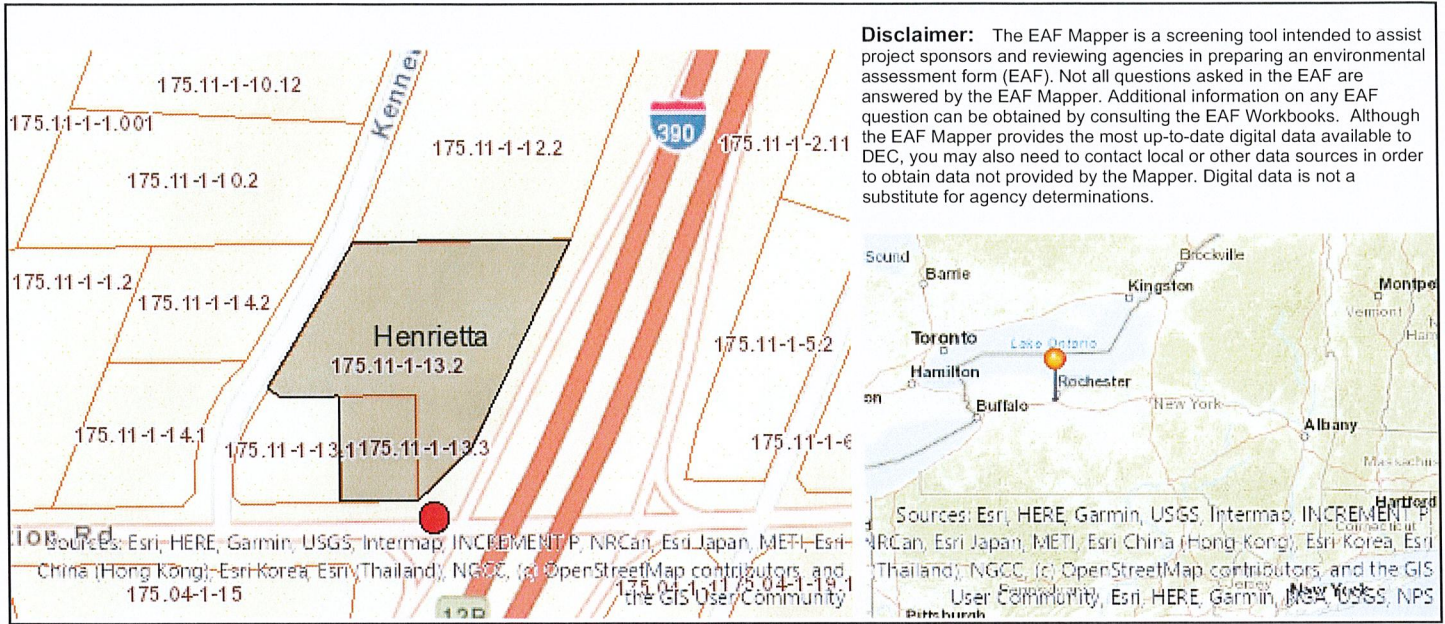
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Starbucks Restaurant			
Project Location (describe, and attach a location map): 1012 Lehigh Station Rd			
Brief Description of Proposed Action: 2,400± SF Starbucks with drive-thru and outdoor seating area. The lot was previously approved as a Burger King, a drive-thru restaurant and the existing green infrastructure and storm water management facilities were designed to accommodate that potential use. The proposed impervious area is equal or less than the previously approved project. Therefore no modifications to the existing infrastructure are required.			
Name of Applicant or Sponsor: Angelo Ingrassia, 1012 Lehigh LLC		Telephone: E-Mail: <span style="background-color: gray; color: gray;">[REDACTED]</span>	
Address: 550 Latona Rd Bldg E, Suite 501			
City/PO: Rochester		State: NY	Zip Code: 14626
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 <input checked="" 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: NYS DEC (NOI) , T. Henrietta (Special Use Permit, Site Plan Review)			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.97 acres b. Total acreage to be physically disturbed? _____ 1.11 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.97 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations? With special use permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 checked="" type="checkbox"/>	<input 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"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: Starbucks - 1012 Lehigh Station Road

