



LAKESIDE ENGINEERING PC

11 CENTRE PARK SUITE 305
ROCHESTER, NY 14614

February 19, 2021

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

Attn: Steve Schultz, Town Supervisor

Re: 3333 East River Road Service Station and Convenience Store Amended Special Use Permit
Approval Application
White Arrow Service Stations, Inc.

Dear Supervisor Schultz and Members of the Town Board:

On behalf of my client, White Arrow Service Stations, Inc., I am pleased to submit the attached site plan for the amended special use permit for the proposed service station and convenience store at 3333 East River Road.

There is no change in the proposed convenience store from earlier, however, we are additionally requesting approval of an addition, 18' x 38', which will be added to the rear of the store. The addition is needed for an exterior cooler and storage of goods, equipment, and used cans and bottles, etc.. The project previously received Special Use Permit from the Town Board, however, the owner now feels the addition not then requested will be needed to make the project successful. Without the addition, area within the existing building will need to be put to cooler and storage use which will take out a large portion of otherwise usable retail space jeopardizing the success of the project.

The addition is to be entirely on the rear of the building and the woods now surrounding the building will remain to essentially block all views of it from neighboring parcels. The addition is intended to be of vinyl siding with color and style matching the wood veneer facade on the front of the building.

Please contact me with any questions.

Sincerely,

Rod Prosser

Rod Prosser, PE, President, Lakeside Engineering, PC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

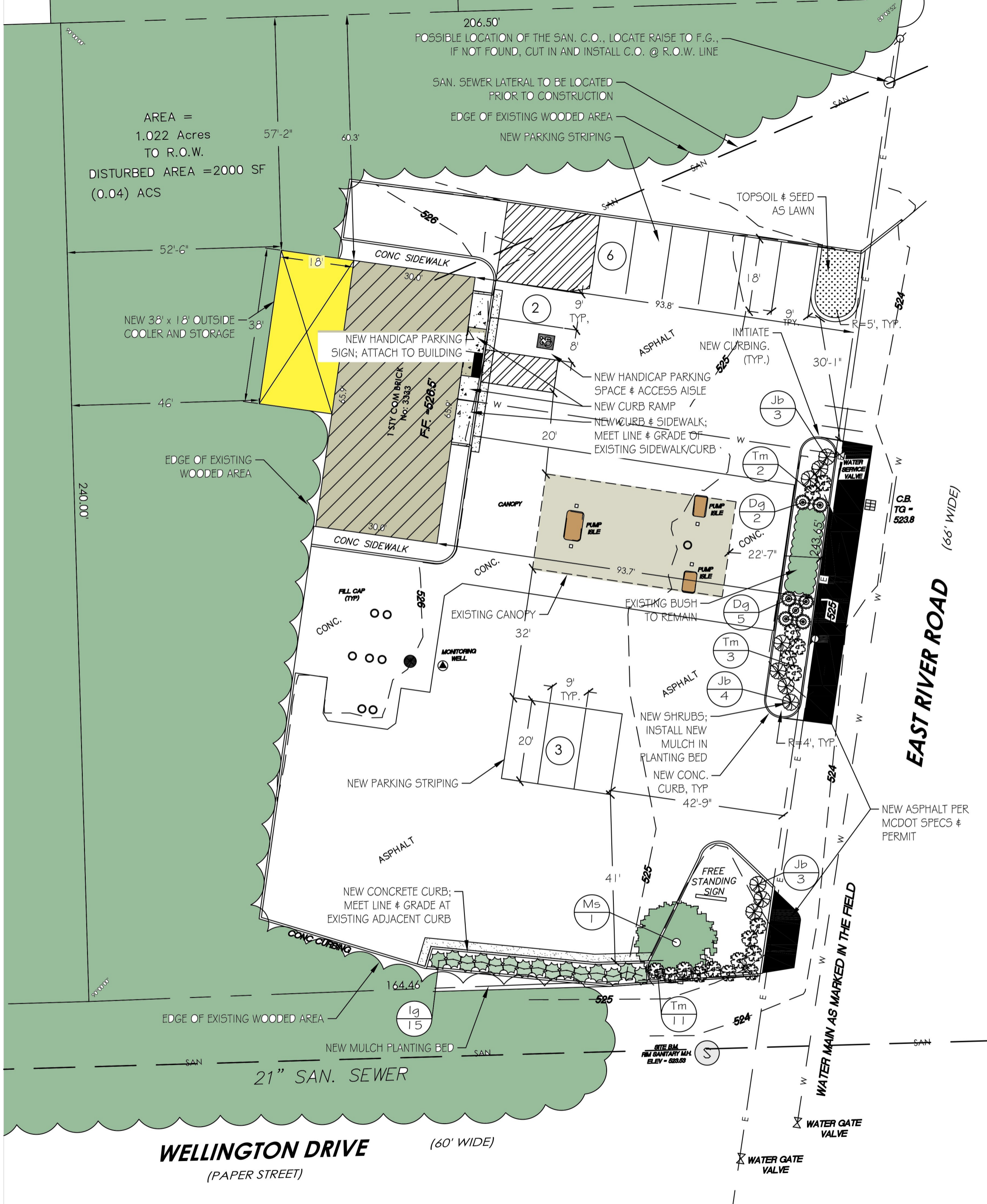
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

