

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 JUNE 22, 2022 AT 6:00 P.M.

RESOLUTION #14-218/2022

To approve conditions of Preliminary Subdivision Plat regarding Open Lands for the Lehigh Ridge Subdivision.

On Motion of  
Councilmember Bolzner

Seconded by  
Supervisor Schultz

WHEREAS, the Town of Henrietta received an application from the property owner/developer, Lehrwood Estates LLC, (the "Application"), requesting to develop a subdivision under New York State Cluster Development Laws (New York State Town Law §278) on the lands located between the southern ends of Authors Avenue and Nevins Road and the northern edge of the New York State Thruway, bearing Tax Account Nos. 175.20-1-84, 175.20-1-85, 175.20-1-86, 176.17-1-25.12, 176.17-1-23.12, 176.17-1-22.2, 175.04-1-20, and 189.01-1-5, comprising a 69.48 +/- acre parcel of land (the "Property"), in compliance with the Residential R-1-15 Zoning District in which it is located; and

WHEREAS, the Town held a neighborhood meeting on February 23, 2021, a public presentation at the Planning Board on March 16, 2021, a public hearing at the Planning Board on September 21, 2021, and a public hearing at the Town Board on October 13, 2021, to consider the Application, at which time all parties and citizens were afforded an opportunity to be heard or provide feedback; and

WHEREAS, the Town Board has considered the environmental impacts of the Project and issued a Conditional Negative Declaration, as per Town Board Resolution #7-131/2022 on March 23, 2022, and finalizing the Conditional Negative Declaration after the required waiting period had expired without challenge, as per Town Board Resolution #10-172/2022 on May 11, 2022; and

WHEREAS, the Town Board identified a number of potential adverse impacts that needed to be mitigated, including:

1. Traffic impact on Nevins Road due to the lack of sidewalk – mitigated by the developer's offer to install sidewalks on Nevins Road;
2. Traffic impact on Sherman Elementary School due to the potential of speeding – mitigated by the developer's offer to install a table-top crosswalk just south of the school;
3. Impact from construction traffic on residential streets – mitigated by the developer's offer to build a temporary construction entrance off of East Henrietta Road;
4. Drainage impacts on properties adjacent to the development – mitigated by the developer's offer to design drainage to divert storm water away from the existing properties;
5. Sound impact from the New York State Thruway – mitigated by the developer's offer to create sound barriers between the existing properties and the thruway;
6. Traffic impact on the intersection of Authors Avenue and Lehigh Station Road, which, according to the New York State Department of Transportation, will not materialize until after full build out – mitigated by the developer's offer to put money in reserve to pay for

the development's portion of the cost of installing a traffic signal, conditioned upon the full build out meeting the warrants as per the Traffic Impact Study; and

WHEREAS, Henrietta Town Code §245-8 requires Town Board approval of conditions relating to the proposed lands available for parks, open space, conservation easements areas, agricultural land to be placed in a perpetual conservation easement, or other municipal purposes; and

WHEREAS, the Town Board has reviewed the approved Preliminary Plat, including specifically any conditions relative to any proposed open space, including any conveyance thereof, and finds that the lands available for such purposes and the uses thereof are appropriate, and acceptable, as proposed.

THEREFORE, BE IT RESOLVED, that the Town Board approves said conditions on the Preliminary Plat relative to any proposed open space, including any conveyance thereof, and refers the matter back to the Henrietta Planning Board for final approval, including with any conditions imposed on the Subdivision Approval by the SEQR Determination as well as any other conditions as the Planning Board may deem appropriate.

Duly put to a vote:

Councilmember Sefranek                      Aye

Councilmember Bolzner                      Aye

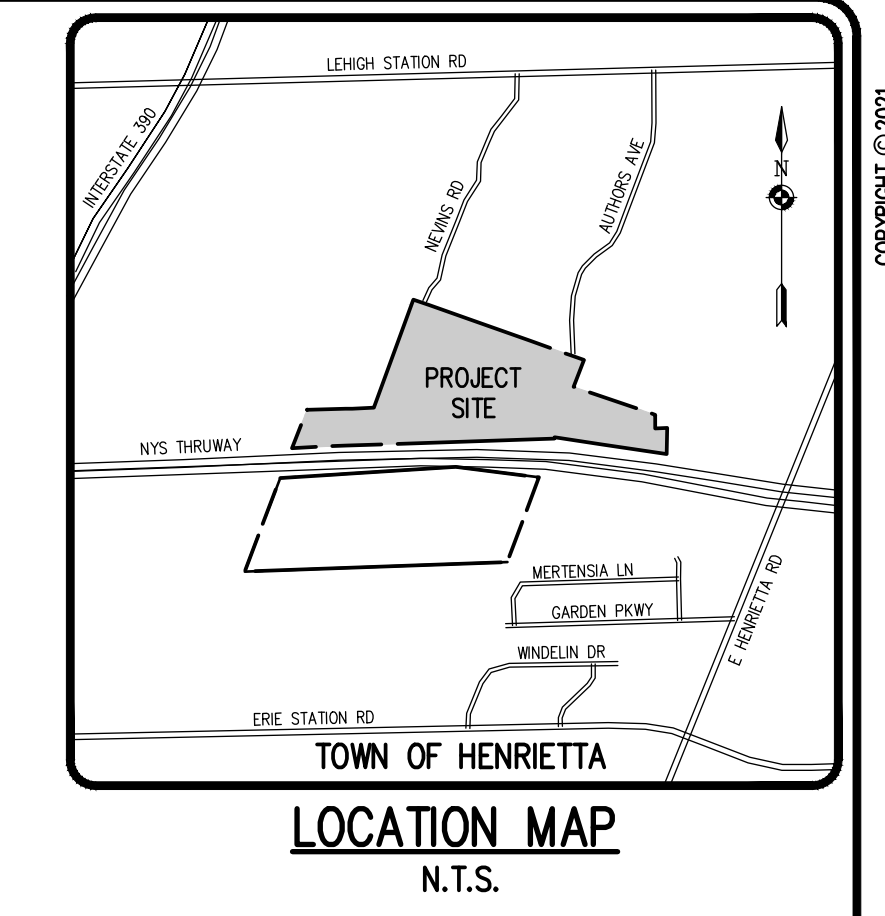
Councilmember Page                        Aye