Date: March 19, 2024

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Project: Starbucks

Date: March 19, 2024

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

For the support documentation for Part 2, see the attached "EAF Part 3 for the Starbucks - 1012 Lehigh Station Road" Special Permit supplement dated March 19, 2024.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Henrietta Town Board  
Name of Lead Agency

3/27/2024  
Date

Stephen L. Schultz  
Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

**EAF Part 3 for Starbucks – 1012 Lehigh Station Road  
North East Corner of Kenneth Drive and Lehigh Station Road  
Part of Tax Account No. 175.11-1-13.3**

**March 19, 2024**

In addition to the narrative below, this EAF Part 2 hereby incorporates the following, which is made a part of this Part 3 reasoned elaboration;

- a. Town Board Special Use Permit Application SP-2024-009 for Starbucks, prepared by 1012 Lehigh, LLC and Marathon Engineering, dated February 21, 2024;
- b. Short Environmental Assessment Form, Part 1, prepared by Marathon Engineering, dated February 20, 2024;
- c. Conceptual Site Plan for Proposed Starbucks Restaurant, prepared by Marathon Engineering, dated February 21, 2024;
- d. Conceptual Building Plans for Starbucks, prepared by DALPOS Architects & Integrators, dated February 9, 2024.

**1. Material Conflict with Adopted Land Use Plan or Zoning**

The property is zoned Industrial, and a restaurant is a permitted use in this district as long as a special permit is obtained from the Henrietta Town Board. In addition, the applicant will be requesting a variance from the Henrietta Zoning Board of Appeals to reduce the twenty-foot landscaped mall located along Lehigh Station Road. Since this is a typical request for this type of development, the proposal to add a quick service coffee / restaurant is not expected to have a significant adverse impact.

**2. Change in Use or Intensity of the Use of Land**

The parcel is currently vacant but the area surrounding it consists of commercial and industrial uses, the proposal to add a quick service coffee / restaurant is not expected to have a significant adverse impact.

**3. Impairment of the Character or Quality of the Existing Community**

There is currently an existing convenience store with a quick service restaurant and gas station located at the north west corner of Lehigh Station Road and Kenneth Drive and a Taco Bell located on the north east corner. Also, the area is surrounded by other industrial and commercial users. As a result, the proposal to add a quick service coffee / restaurant is not expected to have a significant adverse impact.

**4. Impact on Critical Environmental Areas**

No impact; there are no CEA's located within or adjacent to the site.

**5. Impact on Transportation**

Moderate impact. Due to the amount of existing traffic using the Lehigh Station Road corridor during the peak morning and evening time periods, traffic does back up at the Kenneth Drive (Town road) and



Lehigh Station Road (NYS road) intersection. The previous applicant for the Taco Bell and Burger King sites had prepared a traffic impact study that has been reviewed and approved by the New York State Department of Transportation and by the Town of Henrietta's consultant, Barton & Loguidice, DPC. The report indicates that the new traffic generated from these restaurants is such that no mitigation to the surrounding street network is required. The proposed development will add to the delays, but it will not significantly impact the operation of the transportation network.

## **6. Impacts on Energy**

No impact; there is ample energy capacity present in the area.

## **7. Impact on Existing Water Supplies and Wastewater Treatment Facilities**

No impact; there is an adequate supply of water and sanitary sewer systems present in the area.

## **8. Impact on Historic And Archeological Resources**

The proposed Starbucks Quick Service Coffee / Restaurant is located within a designated archeologically sensitive area so the applicant will need to provide the Town with documentation that there are no archeological issues prior to commencing any construction work.

## **9. Impact on Natural Resources**

No impact; there are no scenic or aesthetic resources in the vicinity of the site.

## **10. Impact on Erosion, Flooding or Drainage**

Small impact. The proposed site work for the quick service restaurant has the potential to create turbidity and sediment in the adjacent water bodies if the proper erosion control devices are not implemented or maintained. A stormwater pollution prevention plan and grading plan will have to be prepared in accordance with Town of Henrietta and New York State Department of Environmental Conservation standards. The grading plan shall use sedimentation basins, check dams, stabilized construction entrances, silt fence, concrete wash out areas, and other erosion control devices to control site erosion. Also, site inspections will be performed once a week until the site is stabilized to ensure that erosion is not leaving the site.

