

January 12, 2022

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

RE: 4600 West Henrietta Rd – West Herr Letter of Intent – Site Plan Review

Dear Chairman Grunert/Henrietta Planning Board:

On behalf of our client, FSI Construction, we respectfully submit the attached materials for consideration of site plan review approval for a car dealership at 4600 West Henrietta Road, for the February 15, 2022, Henrietta Planning Board Meeting.

#### **Code Compliance**

The parcel is zoned B-1 Commercial, where car dealerships are a Specially Permitted use in accordance with section §295-14B(10) of the Henrietta Municipal code. On November 10, 2021, the Henrietta Town Board granted a Special Use Permit for the proposed car dealership. In accordance with section §295-60C(2) the redevelopment of this property, which includes the construction of a car dealership building, requires Site Plan Review by the Henrietta Planning Board.

#### **Project Description**

The project includes the abatement and demolition of the existing hotel buildings onsite, and the construction of a 25,000-sf showroom and doll-up building with offices and associated parking for the car dealership. The building will be serviced with public utilities located on the south side of West Henrietta Road. Permission was granted by the Town Board to utilize the size for up to 24 months as a vehicle storage lot for new vehicles prior to the construction of the proposed building.

#### **Surrounding Property Owners**

As a requirement of this site plan application, the surrounding properties and owners are listed in the chart below.

Address	Tax ID	Direction	Owner Name(s)	Acres
4700 W. Henrietta Rd	175.10-2-78.1	South	4700 Hen Road LLC / Patrick Pontiac	10.27
4526 W. Henrietta Rd	175.10-2-76	North	Cynthia B. Bean	0.57
4490 W. Henrietta Rd	175.11-1-1.001	North/East	Charlene B. Freindlich; Linda R. Schaubroeck	32.76
4575 W. Henrietta Rd	175.10-2-74.001	West	Farmington Lawn Care, Inc.	5.88
4635 W. Henrietta Rd	175.10-2-82	West	4635 West Henrietta Rd, LLC	4.34

#### 4600 West Henrietta Road Letter of Intent – Site Plan Review

In support of our request, attached please find:

- (1) Check for \$150.00, Planning Board Application Fee
- (1) Check \$700.00, Engineering Review Fee
- (1) Letter of Intent
- (1) Site Plan Application
- (1) Site plan Checklist Completed
- (2) Engineer's Report
- (2) Stormwater Pollution Prevention Plan
- (2) Short EAF
- (14) Complete Site Plan Sets
- (1) Electronically sent via email

Elevations: to be provided at the Planning Board Meeting.

If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time at (585) 325-1000. Thank you for your consideration.

Sincerely,

Matthew Newcomb Project Manager

Matthet Decemb

CC: Frank Imburgia



## TOWN OF HENRIETTA Site Plan Application To Planning Board

		APPLICATION NO	
		DATE:	
I (we) Frank Imburgia / Team FSI  Name of Applicant / Business	of <u>9</u>	O Goodway Drive Property Location (Number & Street)	
		hereby apply to the Planning Board for	
Site Plan Review	Other:		
on property located at 4600 West Henrie	etta Road	B-1 Commercial (Use District on Zoning Map)	
Previous Reviews, if any, Date: October 2	,		
DESCRIPTION OF PROPOSAL: To demolis	sh an existing	hotel and construct a 25,000sf building	
and associated parking for a car dealer	ship. (***See	additional letter attached***)	
	Applicant:	Matt Newcomb, Passero Associates	
	Address:	242 West Main Street, Ste. 100	
		Rochester, NY 14614	
	Phone #:	(585) 325-1000	
	Email:	ī	
	Signature:	Matthet Secunt	

## <u>Statement of Applicant and Owner with Respect to Reimbursement</u> <u>of Professional and Consulting Fees</u>

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:	Matt Newcomb
Ву:	Passero Associates
Title:	Project Manager
Dated:	<del></del>
Signed:	Matthet Decemb
Owner:	7-frank Imburgia
By:	
Title:	Owner
Dated:	1-10-22
Signed:	- The second of

PROJECT NAME:

#### SITE PLAN CHECKLIST

APPLICATION No.

4600 West Henrietta Road-West Herr

Acceptable plans size to match the New York State Legal Filing Size (22" x 34"), prepared with india ink on mylar. Except in the simplest form of site plan application, the proposal package should contain at least the following drawings: a. Site Plan X X b. Utility Plan X c. Grading Plan X d. Landscape Plan e. Lighting Plan f. Profiles and Construction Details g. Building Elevations The Title Block should contain the following: a. Proposed Name of Development b. Location of Development c. Name, Address, and Telephone Number of Developer or Applicant d. Name, Address, and Seal of Engineer, Architect, and/or Land Surveyor Show General Location Map (sketch). North should be located at the top of the drawing. A scale of not more than fifty feet to the inch is to be used. Show names and tax account numbers of adjacent lands. Indicate zoning by note. If more than one area, delineate the zoning on the plan view. By plan note, list all variances and special permits accompanied by Application Number and approval date. Show dimensions and bearings or angles of all property boundary lines. Show area to nearest square foot and 0.00+ acres 10 Show a tie distance from the proposed site to nearest road intersection Show location width and type of all existing and/or proposed easements on the plan. Also, tabulate all of the easements on the plan and key by identifying numbers.

