



September 9, 2022

Town of Henrietta
Attn: James W. Grunert, Planning Board Chair
475 Calkins Road
Henrietta, NY 14467

**RE: Riverton Parcel E, Scottsville – West Henrietta Road (Tax parcel 188.03-1-16.111)
Letter of Intent – Planning Board Application - Subdivision**

Dear Mr. Grunert:

On behalf of our client, Park Grove Realty, we respectfully submit a Subdivision Application Preliminary and Final Review for the September 20, 2022, Planning Board meeting regarding final subdivision approval the Riverton Parcel “E” project.

The project previously received final site plan approval from the Planning Board on April 20th, 2021. The intent of the subdivision is to create a separate lot (Lot #2) for the conservation area that will be donated to the Town of Henrietta. The remaining two lots will be for the development of multi-family apartments as previously approved. This subdivision received preliminary approval on February 15, 2022, this application is for final approval of the subdivision map.

In support of our application, we have enclosed the following:

- (1) Letter of Intent
- (8) Copies of Subdivision Plans
- (8) Copies of Easement Descriptions
- (8) Copies of Response Letters
- (1) Electronic Files via email

We look forward to presenting this application to the Planning Board at their September 20, 2022, meeting. Thank you for your consideration.

Sincerely,

Jess D. Sudol, PE
President

JDS:paf
Encs:

CC: File
Park Grove Realty

PROPOSED LOT 2 ACCESS EASEMENT

ALL THAT TRACT OR PARCEL OF LAND containing 25.399 acres, situated in Great Lot 10, 6th Range of Lots, Scottsville Tract in the Town of Henrietta, County of Monroe, State of New York, and being more particularly bounded and described as follows:

Commencing at a point on the easterly right-of-way line of Moore Road (49.5' R.O.W.), said point being on the northwest corner of lands now or formerly C O F INC. (T.A.# 188.030-001-016.111) thence,

- A. S 20° 49' 22" W, a distance of 353.27 feet to the point of beginning; thence,
 1. In a southeasterly direction, along a curve to the left, having a radius of 492.7 feet, arc length of 228.65 feet, and delta 26° 35' 24", to a point of tangency; thence,
 2. N 87° 26' 15" E, a distance of 280.10 feet to a point; thence,
 3. S 6° 09' 14" E, a distance of 149.87 feet to a point; thence,
 4. S 89° 24' 20" E, a distance of 192.77 feet to a point; thence,
 5. S 2° 10' 07" E, a distance of 20.00 feet to a point; thence,
 6. N 89° 29' 08" W, a distance of 217.53 feet to the point; thence,
 7. N 5° 31' 53" W, a distance of 143.87 feet to a point; thence,
 8. S 87° 49' 35" W, a distance of 279.65 feet to the point; thence,
 9. In a northwesterly direction, along a curve to the right, having a radius of 490.88 feet, arc length of 216.02 feet, and delta 25° 12' 52", to a point of tangency; thence,
 10. N 20° 49' 22" E, a distance of 24.14 feet to the point of beginning.

PROPOSED TRAIL EASEMENT

ALL THAT TRACT OR PARCEL OF LAND containing 25.399 acres, situated in Great Lot 10, 6th Range of Lots, Scottsville Tract in the Town of Henrietta, County of Monroe, State of New York, and being more particularly bounded and described as follows:

Commencing at a point on the easterly right-of-way line of Moore Road (49.5' R.O.W), said point being at the southwest corner of lands now or formerly C O F INC. (T.A.# 188.030-001-016.111) thence,

