



**TOWN OF HENRIETTA**  
**Subdivision Application**

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

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 10/10/22

FOR THE APPROVAL OF Fox Field Subdivision Section 2B  
(Subdivision)

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

Dated October 2022, consisting of Seven (7) 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: Hidden View and Farrell Road Extension (Fox Field Subdivision) Henrietta, NY

Tax Account No. 187.02-2-1.111

**Applicant:** Jayne's Riverview LLC

Address: 1001 Lexington Avenue  
Rochester, NY 14606

Phone #: [REDACTED]

Email: [REDACTED]

**Property Owner:** Jayne's Riverview LLC

Address: 1001 Lexington Avenue  
Rochester, NY 14606

Phone #: [REDACTED]

Email: [REDACTED]

Applicant Signature: *Michael S. Weed*

**Engineer/Architect:** BME Associates

Address: 10 Lift Bridge Lane East  
Fairport, NY 14450

Phone #: [REDACTED]

Email: [REDACTED]

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

Address: \_\_\_\_\_

Address: \_\_\_\_\_

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

Email: \_\_\_\_\_

Print Name: MICHAEL S. WEED

\*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: Jayne's Riverview LLC

By: MICHAEL S. WEED

Title: MANAGER

Dated: October 2022

Signed: Michael S. Weed

Owner: Jayne's Riverview LLC (Same as Applicant)

By: MICHAEL S. WEED

Title: MANAGER

Dated: 10/11/2022

Signed: Michael S. Weed



October 12, 2022

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

**Re: Fox Field Subdivision  
Revised Subdivision Plat - Final Section 2B**

**2192JB**

Dear Board Members:

On behalf of the applicant, Jayne's Riverview LLC, we submit the following application for Final Subdivision approval under Section 278 of Town Law, for Section 2B of Fox Field Subdivision. We request to appear at the November 15, 2022 Planning Board meeting, and we have enclosed eight (8) sets of the following application materials for your review:

- Letter of Intent
- Final Section 2B Subdivision Plans
  - Subdivision Plat (dwg. #2192JB-35)
- Subdivision Application to Planning Board
- Subdivision Checklist
- \$150 Application Fee
- Electronic PDF copies (emailed)

The proposed Subdivision Plat for Section 2B is a modification of the originally approved Subdivision Plans for the overall Section 2 consisting of 54 single-family lots. The Planning Board granted approval for Section 2 on May 28, 2020. The applicant now wishes to modify the Subdivision Plats to create Section 2B in order to only file 7 lots along Hidden View at this time.

The overall subdivision consists of 107 lots within the Residential R-1-15 zoning district. Section 2 contains 54 lots on 38.48 acres containing 17.3 acres of open space. Section 2B will contain 7 lots on 2.14 acres. The overall construction of Section 2 has been completed, which includes the roadways and infrastructure for the overall development. Section 2A was previously approved by the Planning Board on October 21, 2021 to create the first 13 lots of Section 2. The Section 2B lots include numbers 247-249 and 225-228.

The minimum lot standards for the subdivision are consistent with the approved Preliminary Plans and the approved Section 2 plans. No changes have been made from the original approved final Section 2 plans. The lot standards include a minimum lot area of 9,100 sf, a minimum lot width of 70', a front setback of 35', a side setback of 8', and a rear setback of 10'. These lot standards are proposed per the clustering provisions of Section 278 of Town Law.

A temporary easement is proposed to the Town of Henrietta for the utilities and access within the remaining lands of Section 2. This will allow access to the utilities serving the lots of Section 2A and 2B, and also allow access to the open space area until the remaining right-of-ways are created for Hidden View and Mossy Oak Cove.

We look forward to presenting the project at the November 15, 2022 Planning Board meeting. If you require any additional information, or have any questions prior to the meeting date, please contact our office.

Sincerely,  
BME ASSOCIATES



Mike Bogojevski, P.E.

MB:blr

Enclosure

c: Ken Marvald; Jayne's Riverview LLC  
Mike Weed; Jayne's Riverview LLC

# 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 Map
5. If the project is more than 2,500 feet (5000 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 2,500 feet from the nearest Monroe County Geodetic 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. Adjainers: 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 2,500 feet (5000 feet if more than 5 lots) 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 1 part in 20,000 (1:20,000).

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

- N/A 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.
- N/A 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).
- N/A 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.