PROJECT NA	AME: APPLICATION No
<b>1</b> 2	All State, County, and Town Survey Monuments on the site and within 100 feet of the site must be shown. Indicate on the plan the proposed protection from damage for the "on site" monuments. If no monuments exist on the site, a certification to that affect shall be placed on the plan by the surveyor.
<b>1</b> 3	A Letter of Credit in the amount of \$1,000.00 per monument will be required as protective measure for all Town, County, State, and Federal Monuments on site or those affected by the proposed construction.
<b>1</b> 4	List the names of existing streets, their legal width, and jurisdiction.
<b>1</b> 5	Show all existing driveways (curb cuts) within two hundred (200) feet of the proposed development as well as driveways (curb cuts) within two hundred (200) feet on the opposite side of the road.
<b>1</b> 6	Show planned use for the proposed structure (i.e. office etc).
<b>1</b> 7	Show proposed and/or existing setbacks.
<b>1</b> 8	Show parking requirements (indicate the proposed and required).
<b>1</b> 9	Show the fire lanes.
20	<ul> <li>The Landscaping Plan must be of the same scale as the Site Plan and contain the following minimums: <ul> <li>a. To scale plot of proposed trees and/or shrubs</li> <li>b. The plan must contain a table of quantities. See Appendix for proper requirements.</li> <li>c. Enlargement details for areas of proposal that are not legible at the plan scale.</li> <li>d. The Planning Board requires that the Landscape Plan be signed off by a Licensed Landscape Architect or Certified Nursery Professional.</li> <li>e. The Planning Board may also require that the proposed landscape be installed by a Certified New York State Nurseryman.</li> <li>f. The Planning Board may require a Letter of Credit in the amount of the Landscape Contract and that the Letter of Credit be for a two year period to guarantee growth.</li> <li>g. The Planning Board may also require that a Landscape Record Drawing, certified by a Licensed Archited, be provided. (Note: a Letter of Credit will be required to insure completion.)</li> </ul> </li> </ul>
<b>2</b> 1	All architecture plans must include elevation drawings of the proposed structure and be fully dimensioned, horizontally and vertically.

PROJEC	T NA	ME: APPLICATION No
	22	Indicate the architectural treatment of the proposed and/or existing buildings, including the type and color of the proposed finish materials. All proposed buildings should have a masonry front (road view) elevation. Renovation to existing buildings will be evaluated on an individual basis.
	23	Please plan to bring samples of the proposed architectural materials to the meeting.
	24	The following statement should appear on all Site Plans:  "As an integral part of this approval, the Planning Board expressly approves the color, textures, and finish of the building as depicted on site elevations or other documents submitted with this application. Any proposed change in color, texture, or finish of the building, from that approved by the Planning Board shall require a re-application for review and approval of the Planning Board."
	25	A separate Lighting Plan will be provided showing the proposed lighting to the nearest candle power, as measured at ground level. See Appendix.
	26	Indicate existing and/or proposed lighting locations, including height, type, and wattage. The Planning Board may require that a Lighting Record Plan certified by a Professional Engineer by supplied.
	27	Show existing and proposed contours based on U.S.C. & G.S. Datum. Reference source of datum and show plan benchmarks. All contours shall be carried a minimum of one hundred (100) feet offsite.
	28	Show existing drainage system and proposed drainage system. Storm drainage to offsite facilities must be shown on plan and profile to the satisfaction of the Town Engineering Department.
	29	If the parking lot is to be used for stormwater detention, limits of this area are to be indicated on the site and grading plans.
	30	Show wetland and buffer zone limits (when applicable).
	31	Show floodplain and floodway limits (when applicable).
	32	In plan and profile, show location, size, rim elevations, and all invert elevations of the existing sanitary sewers. Include the nearest manhole on either side of the proposed development.
	33	In plan and profile, show location of the proposed sanitary sewer systems including sewer systems including proposed laterals (plan only). Include all proposed elevations, grades, pipe

PROJEC	T NA	ME: APPLICATION No
		sizes, and details of any water crossings.
	34	Show location and size of proposed water services and/or watermains including shutoff valves.
	35	Show location of fire protection systems components.
	36	Show location of dumpster (when applicable). All dumpsters must be enclosed in a masonry enclosure on three side with a gate on the fourth and shall be finished to match the proposed or existing structure. The closure should not be visible to the public.
	37	Indicate a curbed landscape mall with a minimum width of twenty (20) feet as required in commercial lands and industrial lands granted commercial use by special permit. Full depth cast-in-place concrete curb or granite curb must be installed.
	38	The Site Plan must be prepared from a current Instrument Survey (less than 12 months old). The Instrument Survey shall be certified as having been prepared using the current New York State Association of Professional Land Surveyors (NYSAPLS) Code of Practice and the Genesee Valley Land Surveyors Association - Monroe County Bar Association (GVLSA-MCBA) Standards. Credit the Instrument Survey and supply four copies of the map the Town Engineer.
	39	If the site contains materials to be buried on site, the Burial Area should be outlined on the Site and Grading Plan.
	40	Site distance, existing and required, must be shown at driveway locations on all main roads. See Appendix.
	41	Upon Site Plan Approval, a Letter of Credit shall be furnished to ensure site plan improvements and requirements. See Appendix.
	42	Required supporting data and/or Reports:  a. Environmental Assessment Form (one copy) (Short Form or Part 1 Long Form)  b. Drainage Report (two copies) c. Traffic Report if required (twelve copies) d. Lighting catalog cuts (copy with each set of plans) e. Architectural Renderings f. Letter of Credit Estimate (one copy). g. Engineering Review Charge and Engineering Site Inspection Charge Form.

