

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 AUGUST 21, 2024 AT 6:00 P.M.

RESOLUTION #17-246/2024 To adopt the SEQR Determination, issue a Negative Declaration, and approve Special Use Permit Application No. 2024-028 for a Chipotle Mexican Grill, by Kerry Ventures West Henrietta, LLC, for a new restaurant at 4775 West Henrietta Road.

On Motion of
Supervisor Schultz

Seconded by
Councilmember Bellanca

WHEREAS, Kerry Ventures West Henrietta, LLC has applied for a Special Use Permit for a Chipotle Mexican Grill (the "Application") to be located in a Commercial B-1 Zoned District at 4775 West Henrietta Road, Henrietta, New York 14467, Tax Account No. 175.03-1-3.132 (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-Through 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.

| Part 1 – Project and Sponsor Information | | | |
|--|--|-------------------------------------|-------------------------------------|
| Name of Action or Project: 4799 West Henrietta Road - Lot 2 Development | | | |
| Project Location (describe, and attach a location map): 4799 West Henrietta Rd Lot 2, Henrietta, NY 14467 | | | |
| Brief Description of Proposed Action: This project consists of the construction of a new 2,325 sf Quick Service Restaurant with outdoor patio seating and a pickup window. Access will tie into the neighboring Burger King parking lot and newly constructed access road leading to Lehigh Station Road. Development includes 26 parking spaces, 12' wide drive through pickup lane, storm water management facilities, new water and sewer services, public sanitary sewer, and new lighting/landscaping. | | | |
| Name of Applicant or Sponsor: Kerry Ventures West Henrietta, LLC | | Telephone: [REDACTED] | |
| | | E-Mail: [REDACTED] | |
| Address: 1777 East Henrietta Road, Building A, Suite 100 | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14623 |
| 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 | YES |
| | | <input checked="" type="checkbox"/> | <input 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: Town, MCWA, MCDPH, MCPW, NYSDOT approvals | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.63 acres | |
| b. Total acreage to be physically disturbed? | | 0.65 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 5.20 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 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 checked="" type="checkbox"/> | <input 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? 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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | YES <input type="checkbox"/> <input checked="" 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 <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? 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 <input checked="" type="checkbox"/> <input type="checkbox"/> | YES <input type="checkbox"/> <input checked="" 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"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <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:

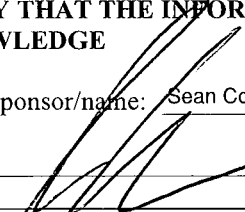
Shoreline Forest Agricultural/grasslands Early mid-successional

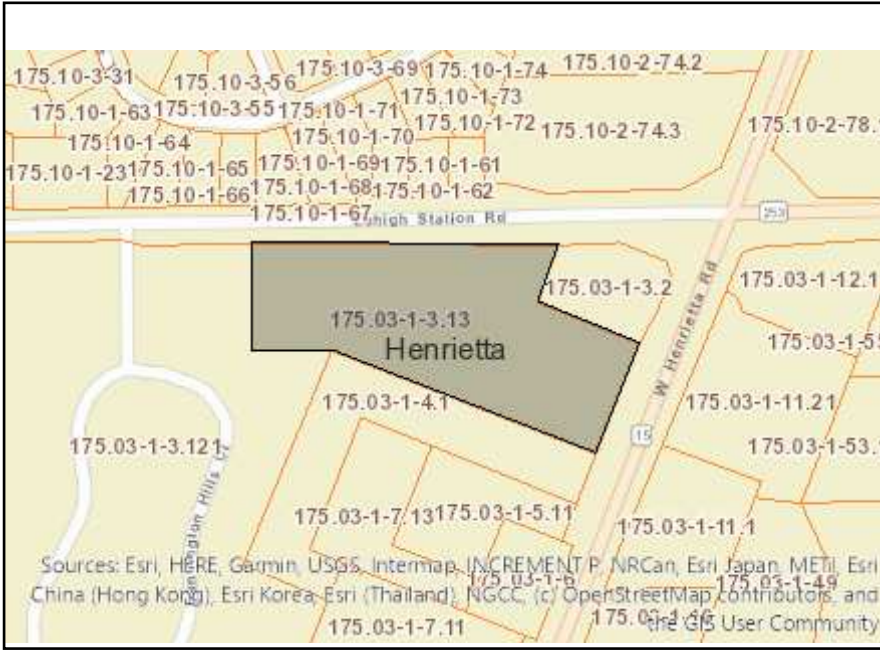
Wetland Urban Suburban

| | | |
|---|-------------------------------------|-------------------------------------|
| 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? If Yes, | NO | YES |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Stormwater runoff will be directed to on-site stormwater management facilities. | | |
| 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)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <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? If Yes, describe: | NO | YES |
| | <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? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Sean Condon, DDS Engineering and Surveying LLP Date: 7/16/2024