SUBDIVISION NOTES:

- 1. EXISTING ZONING IS R-1-15 RESIDENTIAL.
2. TOTAL PROJECT AREA IS 109.04 ACRES CONTAINING 107 LOTS AND 64.57 ACRES OF OPEN SPACE TO BE DEDICATED TO THE TOWN OF HENRIETTA. SECTION 2 AREA IS 38.46 ACRES CONTAINING 17.30 ACRES OF OPEN SPACE. SECTION 2 PHASE B CONTAINS 7 LOTS AND WITH A TOTAL AREA OF 2.136 ACRES.
3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
4. THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.
5. APPLICABLE LOT STANDARDS: R-1-15 DISTRICT
MIN. LOT SIZE 15,000 SF
MIN. LOT WIDTH 80'
FRONT SETBACKS 40' (TOWN OR PRIVATE RD) 60' (COUNTY OR STATE RD)
SIDE SETBACKS 10% WIDTH (6' MIN.)
REAR SETBACKS 10'
MAX. LOT COVERAGE 25%
MAX. BUILDING HEIGHT 35'

SUBDIVISION NOTES CONTINUED:

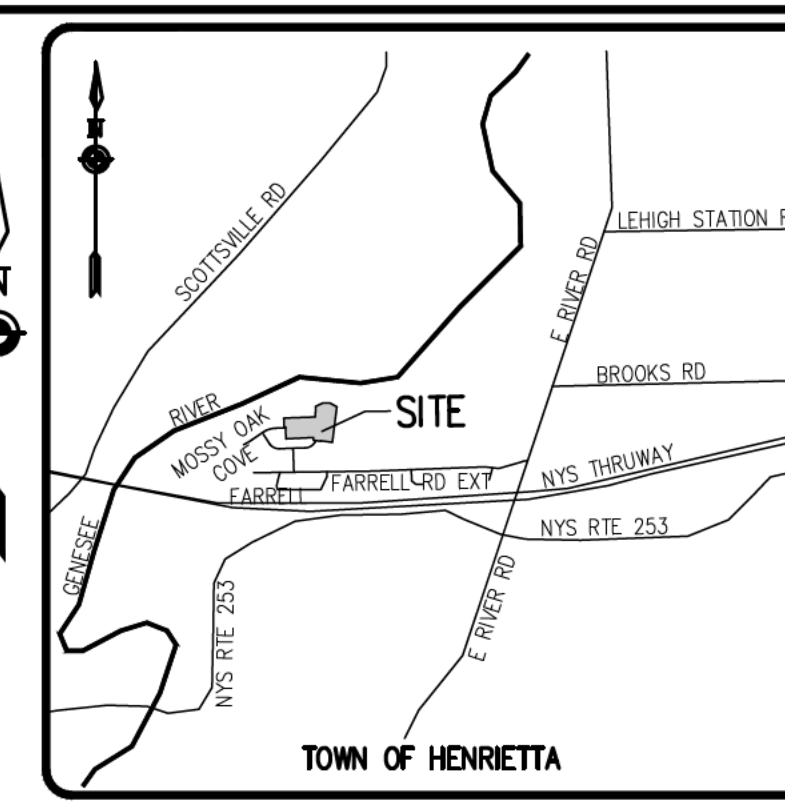
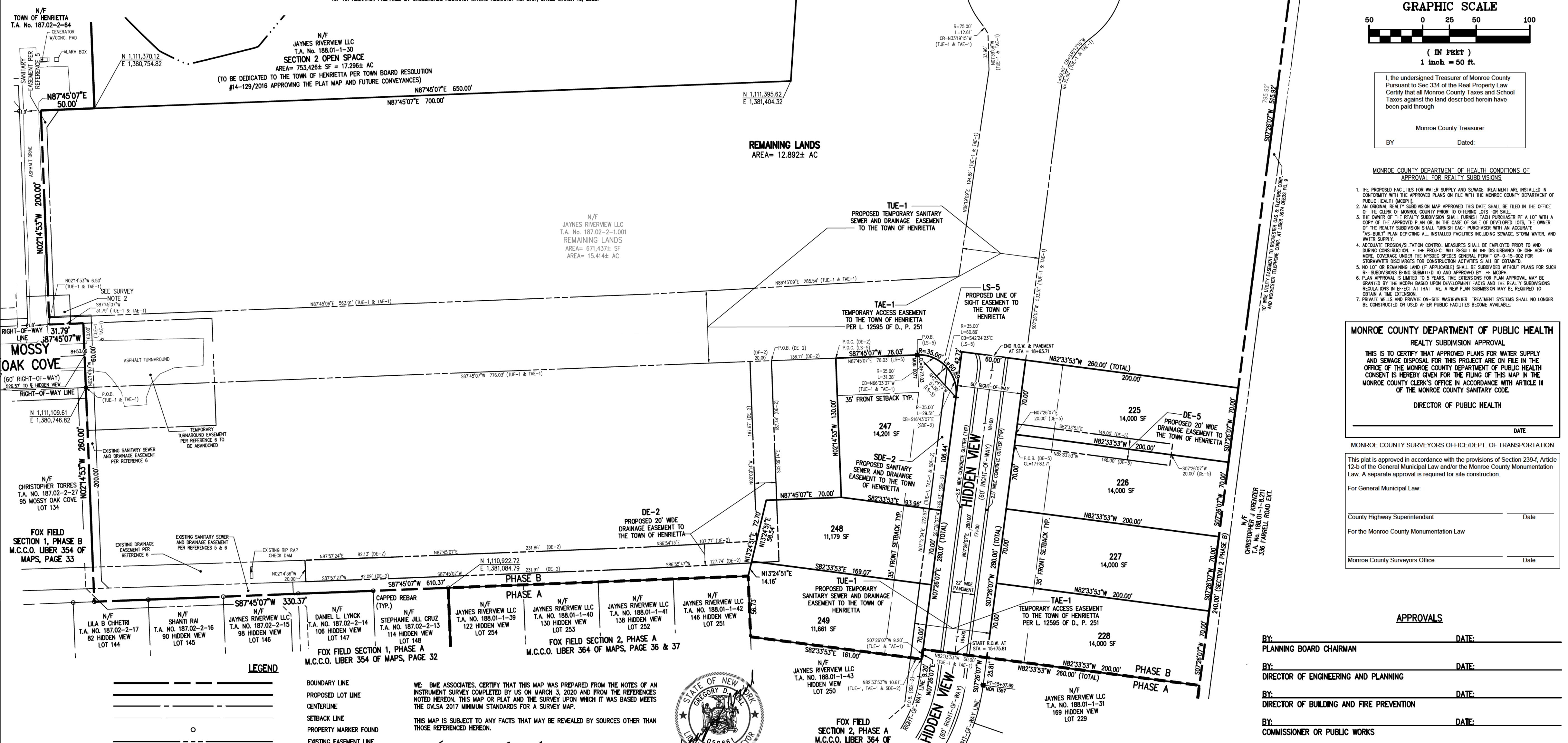
- 11. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
12. THE FEDERAL WETLANDS SHOWN ON SITE WERE DELINEATED USING THE MOST RECENT US ARMY CORPS OF ENGINEERS DELINEATION GUIDELINES AND CRITERIA. THE DELINEATION WAS COMPLETED IN SEPTEMBER 2015.
13. STREET TREES REQUIRED AT TWO PER LOT. 108 TOTAL TREES REQUIRED FOR SECTION 2
STREET TREES/PLANTINGS PROVIDED:
STREET TREES: 54
ADDITIONAL TREES: 31
SHRUBS: 52
TOTAL TREES/SHRUBS: 141
14. THESE LANDS ARE WITHIN THE FOLLOWING UTILITY DISTRICT EXTENSIONS:
1. DRAINAGE DISTRICT EXTENSION 21 TO THE HENRIETTA CONSOLIDATED DRAINAGE DISTRICT
2. SANITARY SENIOR DISTRICT EXTENSION 216 TO THE HENRIETTA SENIOR DISTRICT
3. WATER DISTRICT EXTENSION 164 TO THE HENRIETTA WATER DISTRICT