PROJECT NAME:		APPLICATION No.	
	See Appendix.		
<b>4</b> 3	Thirty (30) sets of folded plans will be require	red	
<b>□</b> 44	Is this project a TYPE I Action? If so, then are required for the Coordinated Review process		
Prepared for:	Frank Imburgia	1/12/2022	
	Name of Developer	Date	
	FSI Construction		
	Company Name		
	96 Goodway Drive		
	Street Address		
	Rochester, NY 14623 City, State, Zip		



PROJECT NA	AME:	APPLICATION No.
	Telephone Number	
Prepared by:	Jess D. Sudol	1/12/2022
	Name of Consultant	Date
	Passero Associates	
	Company Name	
	242 W. Main Street Sl00	
	Street Address	
	Rochester, NY 14614	
	City, State, Zip	
	585-325-1000	
	Telephone Number	

### SITE PLAN CHECKLIST APPENDIX

- 1 Landscape Table
- 2 Sight Distance Table
- 3 Short Environmental Form
- 4 Letter of Credit Summary
- 5 Plan Review Charge and Site Inspection Charge Form Letter
- 6 Engineering Review Charge and Engineering Site Inspection Charge Form
- 7 Sample Lighting Plan

#### LANDSCAPE TABLE

- 1 The Landscape Table must include identification symbol, quantities, common name, botanical name, caliper for deciduous trees, or heights for evergreen trees, and a remarks column.
- 2 All deciduous trees must be a minimum of 3 inches to 3 1/2 inches in diameter, as measured at caliper (6 inches above ground).
- 3 All ornamental deciduous trees must be a minimum of 2 1/2 inches to 3 inches in diameter, as measured at caliper (6 inches above ground).
- 4 All evergreen trees must be a minimum height of 6 feet to 8 feet, unless otherwise requested, bagged and balled.
- 5 Low shrubs should be a minimum of 24 inches high.
- 6 Along arterial and collector roads, the Planning Board requires the use of salt resistant species.

Site Plan and Subdivision Application Engineering Review Charges				
All Site Plan and Subdivision Applications are subject to be reviewed by the Town Engineering Department and/or Consultant Forces. All costs incurred in providing this service are a direct charge to the Applicant or his designee. The responsible person and/or party in this matter shall be identified in the following listing:				
Responsible Individual	Frank Imburgia			
Responsible Firm	FSI Construction			
Street Address	90 Goodway Drive			
City, State, Zip Code	Rochester, NY 14623			
Telephone Number				
Engir	neering Site Inspection Charges			
and/or Consultant Forces. All costs incur	t are subject to be inspected by the Town Engineering Department cred in providing this service are a direct charge to the Applicant or /or party in this matter shall be identified in the following listing:  Same  (( )			
provided:  Provided By  Passero  Address  City, State Zip	ovided by another party, the following information needs to be  Associates			

Application Number:

### 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.

West Herr Car Dealership  Name of Action or Project:  4600 West Henrietta Road  Project Location (describe, and attach a location map):			
4600 West Henrietta Road			
Project Location (describe, and attach a location map):			
	73		
The Project is located on the west side of West Henrietta Road, North of Lehigh Station Road.			
Brief Description of Proposed Action:			
The project will be constructed in 2 phases. The first phase includes the demolition of 2 existing hotel buildings, and the construction of an overflo parking facility for a car dealership. The Second phase of the project will be to construct a 25,000 sf +/- building to service the car lot.	W		
Name of Applicant or Sponsor: Telephone:			
Team FSI E-Mail:	E-Mail:		
Address:			
90 Goodway Dr.			
City/PO: State: Zip Code:			
Rochester NY 14623			
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	ES		
TGV 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	<b>_</b> la		
	ES		
If Yes, list agency(s) name and permit or approval:			
3. a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned  or controlled by the applicant or project sponsor?  4.82 acres  4.82 acres			
	73		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
4. Check all land uses that occur on, are adjoining or near the proposed action:  5. □ Urban □ Rural (non-agriculture) □ Industrial ☑ Commercial □ Residential (suburban)			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		<b>√</b>	
b. Consistent with the adopted comprehensive plan?		<b>√</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
This area is known as 'dealership row' and has been specially planned and zoned for vehicle related u specifically car dealerships.			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?		<b>✓</b>	<u> </u>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed		<b>₩</b>	<u>\</u>
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		NO	IES
			<b>√</b>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			<b>✓</b>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
		Ш	✓
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	et	NO	YES
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			<b>√</b>
State Register of Historic Places?			3
The Brianard-Halpin House is located 300' north of the project site. This is not a listed NR property, but is eligible for listing.		П	
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?		ш	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
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:			
	EN .		
		l	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
■Wetland ■ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	<b>✓</b>	
16. Is the project site located in the 100-year flood plan?	NO	YES
	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	Ш	<b>✓</b>
a. Will storm water discharges flow to adjacent properties?		<b>✓</b>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<b>✓</b>
Pond and Storm Sewers		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?  If Yes, explain the purpose and size of the impoundment:		74
Stormwater Pond		1
	62 a	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		_
	$\checkmark$	Ш.
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?	NO	IES
If Yes, describe:	<b>7</b>	П
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST MY KNOWLEDGE		
Applicant/sponsor/name: Matthew Newcomb Date: 9/22/21		21
Signature:Title: Project Manager		

### **EAF Mapper Summary Report**



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides he most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