- A. N 88° 03' 20" E, a distance of 827.20 feet to a point; thence,
- B. N 2° 10' 09" W, a distance of 65.78 feet to point of beginning; thence,
 - 1. N 2° 10' 07" W, a distance of 20.00 feet to a point; thence,
 - 2. N 89° 03' 07" E, a distance of 65.94 feet to a point; thence,
 - 3. N 86° 09' 58" E, a distance of 1329.82 feet to a point; thence,
 - 4. N 89° 26' 52" E, a distance of 40.72 feet to a point; thence,
 - 5. S 1° 56' 40" E, a distance of 20.00 feet to a point; thence,
 - 6. S 89° 26' 22" W, a distance of 40.91 feet to a point; thence,
 - 7. S 86° 09' 57" W, a distance of 1329.71 feet to a point; thence,
 - 8. S 89° 02' 44" E, a distance of 65.78 feet to the point of beginning

September 9, 2022

Town of Henrietta
Attn: Chris Martin, PE
475 Calkins Road
Henrietta, NY 14467

Re: Riverton Parcel “E”
Comments dated January 28, 2022 – PB-331

Dear Chris:

This letter is regarding the comments we received from you, dated January 28, 2022, for the above referenced project. The comments are in the order received and our responses are in bold italics.

A. SEQRA

1. SEQRA review indicates that the action under consideration is an Unlisted Action as per section 617.7(c)(1)(viii).
Response: Noted.
2. A “Notice of Environmental Significance Determination” has been prepared as a courtesy to the Planning Board.
Response: Noted.

B. GENERAL

1. A pedestrian access easement will need to be provided from Lot 1 to Lot 3 for the proposed pathway.
Response: An access easement and description are included in this submission.
2. An access easement will need provided to Lot 2 since it will be landlocked.
Response: An access easement and description are included in this submission.
3. The lot numbering will have to be approved by the Monroe County Survey and Real Property Division.
Response: Lot numbers will be reviewed by the Monroe County Surveyor prior to filing the map.
4. Town Board approval will be required for dedicating Lot 2 to the Town of Henrietta.
Response: Town Board will approve the dedicating of Lot 2 to the Town of Henrietta once the map has been filed.

5. The missing items as outlined in the Town's Subdivision & Resubdivision Map Checklist will need to be addressed. The checklist and the marked-up subdivision map will be available after the Planning Board meeting.

Response: No checklist or redlines were provided for this subdivision map.

Please contact me directly with questions. Thank you.

Sincerely,



Joshua Saxton, E.I.T.
Civil Engineer II

JS:paf

Cc: File



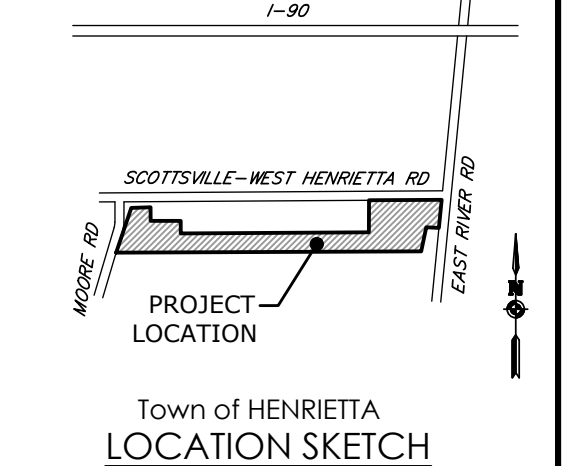
Passero Associates
Rochester, NY • Ferdinandina Beach, FL
www.passero.com

ABBREVIATION TABLE	
A.G.	ABOVE GROUND
C.I.	CAST IRON
CNC.	CONCRETE
E.O.P.	EDGE OF PAVEMENT
MEAS.	MEASURES
R.O.W.	RIGHT OF WAY
STP.	STANDPIPE
STL.	STEEL
TRANS.	TRANSFORMER
UDT.	UNDETERMINED