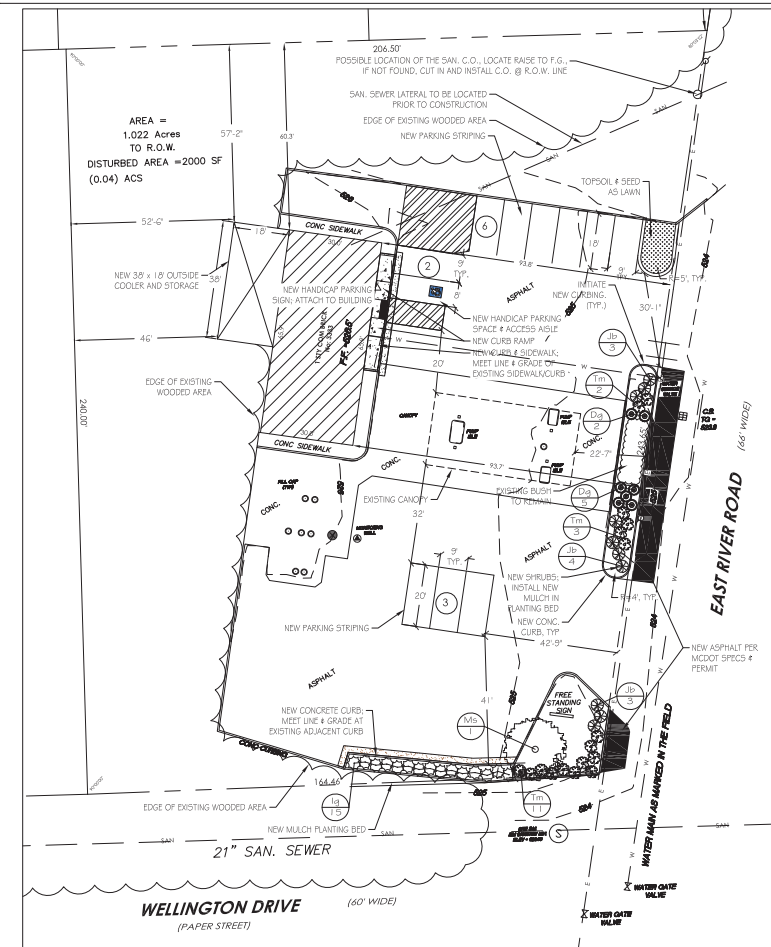
Part 1 – Project and Sponsor Information			
White Arrow Service Stations, Inc.			
Name of Action or Project:			
Addition of an 18' x 38' structure to house cooler and storage space for 3333 E River Road			
Project Location (describe, and attach a location map):			
3333 E River Road, Henrietta, NY			
Brief Description of Proposed Action:			
Structure addition			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
Rod Prosser, PE		E-Mail: [REDACTED]	
Address:			
11 Centre Pk, Ste 305			
City/PO:		State:	Zip Code:
Rochester		NY	14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Town Planning Board		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 2 acres	
b. Total acreage to be physically disturbed?		_____ .05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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
a. A permitted use under the zoning regulations?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<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 <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> Urban <input checked="" 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 checked="" 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:		
Very minor overland flow only		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe: Minor gasoline spill to be remediated under project program	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Rod Prosser</u> Date: <u>3/2/21</u> Signature: <u>Rod Prosser (Electronically)</u> Title: <u>President</u>		



SITE PLAN
 SCALE: 1" = 20'



SITE PLAN
SCALE: 1" = 20'