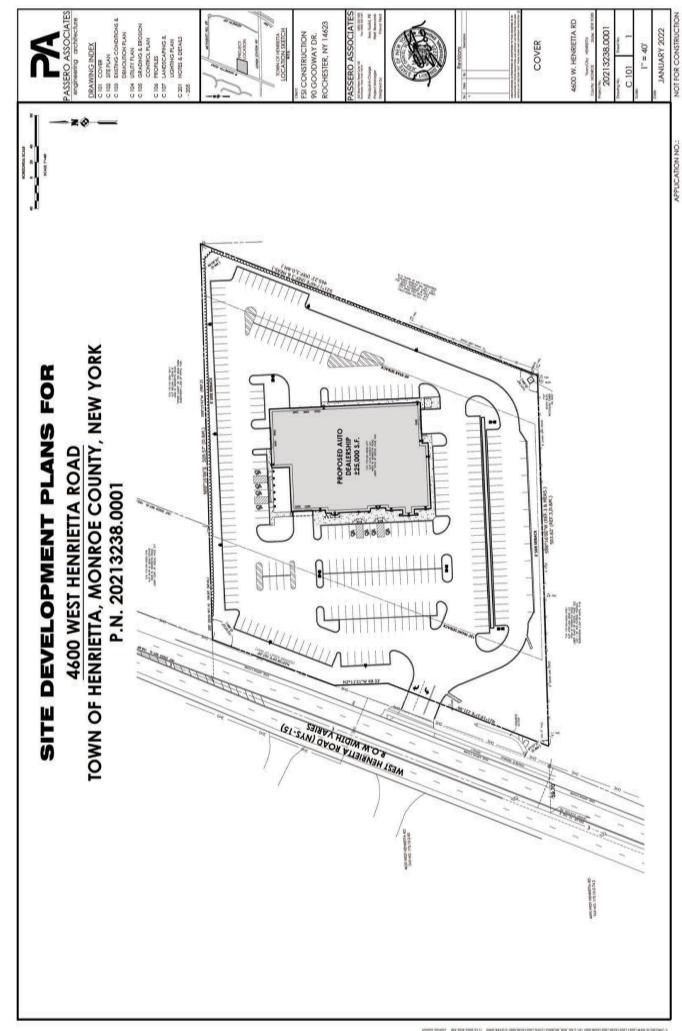


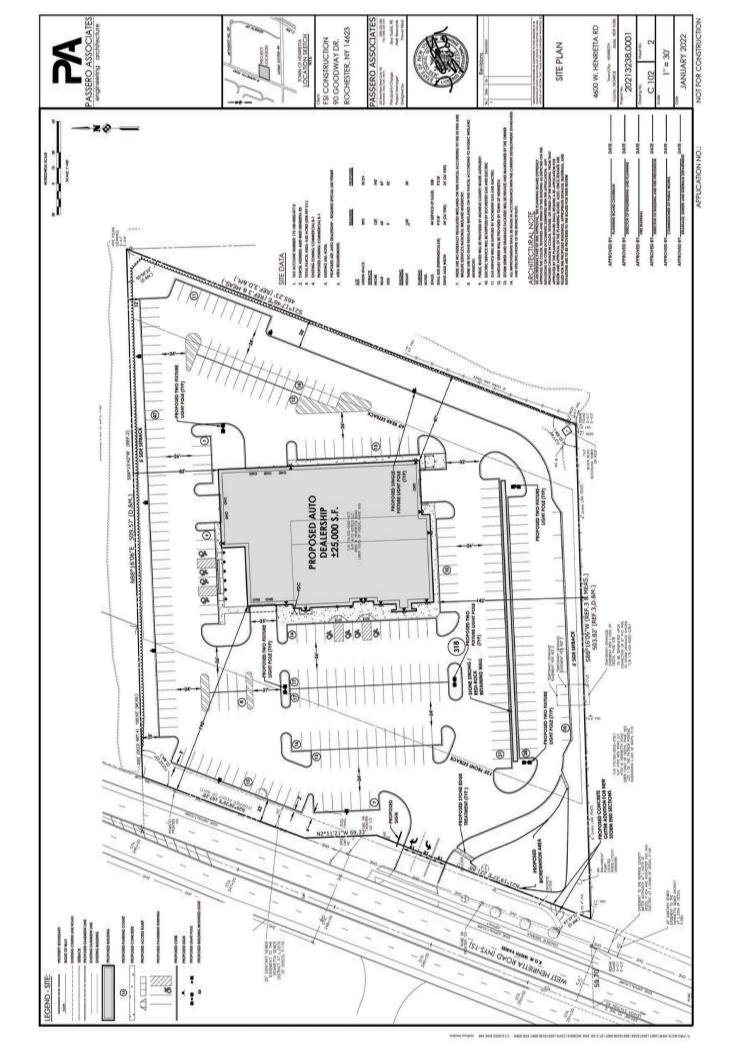
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

