



January 12, 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 February 15, 2022, Planning Board meeting regarding subdividing the lot from one to three at the Riverton Parcel “E” project.

The project previously received final site plan approval from the Planning Board on April 20<sup>th</sup>, 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.

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

- (1) Letter of Intent
- (1) Subdivision Application
- (1) Statement of Applicant and Owner w/Respect of Reimbursement
- (1) Short EAF
- (14) Copies of Subdivision Plans
- (1) Electronic Files via email

We look forward to presenting this application to the Planning Board at their February 15, 2022, meeting. Thank you for your consideration.

Sincerely,

Jess D. Sudol, PE  
President

JDS:paf  
Encs:

CC: File  
Park Grove Realty



# TOWN OF HENRIETTA Subdivision Application

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

PLANNING BOARD

OR ADMINISTRATIVE

DATE: January 12, 2022

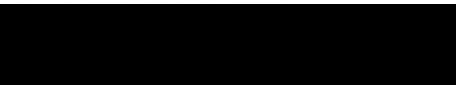
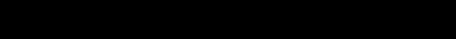
FOR THE APPROVAL OF Riverton Parcel E West Henrietta Road  
(Subdivision)

as shown on a map prepared by Passero Associates  
(Engineers)

Dated January 2022, consisting of 3 Lots, pursuant to Section (276), or (278) Town Law, and for permission to file said map, in sections as shown on said map, for the property located at: Scottsville-West Henrietta Road

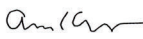
Tax Account No. 188.03-1-16.111

**Applicant:** Park Grove Realty  
Address: 46 Prince Street  
Rochester, NY 14607


Phone #:   
Email: 

**Property Owner:** COF Inc.  
Address: same

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant Signature: 

**Engineer/Architect:** Passero Associates  
Address: 242 W. Main Street S100  
Rochester, NY 14614

Phone #: 585-325-1000  
Email: 

**Business Owner:** \_\_\_\_\_  
Address: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

Print Name: Jess D. Sudol



\*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: Park Grove Realty

By: Andrew Crossed

Title: Managing Partner

Dated: 1/12/22

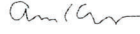
Signed: 

Owner: COF Inc.

By: Richard Crossed

Title: Owner

Dated: 1/12/22

Signed: 

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Riverton Parcel E			
Project Location (describe, and attach a location map): West Henrietta Road			
Brief Description of Proposed Action: 3 Lot Subdivision of a previously approved multi-family development. Lot #2 will be donated to the Town.			
Name of Applicant or Sponsor: Park Grove Realty		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 46 Prince Street			
City/PO: Rochester		State: NY	Zip Code: 14607
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 <input type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		26.63 acres	
b. Total acreage to be physically disturbed?		+/-20 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.63 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input 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? 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 checked="" type="checkbox"/>	YES <input 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: _____ Federal Wetlands on-site to be protected _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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: <input type="checkbox"/> Shoreline <input checked="" 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Jess D. Sudol, PE</u> Date: <u>1/11/22</u>  Signature: <u></u> Title: <u>President</u>		



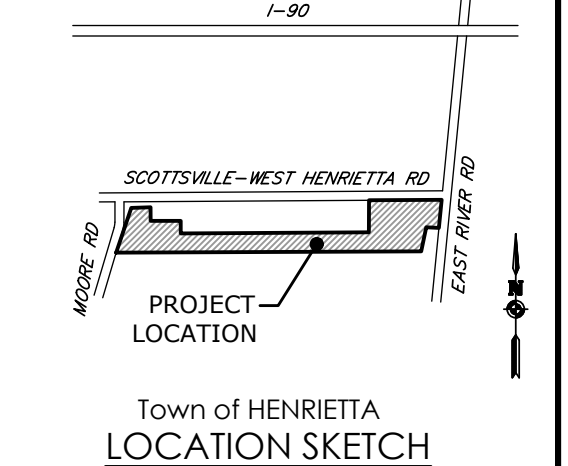
**Passero Associates**  
Rochester, NY • Ferdinandina Beach, FL  
www.passero.com

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)
DCO	CLEANOUT DRAINAGE SEWER
SSO	CLEANOUT SANITARY SEWER
EDS	END SECTION DRAINAGE PIPE
GV	GAS VALVE
HYD	HYDRANT
LP	LIGHTPOLE
MH	MANHOLE (UNKNOWN TYPE)
MHE	MANHOLE ELECTRIC
MHI	MANHOLE DRAINAGE INLET
MHS	MANHOLE DRAINAGE SEWER
MHSW	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 1000 (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**