LEGEND

EXISTING CONTOUR	--- 427 ---
NEW CONTOUR	--- 427 ---
EXISTING SPOT ELEVATION	427.40
NEW SPOT ELEVATION	427.40
NEW HANDICAP PARKING SPACE	[Symbol]
NEW HANDICAP UNLOAD AREA	[Symbol]
PROPERTY LINE	---
CONTRACT LIMIT LINE	---

PAVING & STRUCTURE LEGEND

NEW CONCRETE PAVING	[Symbol]
NEW ASPHALT PAVING	[Symbol]
EXISTING BUILDING	[Symbol]

UTILITIES LEGEND

EXISTING ELECTRICAL LINE	--- E --- E --- E
EXISTING GAS LINE	--- G --- G --- G
EXISTING SANITARY LINE	--- SAN --- SAN --- SAN
EXISTING STORM DRAIN	--- ST --- ST --- ST
EXISTING WATER LINE	--- W --- W --- W
UTILITY POLE	[Symbol]

LANDSCAPING LEGEND

EXISTING TREE	[Symbol]
NEW DECIDUOUS TREE	[Symbol]
NEW SHRUBS	[Symbol]

SITE NOTES

ZONE: DISTRICT R-1-15

PARKING
Reserved: 1 per 200sf of floor area = 10 spaces
Proposed: 11 spaces including 1 handicap space

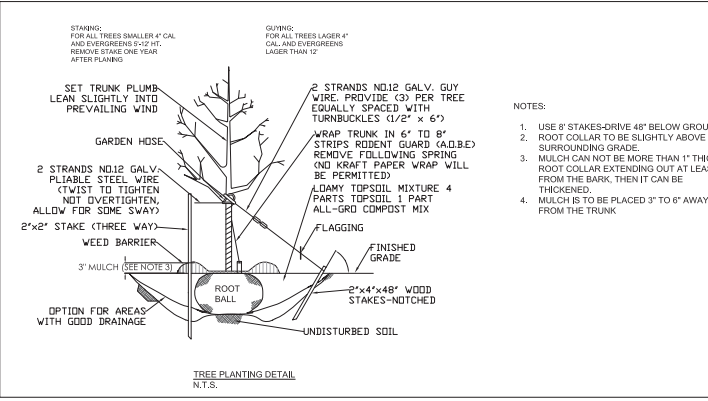
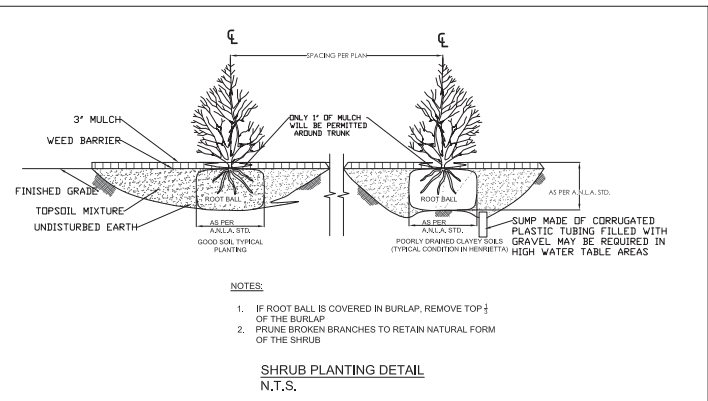
TOWN CODE 295-44A CONVENIENCE STORE

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Sp	3	Picea pungens 'Fat Albert'	Fat Albert Spruce	6-7' high	consists trees
Co	1	Malus Snowdrift	Flowering Crabapple	2.5-3" caliper	DBS
Dbg	7	Distaca gracilis 'Nikko'	Nikko Dogwood	#5 cont.	
Ig	16	Ilex glabra	Hollyberry	#5 cont.	
Jh	10	Jungferns horizontalis	Blue Rug Juniper	#5 cont.	
Tm	16	Taxus Media Torulosa	Everlow Yew	#3 cont.	