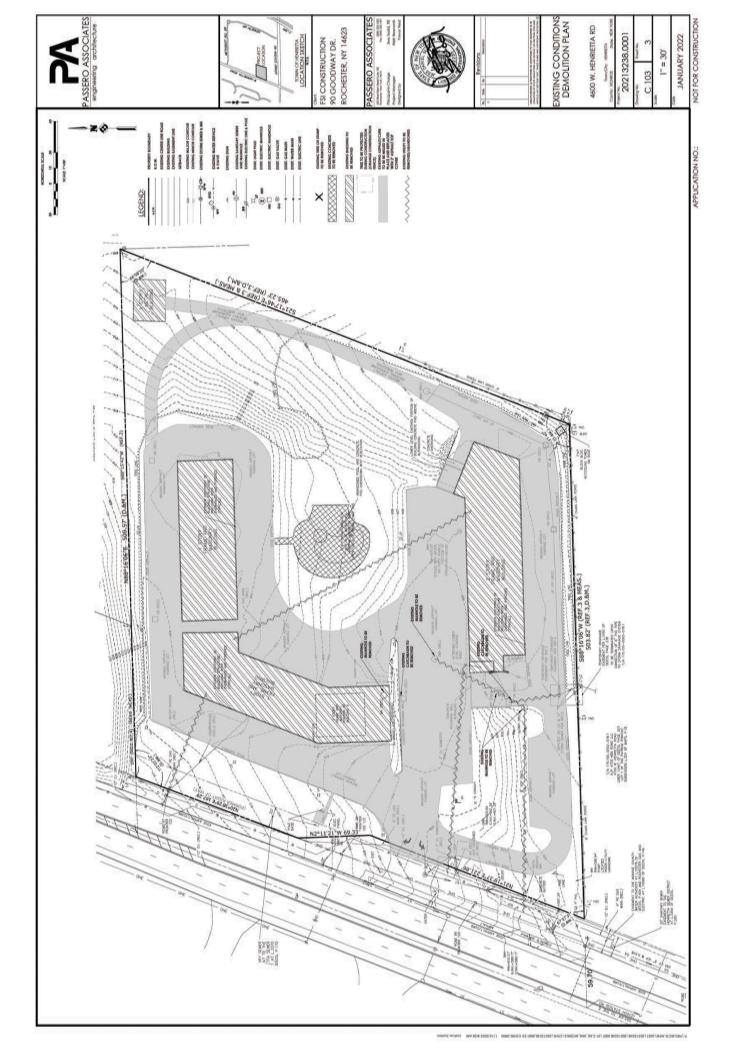
State Historic Preservation Office – Cultural Resource Information Page (CRIS)

