



ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

August 18, 2021

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

**Re: Lehigh Ridge (formerly Nevins Road Property)  
Overall Preliminary Subdivision Application**

**2728**

Dear Board Members:

On behalf of Lehrwood Estates LLC, we submit the enclosed application for preliminary subdivision review and approval. The applicant is requesting preliminary subdivision approval for 113 single-family lots, as a cluster subdivision pursuant to Town Law Section 278 and Chapter 245 of the Town Code. We request to appear at the Planning Board's September 21, 2021 meeting, and as required, have enclosed the following application materials for your review:

- Twenty-Six (26) copies of the Letter of Intent
- Twenty-Six (26) copies of the Overall Preliminary Subdivision Plans
- Ten (10) copies of the Full Environmental Assessment Form (EAF) Part 1
- One (1) copy of the Engineer's Report
- One (1) copy of the Subdivision Application
- One (1) copy of the Preliminary Subdivision Checklist
- One (1) copy of the Applicant's Statement for Consultant Fees
- One (1) copy of Revised Conventional Plan and Memo responding to Town Engineer's Memo dated July 16<sup>th</sup>, 2021.
- \$150 Planning Board (Residential) Application Fee
- \$3,955 Engineering Review Fee (113 lots @ \$35/lot)

The parcels proposed for subdivision and residential development consists of seven (7) adjoining tax parcels, totaling  $\pm 69.5$  acres, which are zoned R-1-15 Residential and are categorized as Abandoned or Vacant Farmland in the Town of Henrietta Agricultural Development and Farmland Protection Plan. The properties are located on the northside of the NYS Thruway, and south of an existing subdivision served by Nevins Road and Authors Avenue.

The proposal is to subdivide  $\pm 69.5$  acres of land for 113 single-residential lots and  $\pm 25.9$  acres of open space area. The subdivision has been designed as a cluster subdivision pursuant to Town Law Section 278 and as allowed per Chapter 245 of the Town Code. Under the clustering provisions of the Code, the applicant is requesting the Planning Board to establish the following lot standard minimums for all lots in the subdivision: minimum lot area of 8,500 SF, 35' front setback, 8' side setback, and a 10' rear setback. These requested lot standards are listed on the submitted preliminary subdivision plan.

As required by Town Law 278, the Planning Board should be able to identify benefits to the community in return for clustering the subdivision and modifying the zoning district's lot standards. The proposed clustering of the subdivision provides the following benefits, in particular to preserving scenic and natural qualities of the property:

- Provides for  $\pm 25.9$  acres of permanent open space ( $\pm 37$  percent of property).
- Open space preserved is located between the proposed homes and existing single-family homes located in the subdivision to the north, providing a large buffer area.

- The open space areas provide passive recreational space for the nearby residents and will include trails, which will connect to the Lehigh Valley Trail along the property's west property line, completing an important link in this trail network.
- Provides an economic layout of infrastructure, roads and sewer, to serve the 113 lots versus a conventional subdivision layout, thus providing future savings to the Town for operation and maintenance of the infrastructure.

The Planning Board indicated their support for the design of the subdivision as a cluster subdivision during their concept plan review held in March 2021. A conventional plan was submitted with the concept plan application and reviewed by the Planning Board. Comments on the Conventional Plan were provided by the Town Engineer in memo's dating March 24, 2021 and July 16<sup>th</sup>, 2021. A memo responding to July 16<sup>th</sup>, 2021 comments and an updated Conventional Plan have been included with this application, which illustrates a conventional yield of 113 lots for the property per the R-1-15 zoning criteria. The Town Engineer also provided Conceptual Subdivision Review comments in a memo dated March 5, 2021. These comments were reviewed and where applicable incorporated into the preparation of the preliminary plans.

The proposed preliminary subdivision layout is in general conformance with the concept plan layout previously reviewed by the Planning Board. The lots will be served by proposed dedicated streets by extension of Nevins Road and Authors Avenue. New street names for the additional roads to be dedicated in the southeast corner of the project site will be provided once reviewed and approved by the County's 911 office. Lots #86-91 will be served by a common private drive.

An Engineer's Report is provided with this application that provides the stormwater management plan and utility design for the subdivision. The subdivision will be served by public utilities including water, sanitary sewer, and storm sewers, which will be dedicated to the Town of Henrietta. Existing water and sanitary sewer utilities exist on both Nevins Road and Authors Ave which will be extended to serve the subdivision. A Traffic Impact Study for the project has been prepared by McFarland Johnson and has been submitted to the Town under separate cover.