Signature:  Title: Sr. Project Engineer



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



| | |
|---|---|
| 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] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| 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:

Date:

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"/> |


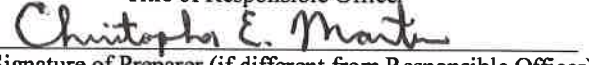
Project: **Chipotle Mexican Grill**

Date: **August 14, 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 Chipotle Mexican Grill - 4775 West Henrietta Road" Special Permit supplement dated August 14, 2024.

| | |
|---|--|
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 | <u>8/22/2024</u> |
| Name of Lead Agency | Date |
| Stephen L. Schultz | Town Supervisor |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
|  |  |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM

**EAF Part 3 for Chipotle Mexican Grill
4775 West Henrietta Road
Part of Tax Account No. 175.03-1-3.132**

August 14, 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-2024-028 for Chipotle Mexican Grill, prepared by Kerry Ventures West Henrietta, LLC and DDS Engineering and Surveying, LLP, dated July 17, 2024;
- b. Short Environmental Assessment Form, Part 1, prepared by DDS Engineering and Surveying, LLP, dated July 16, 2024;
- c. Conceptual Site Plan for 4799 West Henrietta Road Lot 2 Development, prepared by DDS Engineering and Surveying, LLP, dated July 9, 2024.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Commercial, B-1, and a restaurant is a permitted use in this district as long as a special permit is obtained from the Henrietta Town Board.

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 restaurant is not expected to have a significant adverse impact.

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

There are currently many existing restaurants and quick serve restaurants with drive-thru's and outdoor seating within the vicinity of this project. Also, the area is surrounded by other industrial and commercial users. As a result, the proposal to add a quick service 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

Small to moderate impact. Due to the amount of existing traffic using the West Henrietta Road and Lehigh Station Road corridors during the peak morning and evening time periods, traffic does back up at the West Henrietta Road (NYS road) and Lehigh Station Road (NYS road) intersection. The previous applicant for the 4799 West Henrietta Road Development had prepared a traffic impact study that has been reviewed and approved 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 Quick Service 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 Chipotle Mexican Grill with a drive-thru and outdoor seating at 4774 West Henrietta Road. The proposed location is zoned Commercial, B-1 and is surrounded by hotels, restaurants, retail, offices, and manufacturing facilities. A restaurant is an allowed use in a Commercial, B-1 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.**

West Henrietta Road and Lehigh Station Road are 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 Commercial, B-1 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 Chipotle Mexican Grill 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 Chipotle Mexican Grill 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 West Henrietta Road and Lehigh Station Road corridors during the peak morning and evening time periods, traffic can back up at the West Henrietta Road (NYS) 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. 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.



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July 17, 2024

Town of Henrietta, Town Board
Mr. Stephen Schultz, Town Supervisor
475 Calkins Road
Rochester, NY 14623

RE: 4799 West Henrietta Road-Lot 2 Development

Supervisor Schultz and Town Board Members:

On behalf of Kerry Ventures West Henrietta LLC., we submit the following materials for consideration of Final Site Plan Approval:

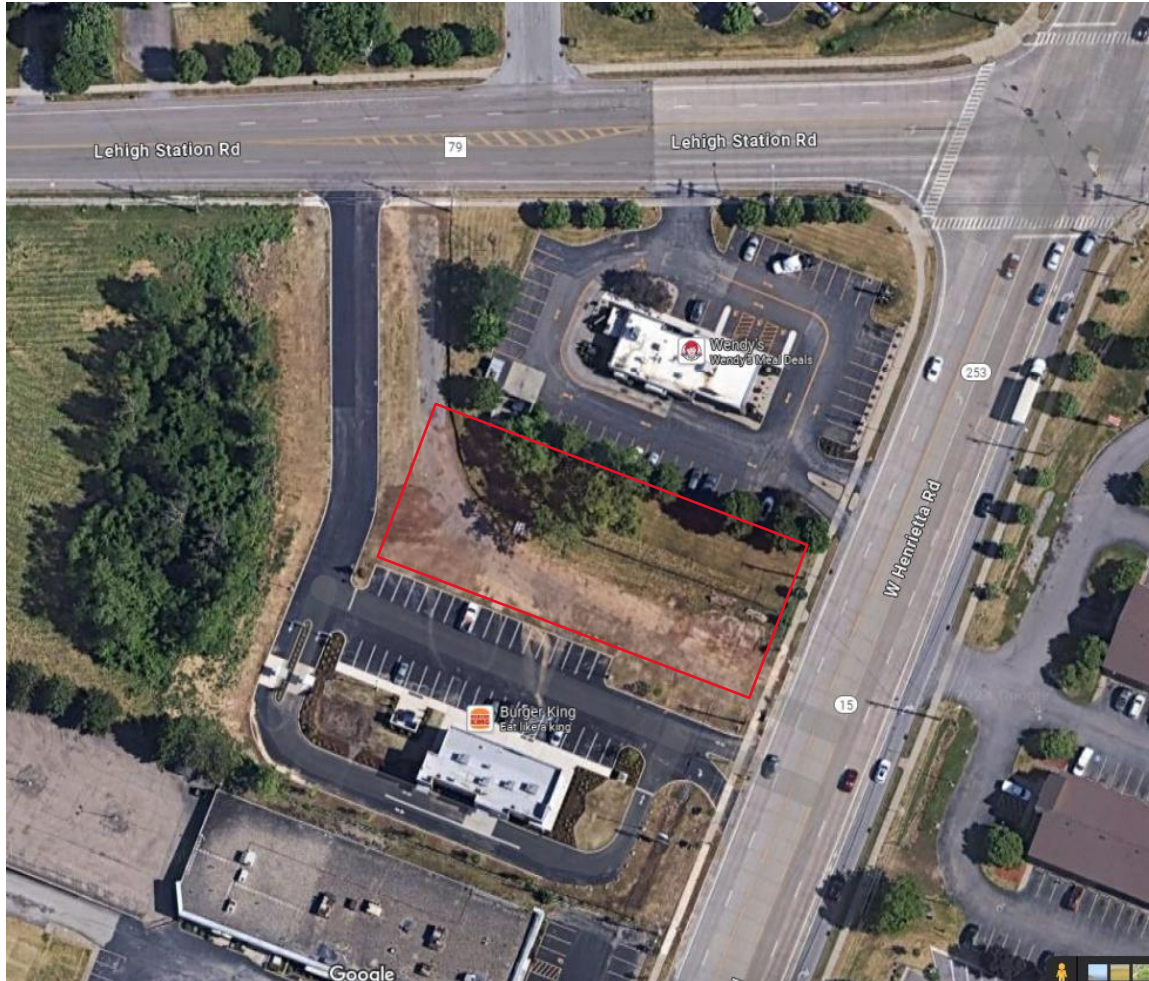
- 4 copies of this Letter of Intent
- 4 copies of the Letter of Authorization
- 4 copies of the Special Use Permit Application
- 4 copies of the Signed Statement of Applicant and Owner with Respect to Reimbursement of Professional Consulting Fees
- 4 copies of the Site Plan
- \$200 Special Use Permit Application Fee

The 0.63-acre subject property is located at 4799 West Henrietta Road Lot-2, in the Town of Henrietta Commercial B-1 Zoning District (Tax ID 175.03-1-3.132). The developer wishes to construct a +/- 2,325 SF quick service restaurant in accordance with the previously approved subdivision and master plan. The new restaurant will include outdoor patio seating and a 12' wide drive through lane for pickup orders only. Per the Town of Henrietta Code 295-14.B.12 a Special Use Permit is required for such a development.

The proposed development is consistent with the previously approved master development plan for all three lots in this area. For this reason, the applicant is submitting a Site Plan Application to the Planning Board for site plan approval concurrently with this Application.

The development will consist of driveway access to the new private drives constructed for the Burger King Project on Lot 1, giving the property access from West Henrietta Road (NYS-15) and Lehigh Station Road (C.R. 79). The project also includes 26 parking spaces (2 ADA parking spaces), a stormwater management facility, new water service, new sanitary service, public sewer main for future developments, and new lighting/landscaping.

PROJECT SITE: 4799 West Henrietta Road Lot-2



We respectfully request to be placed on the August 21st, 2024, Town Board agenda for consideration of a Special Use Permit. We look forward to discussion of the merits of this proposal at that time. Please contact me directly with any questions requiring attention prior to the meeting. Thank you,

Regards,
DDS Engineering and Surveying, LLP

Sean Condon, E.I.T.
Sr. Project Engineer



Chipotle Mexican Grill
HENRIETTA