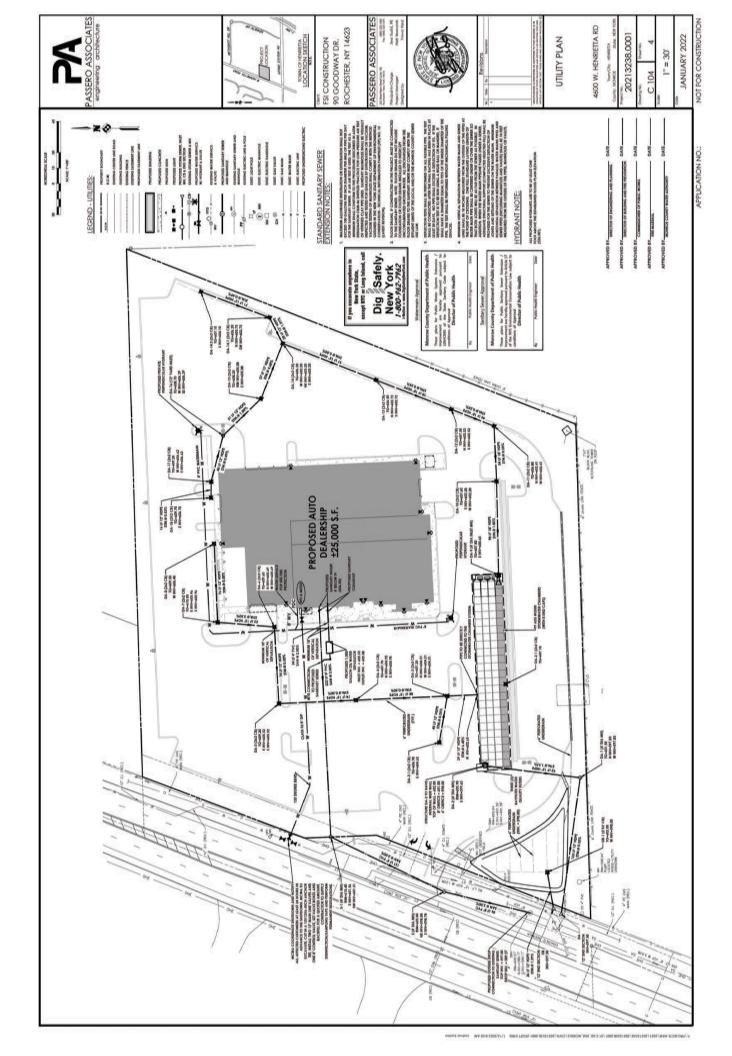


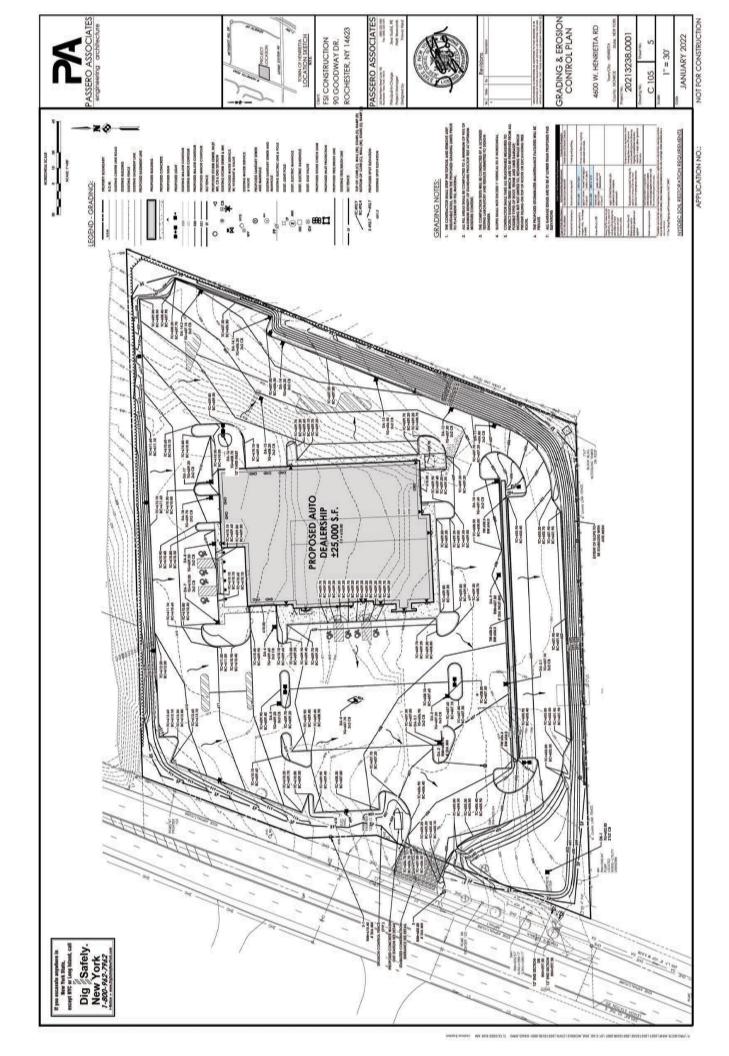
The above map shows historic property activities at 4600 West Henrietta Road. There is NR Eligible property located approx. 300-feet north of the project site known as "Brainard-Halpin House" (shown as a green square). The site itself has not been determined for historic significance. The blue outline of the site shows that a consultation project has been started with SHPO.