The site is not located within a floodplain so there should be no issue with flooding.

The proposed storm sewer system and stormwater management facility will reduce the amount of runoff leaving the site so there should be no impact on the adjacent drainage system.

## **11. Impact on Human Health**

A grease trap will be required for the restaurant in order to reduce the amount of grease going into the Town's sanitary sewer system, but overall, the project should not have any environmental conditions that could result in an impact to human health.

## SCHEDULE "A"

Town Code Section 295-54 sets forth the criteria to be considered by the board in determining whether to grant a Special Use Permit. The Town Board makes the following findings with respect to each of these criteria, based upon its own knowledge and investigation or from testimony or other information submitted to it:

- A. Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency?**

The proposal consists of constructing a Starbucks quick serve coffee / restaurant with a drive-thru at the north east corner of Lehigh Station Road and Kenneth Drive. The proposed location is zoned Industrial and is surrounded by hotels, restaurants, retail, offices, and manufacturing facilities. A restaurant is an allowed use in an Industrial zoned district with the issuance of a Special Permit from the Town Board. This use is very consistent with the development and character of the neighborhood and works well with the other uses in the vicinity.

- B. Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.**

Lehigh Station Road is in one of the main commercial and industrial stretches of the Town and the use detailed in the Comprehensive Land Use Plan calls for this to remain this way. As such, a new restaurant is very consistent and in harmony with the existing and probable future development of the property's neighborhood.

- C. Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.**

The proposed use is for a restaurant which is an allowed use in the Industrial Zone with the obtaining of a special use permit from the Town Board. The design of the proposed building is consistent with the design and development standards of the Zone.

- D. Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive or injurious by reason of the production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions, or will contaminate waters.**

Neither the construction nor the operation of a Starbucks coffee / restaurant will create any nuisance in law or in fact.

- E. Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.**

Because of the popularity of the proposed use as a Starbucks coffee / restaurant, there is expected to be an increase in traffic. As such, the Town has reviewed the plans of the Applicant

and the Developer to mitigate these potential issues with the specific mitigation plans addressed in the previously approved traffic impact study.

**F. Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).**

The proposed use will not create materially adverse impacts that cannot be adequately mitigated. The only significant moderate impact created is a slight increase in traffic, which is addressed elsewhere. In terms of natural resources, the environment, community services, etcetera, the use is the same as the use that currently exists in the surrounding area.

**G. Whether the physical conditions and characteristics of the site are suitable for the proposed use considering site size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.**

Since the project is located along one of the main highway corridors in the Town, no screening or buffers are necessary. Also, a stormwater management facility will be used to control the runoff leaving the site.

**H. Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.**

The proposed lot is sufficient in terms of public infrastructure, utilities, emergency services, etcetera.

**I. Whether the proposed use will provide, maintain, or enhance, as necessary, safe and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.**

Due to the amount of existing traffic using the Lehigh Station Road corridor during the peak morning and evening time periods, traffic does back up at the Kenneth Drive (Town road) and Lehigh Station Road (NYS road) intersection. The previous applicant has prepared a traffic impact study that has been reviewed and approved by the New York State Department of Transportation and the Town of Henrietta's consultant, Barton & Loguidice, DPC. The report indicated that the new traffic generated from the Taco Bell and Burger King restaurants is such that no mitigation to the surrounding street network is required; the Taco Bell was constructed and operational while the Starbucks is taking the place of the Burger King site. In the report, it noted that the restaurants will add to the delays, but it will not significantly impact the operation of the transportation network.

The proposed site plan connects the restaurant's internal sidewalks to the road's sidewalks to provide sufficient connectivity for pedestrians.



February 21, 2024

Mr. Christopher Martin  
Town of Henrietta  
475 Calkins Rd  
Rochester NY 14623

Re: Special Use Permit and Site Plan Approval – Starbucks Restaurant  
1012 Lehigh Station Rd  
Town of Henrietta, Monroe County, State of New York

Dear Chris,

On behalf of our client, 1012 Lehigh LLC, we are pleased to submit plans of the above referenced project for your consideration and request to be placed on the Town Board agenda of March 27, 2024, for Special Use Permit Approval, and on the Planning Board agenda of April 16, 2024, for Preliminary and Final Site Plan Approval.