15. NO LOTS MAY CONNECT ROOF DOWNSPOUTS TO THE STORM SEWER SYSTEM.
REFERENCES:
1. A PLAN ENTITLED '380 FARRELL ROAD EXTENSION, SUBDIVISION PLAT OF LANDS OF JAYNES RIVERVIEW LLC AND STANLEY CLARKSON,' AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 345 OF MAPS, PAGE 32.
2. A PLAN ENTITLED 'NORTHERLY SIDE OF FARRELL ROAD EXTENSION, LANDS NOW OR FORMERLY OF EASTMAN KODAK CO., TAX ACCOUNT S.B.U. NO. 187.02-2-001, BOUNDARY SURVEY,' PREPARED BY PASSERO ASSOCIATES, HAVING PROJECT NO. 24668.00, DRAWING NO. BS-1, LAST REVISED NOVEMBER 10, 2005.
3. LIBER 10227 OF DEEDS, PAGE 378.
4. LIBER 11225 OF DEEDS, PAGE 645.
5. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 1 PHASE A, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS BEING FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 32.
6. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 1 PHASE B, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 33.
7. A PLAT ENTITLED 'FOX FIELD SUBDIVISION OPEN SPACE PLAN, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 34.
8. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 2 PHASE A, FINAL SUBDIVISION PLAT,' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 364 OF MAPS, PAGE 37.
9. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 2 PHASE B, FINAL SUBDIVISION PLAT, OPEN SPACE PLAN,' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 364 OF MAPS, PAGE 38.
10. AN ABSTRACT PREPARED BY CROSSROADS ABSTRACT HAVING ABSTRACT NO. 2161, DATED MARCH 10, 2020.