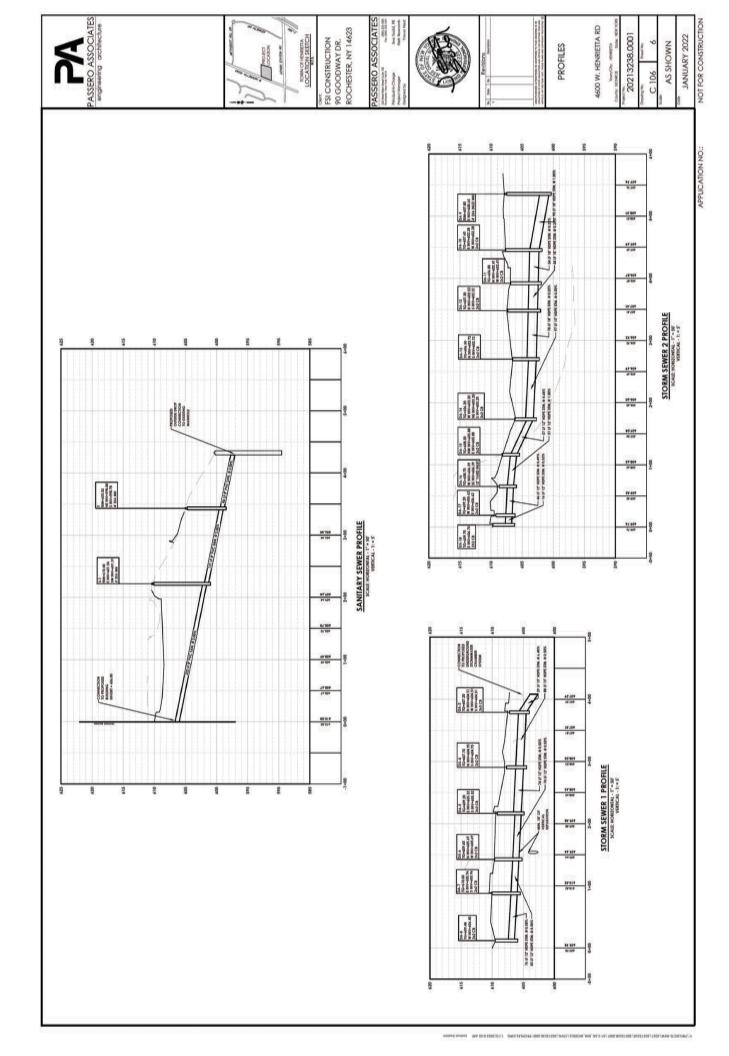


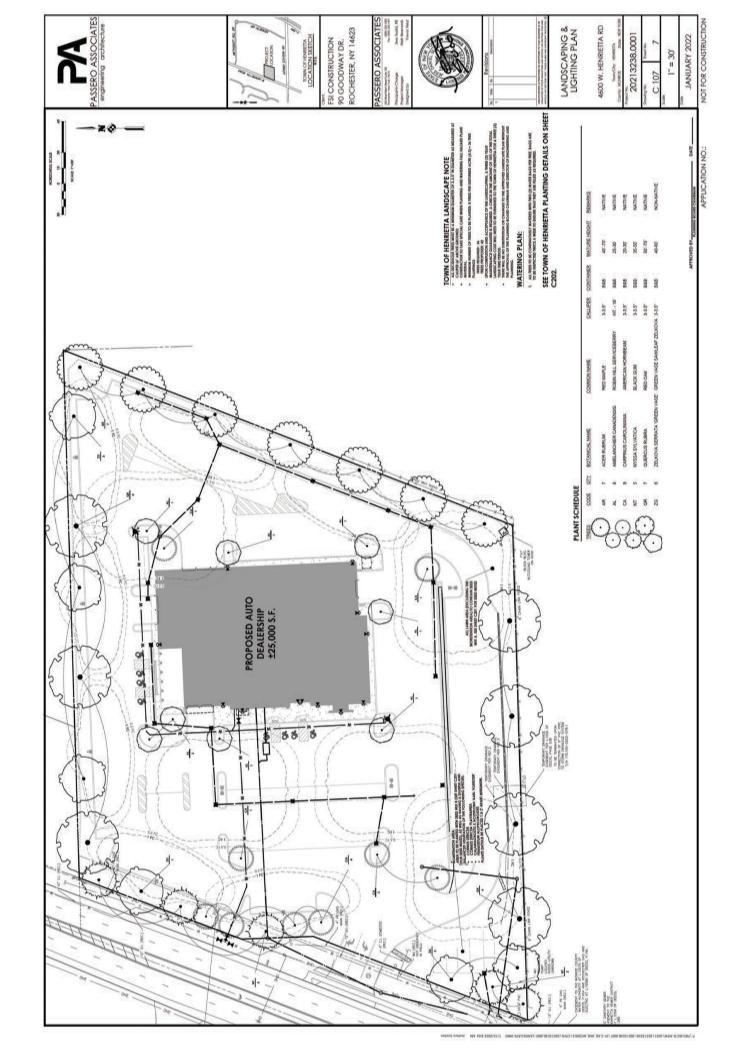












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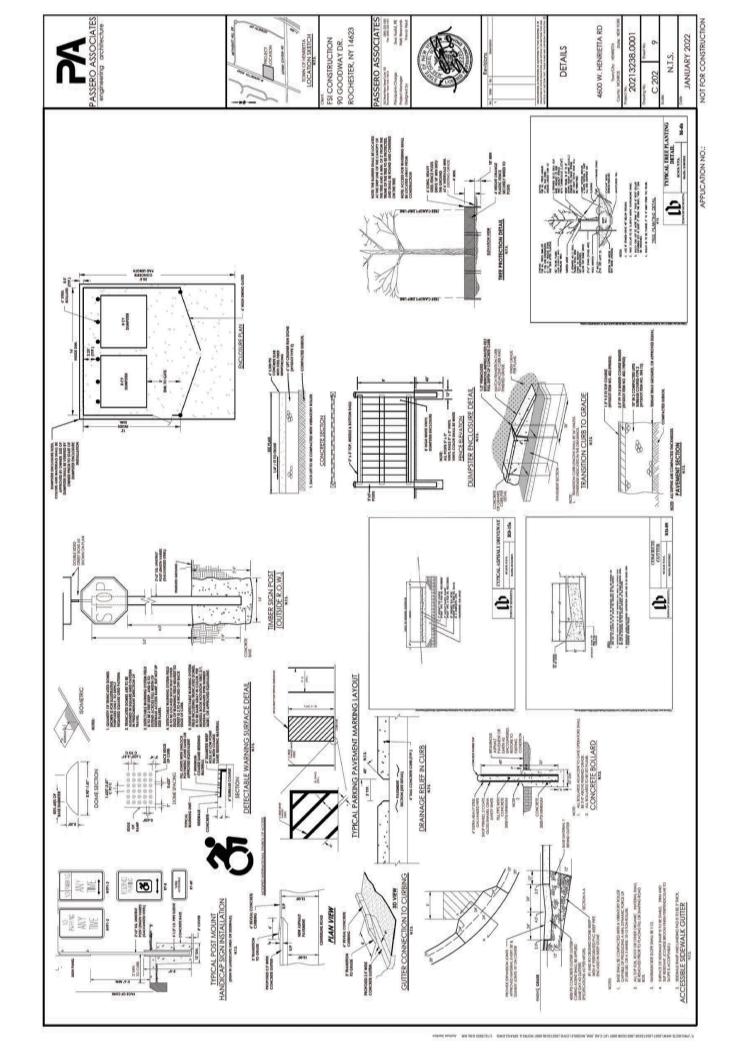
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NOTES & DETAILS

4600 W. HENRIETTA RD

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Des JANUARY 2022
NOT FOR CONSTRUCTION















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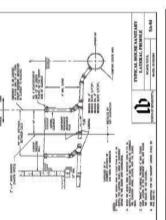
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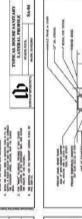
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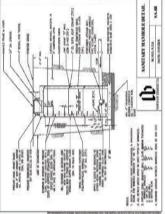
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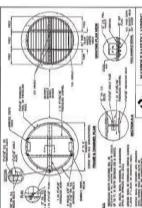
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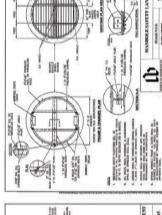


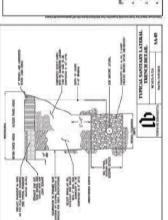


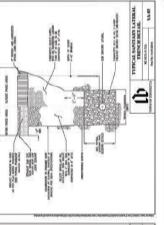








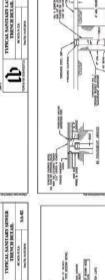


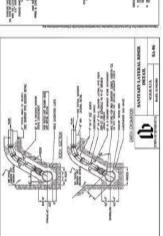


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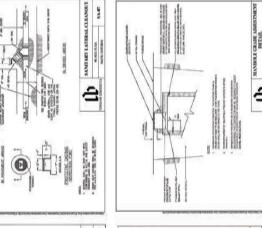
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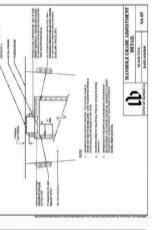