The above-referenced 0.97± acre parcel zoned I – Industrial is located on the north side of Lehigh Station Road, east of Kenneth Drive. Access to the site is from Kenneth Drive via a private road that also provides access to the existing Taco Bell restaurant located on the abutting parcel to the west of the proposed Starbucks.

The developer proposes to construct a 2,400± sf Starbucks restaurant with a drive-through and limited outdoor seating; a Special Use Permit is required. There are 23 parking spaces, a screened and gated storage area for garbage and recycling, and a sidewalk connecting to the existing sidewalk along Lehigh Station Road. The restaurant is anticipated to employ 20± employees, with a typical shift of 3-8 employees and projected hours of operation of 5:30 AM to 8:00 PM daily.

In addition to the typical order board and directional signage for the drive-through, there will be building mounted signage and a pylon sign at the southwest portion of the parcel, visible from Lehigh Station Road.

Enclosed is the following information to aid in your review:

Special Permit Approval

- 4 copies of this Letter of Intent
- 1 copy of the Special Use Permit Application -- Restaurant
- 4 copies of the Letter of Authorization from the Property Owner
- 4 copies of the Short Environmental Assessment Form (SEAF)
- 4 copies of the Layout Plan (full-size)
- 4 copies of the Floor Plans, Building Elevations & Renderings (11x17)
- 1 check for the Special Use Permit fee in the amount of \$200

*Going the distance for you.*

Special Use Permit & Site Plan Approval  
Starbucks, 1012 Lehigh Station Rd, Town of Henrietta  
02/21/2024

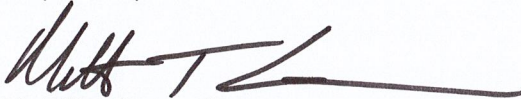
Site Plan Approval

- 14 copies of this Letter of Intent
- 1 copy of the Site Plan Application
- 1 copy of the Site Plan Checklist
- 1 copy of the Letter of Authorization from the Property Owner
- 2 copies of the Engineers Utility Memo
- 1 copy of the Short Environmental Assessment Form (SEAF)
- 14 copies of the Floor Plan, Building Elevations & Renderings (11x17)
- 14 copies of the Site Plan set (full size)
- 1 check for the Planning Board Application Fee in the amount of \$150
- 1 check for the Engineering Plan Review Charge in the amount of \$700

PDFs of the above documents have been emailed to [drawings@henrietta.org](mailto:drawings@henrietta.org).

We look forward to presenting this project. If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