SURVEY NOTES:

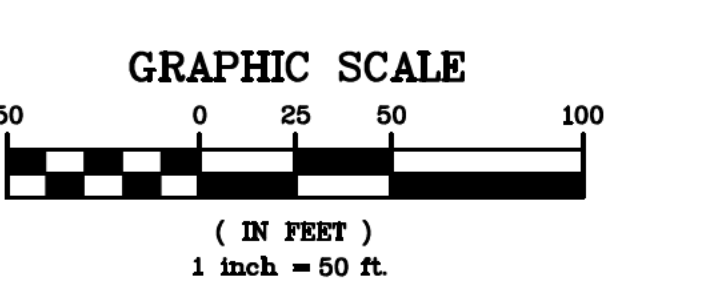
Table with columns: MONUMENTATION, PUBLISHED (NAD 27), MEASURED (NAD 83). Includes monument details for 555 (NYGS) 1936 and 554 (NYGS) 1969.

SURVEY NOTES CONTINUED:

- 1. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011/EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK STATION (NYFP 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER.
2. PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 11829 OF DEEDS, PAGE 171.
3. PARCEL SUBJECT TO AND BENEFITED BY A DECLARATION OF EASEMENTS AND RESTRICTIONS PER LIBER 11955 OF DEEDS, PAGE 440.
4. PARCEL SUBJECT TO A DECLARATION PER LIBER 12021 OF DEEDS, PAGE 4.
5. A PORTION OF THE SUBJECT PARCEL LIES WITHIN A 100 YEAR FLOOD (ZONE AE) PER FEMA FLOODPLAIN MAPPING, MONROE COUNTY PANEL 337 OF 528, MAP NUMBER 36055003376, HAVING EFFECTIVE DATE OF AUGUST 28, 2008.
6. THERE ARE NO KNOWN WETLANDS WITHIN THE SCOPE OF THIS PLAT.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 7 LOTS FROM THE REMAINING LANDS.



MONUMENT TABLE with columns: NO., BEARING, DIST., NORTHING, EASTING. Lists monuments MON 1557, MON 0077, and MON 0077 with their respective coordinates.



1, the undersigned Treasurer of Monroe County Pursuant to Sec 334 of the Real Property Law Certify that all Monroe County Taxes and School Taxes against the land and desc'd hereon have been paid through

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS. 1. THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCDPH).

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL. THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION. This plat is approved in accordance with the provisions of Section 239-1, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law.

APPROVALS. BY: PLANNING BOARD CHAIRMAN, BY: DIRECTOR OF ENGINEERING AND PLANNING, BY: DIRECTOR OF BUILDING AND FIRE PREVENTION, BY: COMMISSIONER OR PUBLIC WORKS, BY: FIRE MARSHAL.

LEGEND: BOUNDARY LINE, PROPOSED LOT LINE, CENTERLINE, SETBACK LINE, PROPERTY MARKER FOUND, EXISTING EASEMENT LINE, PROPOSED EASEMENT LINE, PROPOSED SURVEY MONUMENT.

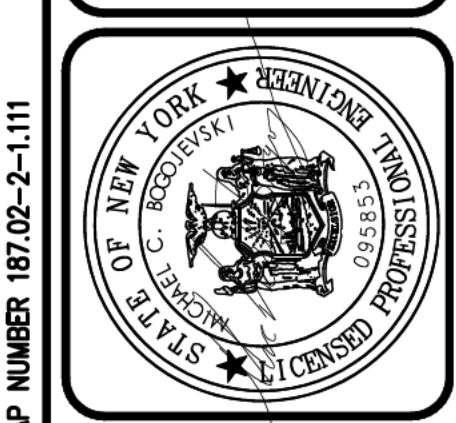


WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 3, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GYLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

Drawing Alteration. The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing.

Table with columns: REVISIONS, NO., DATE, BY. Shows revision history for the drawing.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 DUFF BRIDGE LANE EAST, ROCHESTER, NY 14609.



FOX FIELD SUBDIVISION SECTION 2 PHASE B. PROJECT LOCATION: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE. CLIENT: JAYNES RIVERVIEW LLC, 1001 LEANING AVENUE, ROCHESTER, NY 14609.

PHILIPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 21, TOWN OF HENRIETTA SIXTH RANGE OF LOTS. TAX MAP NUMBER 187.02-2-111. PROJECT MANAGER: P. VARS. PROJECT SURVEYOR: GO BELL. DRAWN BY: JT GILMORE. SCALE: 1"=50'. DATE ISSUED: OCTOBER 12, 2022. PROJECT NO.: 2192JB. DRAWING NO.: 35.