LEGEND	
CB	CATCHBASIN
C/O	CLEANOUT (UNKNOWN TYPE)
CCD	CLEANOUT DRAINAGE SEWER
SSD	CLEANOUT SANITARY SEWER
ESD	END SECTION DRAINAGE PIPE
GV	GAS VALVE
HYD	HYDRANT
LP	LIGHTPOLE
MH	MANHOLE (UNKNOWN TYPE)
MEH	MANHOLE ELECTRIC
MHI	MANHOLE DRAINAGE INLET
MDS	MANHOLE DRAINAGE SEWER
MSH	MANHOLE SANITARY SEWER
SP	SIGN POST (SINGLE)
TSP	TRAFFIC LIGHT SPAN POLE
UP	UTILITY POLE
UA	UTILITY POLE ANCHOR WIRE
UPL	UTILITY POLE WITH LIGHT
WS	WATER SERVICE
WV	WATER VALVE

Revisions			
No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



Passero Associates
242 WEST MAIN STREET, SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 Fax: (585) 760-6580
Principal-in-Charge Jess Sudol, PE
Project Manager David Cox, PE
Drafted by Joshua Saxton, EIT

Client:
PARK GROVE REALTY
46 PRINCE STREET, SUITE 2003
ROCHESTER, NY 14607

SUBDIVISION MAP FOR RIVERTON PARCEL "E" LIBER 11758, MAPS; PG. 1

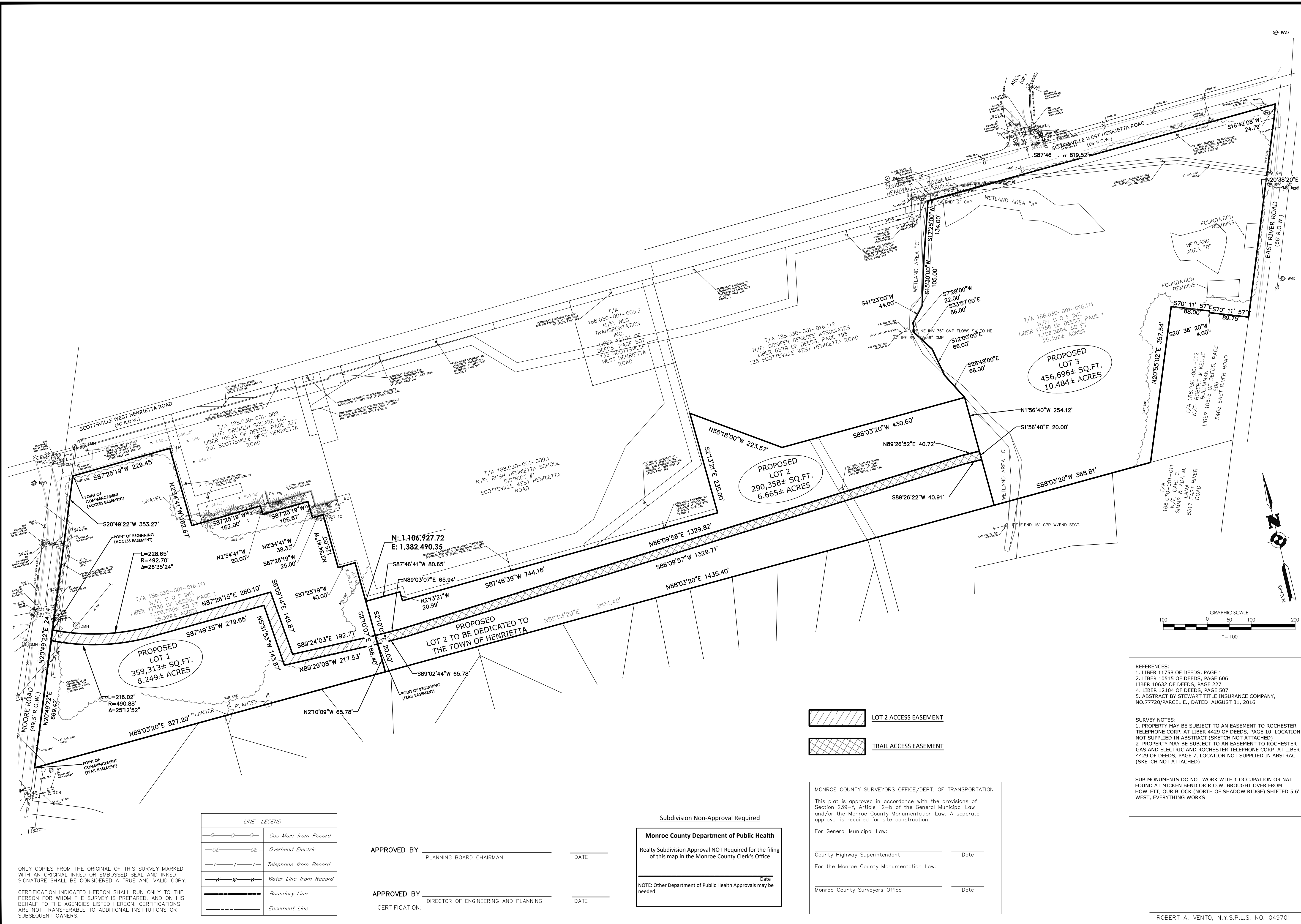
TAX ACCT. NO. 188.030-001-016.111
Being Part of Great Lot 10, Sixth Range, Scottsville Tract
Town of Henrietta, Monroe County, New York State