SETBACK REQUIREMENTS

FRONT GO	5 SIDES @
REAR GO	10'



APPROVALS:

PLANNING BOARD CHAIRMAN	DATE
DIRECTOR OF ENGINEERING	DATE
DIRECTOR OF BUILDING & FIRE PREVENTION	DATE
FIRE MARSHAL	DATE

CONSTRUCTION NOTES

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKE OUT OF ALL PLANT MATERIAL AND SHRUB BEDS, CONTACT THE ARCHITECT FOR INSPECTION AND APPROVAL. LOCATION SHOWN ON THE PLAN CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE ARCHITECT AT THE TIME OF INSTALLATION.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST AND HE SHOULD OBTAIN CURRENT UTILITY RECORD MAPS AND NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK.
- SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE TREES TO MIN. 5' FROM BALL TO UTILITIES.
- SHOULD LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE TREES TO MIN. 20' TO WIRES.
- PLANTING BACKFILL MIXTURE: 2 PARTS TOPSOIL; 2 PARTS PEAT MOSS; 1 PART WELL ROTTED MANURE; 10 lbs. 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
- STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. STAKES AND WRAPPING ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE GUARANTEE PERIOD.
- MULCH ALL BEDS WITH 3 INCHES DOUBLE GROUND BARK MULCH ON FIBER MATT WEED BARRIER. COLOR TO BE CHOSEN BY ARCHITECT.
- TWO YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.
= TO 10% LANDSCAPE ESTIMATE.
- LANIA SEED MIXTURE - APPLY TO ALL AREAS NOT PAVED, MULCHED, DESIGNATED TO REMAIN NATURAL, OR OTHERWISE SEEDED. MIX SHALL CONSIST OF THE FOLLOWING:

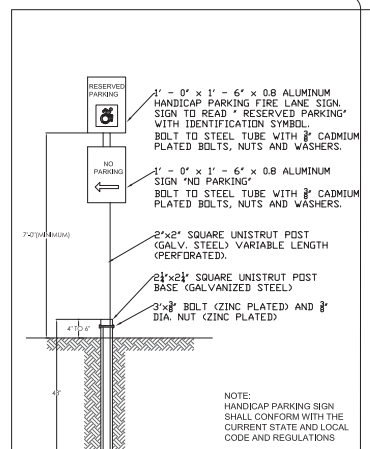
	% OF WEIGHT	% PURITY	GERMINATION
PENNIUM PERENNIAL RYE GRASS	50	85	85
POAKWOOD KENTUCKY BLUEGRASS	30	97	85
PENNIUM BIRD FESCUE	20	85	80

SEEDING RATE: 5.0 lbs. PER 1,000 sqft.
FERTILIZER: 10-10-10; RATE: 1,000 lbs. PER ACRE.
MULCH ALL SEEDED AREAS WITH APPROVED STRAW AT A RATE OF 4,000 lbs. PER ACRE.
- NO CHANGES OR SUBSTITUTIONS TO THE APPROVED LANDSCAPING PLANS SHALL TAKE PLACE WITHOUT PRIOR APPROVAL FROM THE PLANNING BOARD CHAIRMAN AND THE DIRECTOR OF ENGINEERING AND PLANNING.

Any proposed deviation to the landscaping plan must first be reviewed and approved by the Planning Board Chairman and the Director of Engineering/Planning prior to the installation of the proposed landscaping changes.

Upon completion and acceptance of the landscaping, a two (2) year maintenance guarantee is required.
A check in the amount of 10% of the total landscaping cost will need to be furnished to the Town of Henrietta.

GRAPHIC SCALE:
TOWN APPL. NO. E20-004



LAKESIDE ENGINEERING P.C.

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Landscape Architecture, Inc.
300 Honey Avenue
Buffalo, NY 14202
P 518-472-8911
F 518-472-8919
www.maxianhorst.com

SEAL

REVISIONS

No.	DATE	DESCRIPTION
1	05/16/20	
2	01/21/21	ADD OUTSIDE COOLER

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ALTERED BY THE ARCHITECT, TO REPRODUCE OR TO REPRODUCE IN ANY MANNER ANY PART OF THIS DOCUMENT OR ANY PART OF THE INFORMATION HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

DATE: 01/21/21
SCALE: AS SHOWN
DRAWN BY: RLS
CHECKED BY: RLS
JOB NO: 2463

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

PROJECT

SITE PLAN AND DETAILS

DRAWING TITLE

DATE: 01/21/21
SCALE: AS SHOWN
DRAWN BY: RLS
CHECKED BY: RLS
JOB NO: 2463

L-1.1

DRAWING NO.

Layers

Filter Layers... Filter

- Parcels
- Environmental Layers
 - Agricultural Districts
 - SSURGO Soils
 - Steep Slope 30 Degrees 2017
 - Hydrologic Soil Types
 - Land Use Classification
- Geologic Layers
- Hydrography Layers
 - USGS Streams
 - USGS Water Bodies
 - NWI Wetlands 2015
 - NYSDEC Wetlands 2008
 - USGS Watersheds
 - Lake Ontario
- Topography

Home Layers