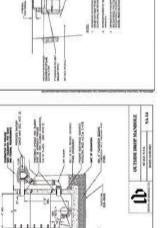


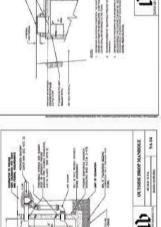
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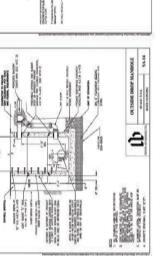
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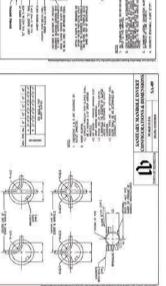


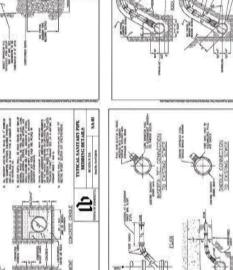


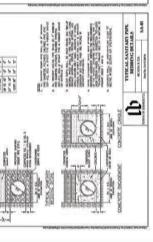




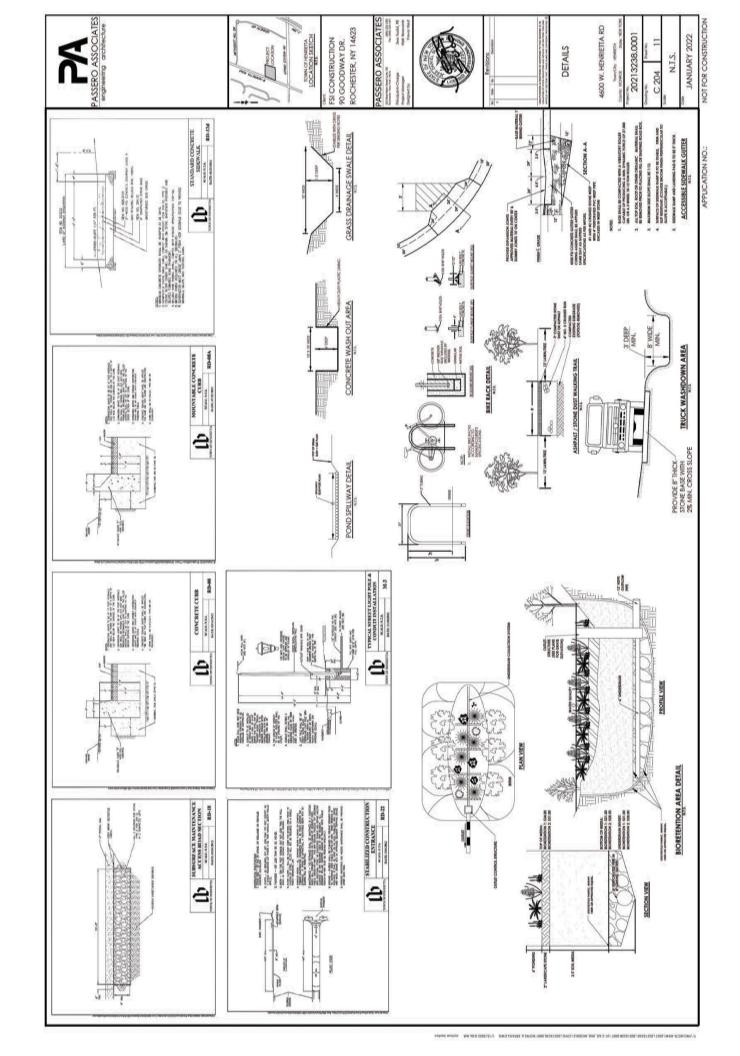




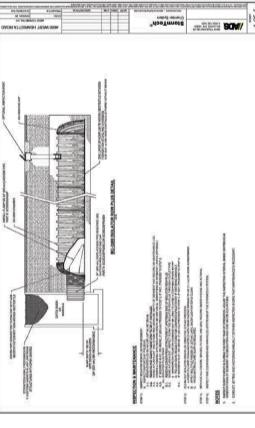


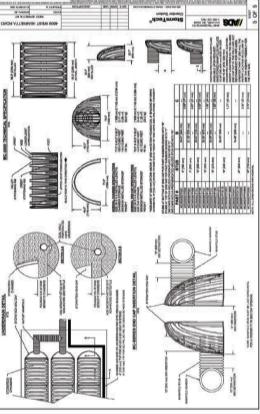


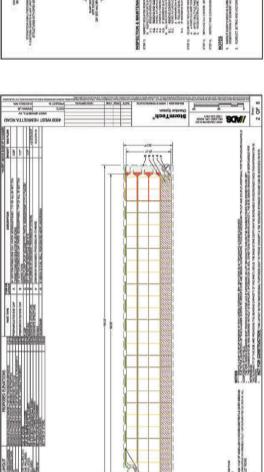


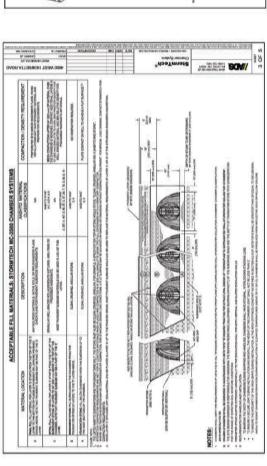


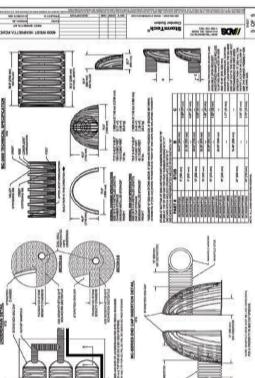












PASSERO ASSOCIATES

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FSI CONSTRUCTION 90 GOODWAY DR. ROCHESTER, NY 14623

LOCATION SKETCH

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JANUARY 2022

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