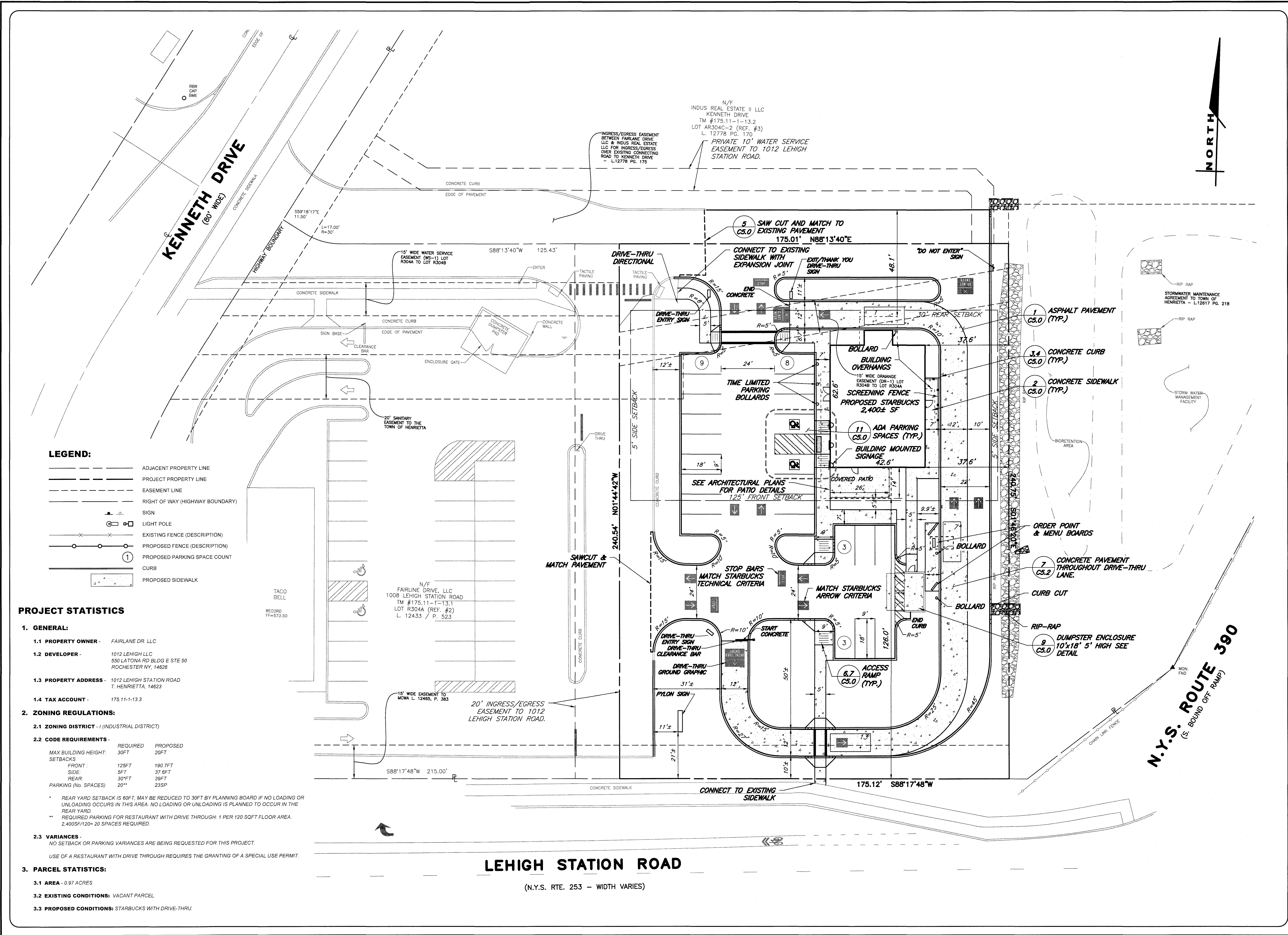


Matt Tomlinson, Partner  
MARATHON ENGINEERING

cc: Angelo Ingrassia, 1012 Lehigh LLC



File: Z:\Engineering\Job Files\1687-23 Drawings\Sheets\03\_C1.dwg, Last saved: 2/19/2024, Plot Date: 2/19/2024, By: RAFAEL BARRETO, Plot Style: -----



**LEGEND:**

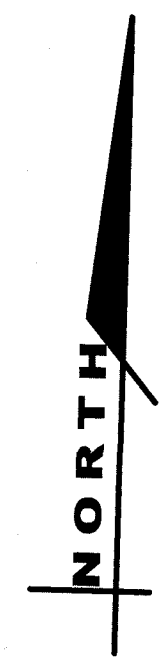
---	ADJACENT PROPERTY LINE
---	PROJECT PROPERTY LINE
---	EASEMENT LINE
---	RIGHT OF WAY (HIGHWAY BOUNDARY)
○	SIGN
○	LIGHT POLE
---	EXISTING FENCE (DESCRIPTION)
---	PROPOSED FENCE (DESCRIPTION)
○	PROPOSED PARKING SPACE COUNT
---	CURB
---	PROPOSED SIDEWALK