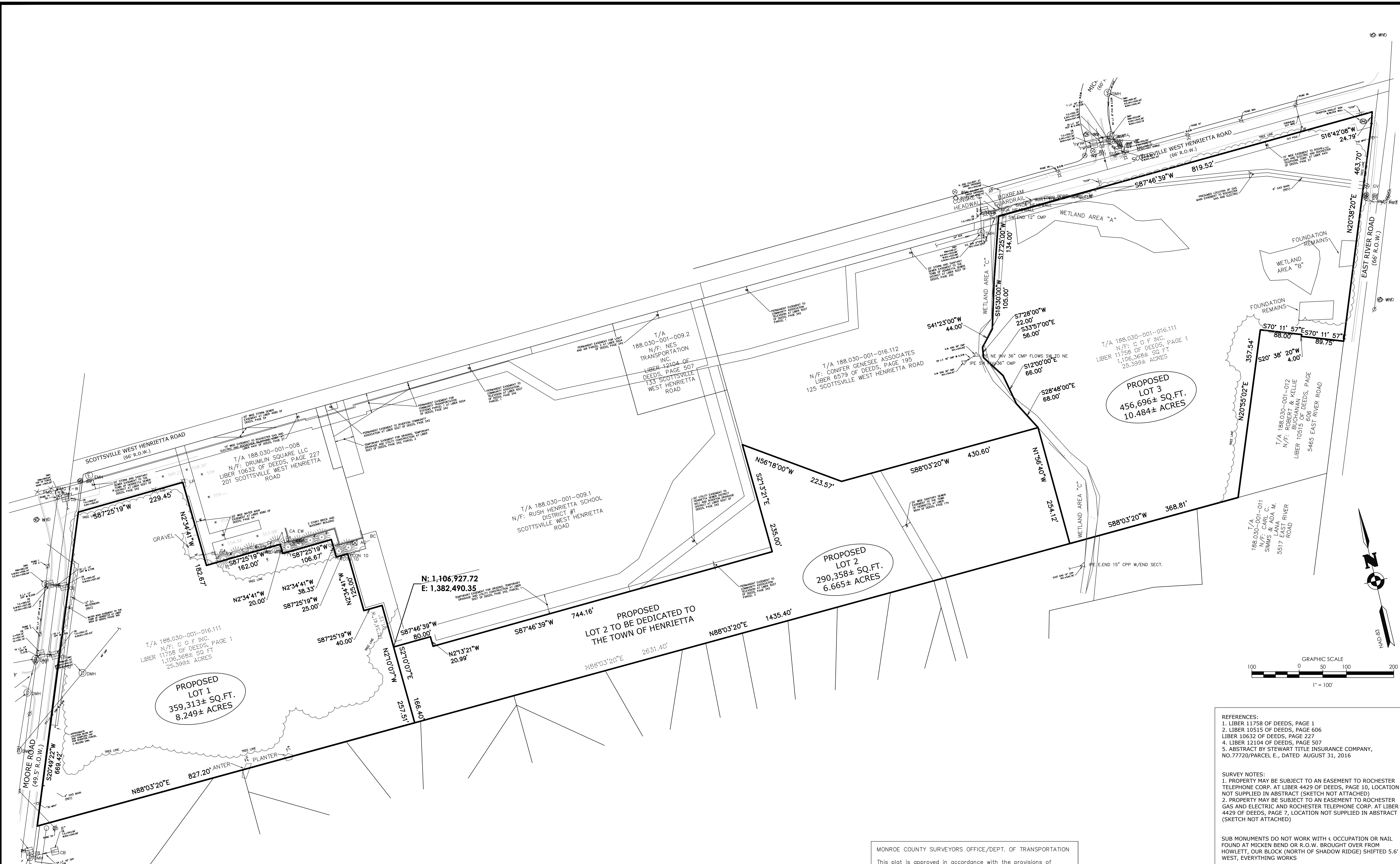
TAX ACCT. NO. 188.030-001-016.111  
Being Part of Great Lot 10, Sixth Range, Scottsville Tract  
Town of Henrietta, Monroe County, New York State

Project No.  
**20202966.0001**

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

Scale: **1" = 100'**

Date: **1-12-2022**



LINE LEGEND	
—G—G—G—	Gas Main from Record
—OE—OE—OE—	Overhead Electric
—T—T—T—T—	Telephone from Record
—W—W—W—W—	Water Line from Record
—B—B—B—B—	Boundary Line
—E—E—E—E—	Easement Line

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.

**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

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD CHAIRMAN

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF ENGINEERING AND PLANNING

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

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 10515 OF DEEDS, PAGE 606  
LIBER 10632 OF DEEDS, PAGE 227  
4. LIBER 12104 OF DEEDS, PAGE 507  
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 E 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

V:\PROJECTS\NEW 2020\20202966\0001\01\_CAD - BIM - MODELS\SURVEY\20202966\_0001\_RIVERTON\_PARCEL\_E\_SUBDIVISION\_MAP2.DWG 1/12/2022 11:00 AM Brianna Mitchell