Project No.
20202966.0001

Drawing No. **S-1** Sheet No. **1 of 1**

Scale: **1" = 100'**

Date: **9-9-2022**



V:\PROJECTS\NEW 2020\20202966\0001\01_CAD - BIM - MODELS\SURVEY\20202966\0001\01_CAD - BIM - MODELS\SUBDIVISION_MAP.DWG 9/9/2022 10:03 AM Joshua Saxton

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LINE LEGEND	
	Gas Main from Record
	Overhead Electric
	Telephone from Record
	Water Line from Record
	Boundary Line
	Easement Line

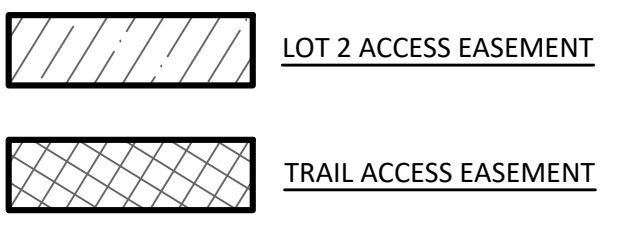
APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

Subdivision Non-Approval Required

Monroe County Department of Public Health
Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office

NOTE: Other Department of Public Health Approvals may be needed



MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION
This plat is approved in accordance with the provisions of Section 239-f, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For General Municipal Law:
County Highway Superintendent _____ Date _____
For the Monroe County Monumentation Law:
Monroe County Surveyors Office _____ Date _____

REFERENCES:
1. LIBER 11758 OF DEEDS, PAGE 1
2. LIBER 10632 OF DEEDS, PAGE 227
3. LIBER 12104 OF DEEDS, PAGE 507
4. LIBER 11758 OF DEEDS, PAGE 1
5. ABSTRACT BY STEWART TITLE INSURANCE COMPANY, NO.77720/PARCEL E, DATED AUGUST 31, 2016

SURVEY NOTES:
1. PROPERTY MAY BE SUBJECT TO AN EASEMENT TO ROCHESTER TELEPHONE CORP. AT LIBER 4429 OF DEEDS, PAGE 10, LOCATION NOT SUPPLIED IN ABSTRACT (SKETCH NOT ATTACHED)
2. PROPERTY MAY BE SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC AND ROCHESTER TELEPHONE CORP. AT LIBER 4429 OF DEEDS, PAGE 7, LOCATION NOT SUPPLIED IN ABSTRACT (SKETCH NOT ATTACHED)

SUB MONUMENTS DO NOT WORK WITH A OCCUPATION OR NAIL FOUND AT MICKEN BEND OR R.O.W. BROUGHT OVER FROM HOWLETT, OUR BLOCK (NORTH OF SHADOW RIDGE) SHIFTED 5.6' WEST, EVERYTHING WORKS