The preliminary plans illustrate a proposed sidewalk on one side of the internal subdivision streets, excluding the proposed road in the southwest portion of the site and cul-de-sac extensions. Pedestrian trails through the open space and connection to the existing Lehigh Trail is also illustrated. The plans also note each lot is to be provided with two street trees as required by Town Code.

The proposed development is an Unlisted Action pursuant to 6NYCRR617, however we understand the Town intends to conduct a coordinated review of the subdivision application. Per previous conversation with the Town, we have submitted a letter to the Henrietta Town Board requesting they declare their intent to be lead agent at their next meeting for the purposes of the SEQRA review. We have provided a copy of the Part I of the Long Form Environmental Assessment Form (EAF) for the lead agency's use and included the submitted plans and Engineer's Report providing the supporting documentation and information for the EAF.

We request to be placed on the Planning Board's September 21<sup>st</sup>, 2021 agenda for a public hearing for this application. Prior to that date, we will attend the Town Conservation Board meeting on September 9<sup>th</sup>, 2021.

If you require any additional information prior to those meeting dates, please contact our office.

Sincerely,  
BME ASSOCIATES

  
James G. Cretokos, P.E.

c: Bruce Howlett: Lehrwood Estates, LLC



**TOWN OF HENRIETTA**  
**Subdivision Application To Planning Board**

APPLICATION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

FOR THE APPROVAL OF Lehigh Ridge \_\_\_\_\_  
(Subdivision)

as shown on a map prepared by BME Associates \_\_\_\_\_  
(Engineers)

Dated August 18, 2021, consisting of 113 Lots, pursuant to  
Section (276 [    ]), or (278 [ X ]) Town Law, and for permission to file said map, in sections as  
shown on said map, for property located at:

Nevins Road & Authors Avenue \_\_\_\_\_

Tax Account No. 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 & 189.02-1-5

Agent/Applicant: Lehrwood Estates, LLC \_\_\_\_\_

Address: 1112 East River Road \_\_\_\_\_

Avon, New York 14414 \_\_\_\_\_

Phone #: [REDACTED] \_\_\_\_\_

Email: [REDACTED] \_\_\_\_\_

Signature:  \_\_\_\_\_  
Bruce E Howlett

- \*Town Law – check one above
- 276 – Standard subdivision, standard zoning
  - 277 – Standard subdivision, standard zoning with land provided for a park or a sum of money for playground or recreational purposes as determined by the Town Board.
  - 278 – Cluster Development Subdivision, smaller lot sizes permitted, with common open areas, same density as standard subdivision.

**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:

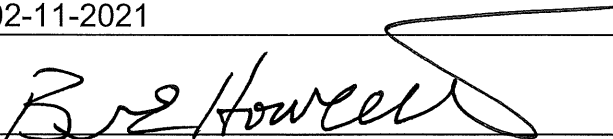
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction 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: Lehrwood Estates, LLC

By: Bruce Howlett

Title: Member

Dated: 02-11-2021

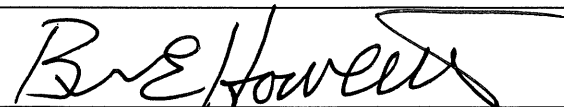
Signed: 

Owner: Lehrwood Estates, LLC

By: Bruce Howlett

Title: Member

Dated: 02-11-2021

Signed: 

# TOWN OF HENRIETTA

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## Subdivision & Resubdivision Map Checklist