**PROJECT STATISTICS**

- 1. GENERAL:**
- 1.1 PROPERTY OWNER - FAIRLANE DR. LLC
  - 1.2 DEVELOPER - 1012 LEHIGH LLC, 550 LATONA RD BLDG E STE 90, ROCHESTER NY, 14626
  - 1.3 PROPERTY ADDRESS - 1012 LEHIGH STATION ROAD, T. HENRIETTA, 14623
  - 1.4 TAX ACCOUNT - 175.11-1-13.3
- 2. ZONING REGULATIONS:**
- 2.1 ZONING DISTRICT - I (INDUSTRIAL DISTRICT)
- 2.2 CODE REQUIREMENTS:
- |                      | REQUIRED | PROPOSED |
|----------------------|----------|----------|
| MAX BUILDING HEIGHT: | 30FT     | 20FT     |
| SETBACKS:            |          |          |
| FRONT:               | 125FT    | 130 FT   |
| SIDE:                | 5FT      | 37.6FT   |
| REAR:                | 30FT     | 39FT     |
| PARKING (No. SPACES) | 20**     | 23SP     |
- \* REAR YARD SETBACK IS 60FT, MAY BE REDUCED TO 30FT BY PLANNING BOARD IF NO LOADING OR UNLOADING OCCURS IN THIS AREA. NO LOADING OR UNLOADING IS PLANNED TO OCCUR IN THE REAR YARD.
- \*\* REQUIRED PARKING FOR RESTAURANT WITH DRIVE THROUGH: 1 PER 120 SQFT FLOOR AREA. 2,400SF/120= 20 SPACES REQUIRED.
- 2.3 VARIANCES - NO SETBACK OR PARKING VARIANCES ARE BEING REQUESTED FOR THIS PROJECT. USE OF A RESTAURANT WITH DRIVE THROUGH REQUIRES THE GRANTING OF A SPECIAL USE PERMIT.
- 3. PARCEL STATISTICS:**
- 3.1 AREA - 0.97 ACRES
  - 3.2 EXISTING CONDITIONS: VACANT PARCEL
  - 3.3 PROPOSED CONDITIONS: STARBUCKS WITH DRIVE-THRU.

**LEHIGH STATION ROAD**

(N.Y.S. RTE. 253 - WIDTH VARIES)



**MARATHON ENGINEERING**  
 ROCHESTER LOCATION  
 39 CASCADE DRIVE  
 ROCHESTER, NY 14614  
 585-458-7770  
 ITHACA LOCATION  
 840 HANSHAW RD, STE 6  
 ITHACA, NY 14850  
 607-241-2917  
 www.marathoneng.com

PRELIMINARY/FINAL SITE PLANS  
 for  
**PROPOSED STARBUCKS RESTAURANT**  
 1012 LEHIGH STATION ROAD  
 MONROE COUNTY  
 TOWN OF HENRIETTA  
 STATE OF NEW YORK

JOB NO: 1687-23  
 SCALE: 1"=20'  
 DRAWN: RLB  
 DESIGNED: MT  
 DATE: 02/21/2024

**REVISIONS**

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14c, SECTION 1209 FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO SEAL ANY WORK WITHOUT BEING THE SEAL OF A PROFESSIONAL ENGINEER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE SEALING PROFESSIONAL ENGINEER OR ARCHITECT TO VERIFY THE QUALITY OF THE WORK AND TO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SEALING PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SEALING PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

COPYRIGHT © 2024 MARATHON ENG.

ROBERT P. BRINGLEY

DRAWING TITLE:  
**LAYOUT PLAN**

3 of 9  
 SHEET No: **C1.0**

1687-23  
 JOB No: DRAWING No:

ELEVATION- A





ELEVATION- B




  
 101 N. Clinton St., Suite 300  
 Syracuse, New York 13202  
 T. 315 422 0201  
 F. 315 422 0776  
 www.dalpos.com

**STARBUCKS AT LEHIGH STATION ROAD**  
 1012 LEHIGH STATION ROAD, WEST HENRIETTA, NY



Sheet Number: 3  
 Sheet Name:  
 Scale:  
 Date: 02/15/2024  
 N.T.S.

ELEVATION- C




  
 101 N. Clinton St., Suite 300  
 Syracuse, New York 13202  
 T. 315 422 0201  
 F. 315 422 0776  
 www.dalpos.com

**STARBUCKS AT LEHIGH STATION ROAD**  
 1012 LEHIGH STATION ROAD, WEST HENRIETTA, NY



Sheet Number: 4  
 Sheet Name:  
 Scale:  
 Date:

N.T.S.  
 02/15/2024

ELEVATION- D