Councilmember Bellanca                    Aye


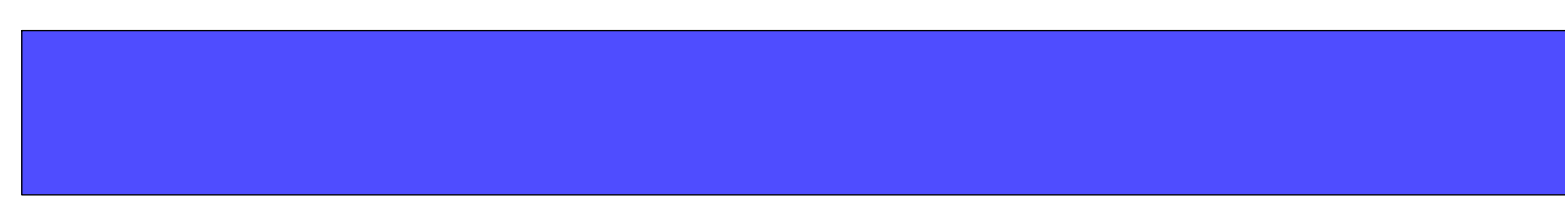
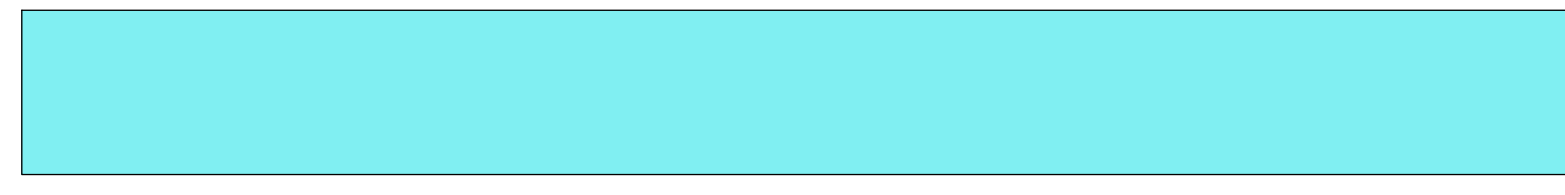


Supervisor Schultz                         Aye

RESOLUTION ADOPTED

P. 17278 (Unrecorded) Final 1/2/20, Revised, Henrietta, NY

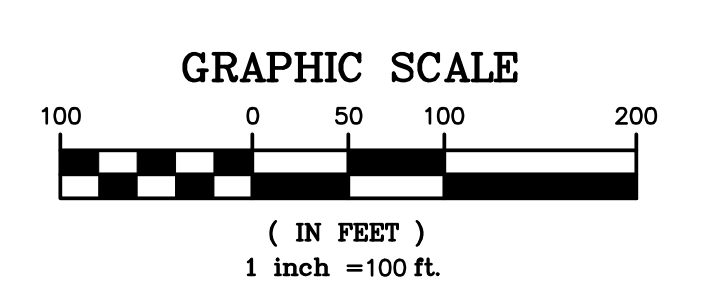


**LEGEND**

-  PROPERTY BOUNDARY LINE  
TOTAL SITE AREA=69.48 ACRES
-  OPEN SPACE 'A'  
(TO THE TOWN OF HENRIETTA)  
AREA = 2.01 ACRES
-  OPEN SPACE 'B'  
(TO THE TOWN OF HENRIETTA)  
AREA = 17.69 ACRES
-  OPEN SPACE 'C'  
(TO THE TOWN OF HENRIETTA)  
AREA = 3.93 ACRES
-  OPEN SPACE 'D' (SHPO ARCHEOLOGICAL SENSITIVE AREA)  
(TO THE TOWN OF HENRIETTA)  
AREA = 1.22 ACRES

OPEN SPACE AREAS TO BE DEDICATED TO THE TOWN OF HENRIETTA ARE SUBJECT TO CHANGE PER FINAL SUBDIVISION REVIEW AND APPROVALS

APPROXIMATE OPEN SPACE AREA TO BE DEDICATED TO THE TOWN OF HENRIETTA = ±24.85 ACRES



Disclaimer: The drawings are prepared by the engineer and are not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

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LEHIGH RIDGE  
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE  
PROJECT ENGINEER  
J. CHETKO  
DRAWN BY  
A. BEYLER

PROJECT: LEHIGH RIDGE  
LOCATION: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE  
CLIENT: GRIFFIN DEVELOPMENT LLC  
1400 NYS ROUTE 1414  
HENRIETTA, NY 14456  
DRAWING TITLE: OPEN SPACE AERIAL EXHIBIT

PROJECT MANAGER: J. VARS  
PROJECT ENGINEER: J. CHETKO  
DRAWN BY: A. BEYLER  
SCALE: 1"=100'  
DATE ISSUED: JUNE 8, 2022  
PROJECT NO.: 2728  
DRAWING NO.: 26

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 3, TAX MAP NUMBER: 175.04-1-20, 175.20-1-84, 175.20-1-85, 175.20-1-86, 175.20-1-87, 175.20-1-88, 175.20-1-89, 175.20-1-90, 175.20-1-91, 175.20-1-92, 188.02-1-5