- \_\_\_\_\_ 1. Map is correct size (17" x 22", 22" x 34", or 34" x 44") and on mylar for filing at the Monroe County Clerk's Office.
- \_\_\_\_\_ 2. Scale (Max. 1:50)
- \_\_\_\_\_ 3. Date
- \_\_\_\_\_ 4. Location Sketch.
- \_\_\_\_\_ 5. If the project is more than 1200 feet (2500 feet if more than 5 lots) from the nearest Monroe County Monumentation, then the following statement is placed on the map: "This project is more than 1,200 feet from the nearest MCGS control monument and therefore is not tied into that network".
- \_\_\_\_\_ 6. Surveyor's signature and New York State License number.
- \_\_\_\_\_ 7. Surveyor's seal or stamp (is clearly shown and is legible on prints made from original).
- \_\_\_\_\_ 8. Surveyor's certification.
- \_\_\_\_\_ 9. Two Signature Lines are provided for: Director of Engineering/Planning and Planning Board Chairman with others, depending on the project.
- \_\_\_\_\_ 10. Adjoiners: Property Owners' names with Tax Account Numbers are included.
- \_\_\_\_\_ 11. Area of parcels in square feet and/or acres (acres shown to a minimum of 3 decimal places).
- \_\_\_\_\_ 12. Lot numbering scheme is logical. Sectioned subdivisions have a numbering system indicating a section of a subdivision followed by the lot number. For instance, lot number 21 in section 4 would be designated as Lot No. 421.
- \_\_\_\_\_ 13. If the project is less than 1200 feet (2500 feet if more than 5 lots) from the nearest Monroe County Monumentation, it is tied into the Monroe County Monumentation System and the following conditions are completed:
  - \_\_\_\_\_ a. Full nomenclature of these monuments as shown on the data sheets supplied by the Monroe County Surveyor's Office.
  - \_\_\_\_\_ b. Coordinates, if used in project.
  - \_\_\_\_\_ c. Elevations, if used in project.
  - \_\_\_\_\_ d. A statement within the map certification that the perimeter and ties to control monuments

were accomplished procedures necessary to achieve an accuracy of 1 part in 10,000 (1:10,000) or better.

(see: The Monroe County Monumentation Law: "A Handout for Surveyors and Engineers", for examples)

- \_\_\_\_\_ 14. If a New York State or County Monument exists within the scope of this plat, then a note is shown concerning responsibility for its preservation.
- \_\_\_\_\_ 15. North arrow and origin.
- \_\_\_\_\_ 16. Right of Way information shown:
  - \_\_\_\_\_ a. The R.O.W. record width of existing roads is clearly indicated. ("width varies" is not acceptable without additional information).
  - \_\_\_\_\_ b. The width of all existing internal and proposed road(s) (with 60 foot right-of-way) is clearly shown.
  - \_\_\_\_\_ c. Highway reservation(s) (for county roads with less than 80 foot right-of-ways).
- \_\_\_\_\_ 17. A tie distance to the nearest public R.O.W.
- \_\_\_\_\_ 18. The Town and County where parcel(s) is/are located is shown, along with the Town Lot Number, Range of Lots and Townships.
- \_\_\_\_\_ 19. Distances shown on all property lines. Where the plat has been tied into the State Plane Coordinate System, a statement as to whether distances are "grid" or "ground", is shown.
- \_\_\_\_\_ 20. Angles/Bearings/Azimuths is shown on all property lines. Note: on coordinated plats, only azimuths or bearings referenced to the coordinate system are accepted.
- \_\_\_\_\_ 21. For azimuths and bearings a reference datum and a statement of supporting data for that datum is shown. Examples of acceptable datums: grid, assumed, magnetic, deed reference, or true.
- \_\_\_\_\_ 22. On coordinated plats, a minimum of three pairs of coordinates is shown.
- \_\_\_\_\_ 23. On coordinated plats tied to the State Plane Coordination system, a grid and elevation factor, or a combined factor shall be shown.
- \_\_\_\_\_ 24. Curve data (curve length, radius, and delta angle).
- \_\_\_\_\_ 25. If elevations are shown, a project bench mark along with its elevation and the reference datum used in establishing the project bench mark shall be shown.
- \_\_\_\_\_ 26. A minimum of two points (iron pins, pipes, or concrete monuments) found or set on each subject parcel is shown. An established baseline existing adjacent to the parcel being surveyed may be used as long as the complete mathematical tie is shown.
- \_\_\_\_\_ 27. Town Utility Districts are noted. For example, Henrietta Sanitary Sewer District Extension No. 151.

- \_\_\_\_\_ 28. Map references and legal sources are listed.
- \_\_\_\_\_ 29. Deed references are provided.
- \_\_\_\_\_ 30. Statement regarding existence or non-existence of Federal or New York State Wetlands on the site noted.
- \_\_\_\_\_ 31. FEMA Floodplain information is noted, such as zone designation, Community Panel Number, and map date (If applicable, floodplain and floodway boundaries are delineated).
- \_\_\_\_\_ 32. The lines and dimensions of proposed lots, which shall be numbered. If a proposed lot contains one or more existing buildings, the yard dimensions for such buildings shall be indicated. Existing buildings outside the limits of the plat, but within 75 feet of any proposed street or 25 feet of any proposed lot line, shall also be shown.