



TOWN OF HENRIETTA
 County of Monroe
 State of New York
 475 Calkins Road, Rochester, NY 14623
 (585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
 APPLICATION TO TOWN BOARD
 - SPECIAL USE PERMIT -

Appeal No. SP2023-024
 Date 7/27/23-revised

Applicant: LandTech - John Sciarabba John@landtechny.com
Name Email
1105 Ridgeway Avenue Rochester NY 14615 585-442-9902
No. & Street City State Zip Code Phone Number

Business Owner: West Sunset Development LLC - Alex Voronin Alex@lakevilletrucking.com
Name Email
100 Mushroom Blvd. Rochester NY 14623 585-292-9919
No. & Street City State Zip Code Phone Number

Business Name: Same as above

Business Address: Same as above
No. & Street City State Zip Code

Property Owner: Same as above
Name Email

Architect/Engineer: LandTech - John Sciarabba john@landtechny.com
Name Email
1105 Ridgeway Avenue Rochester NY 14615 442-9902
No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

West Henrietta Road W. Henrietta NY 14623-14586
No. & Street City State Zip Code
202.01-2-2.001 1002/1003/1004/1005 Rural Residential
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: NA

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: 295 Section: 10.1 Subsection: AB Paragraph: 7 of the Zoning Ordinance.

Description of Proposal: This application consists of two 26 unit apartment buildings and four (4 unit) ranch style apartment buildings with related typical infrastructure and utilities. Four units will be designed to accommodate the hearing impaired.

Multiple Dwelling Applications – Dwelling Units per Acre: 6

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Printed Name: John Sciarabba Signature: [Signature]

JWenzel 8/30/23 TBD
Received By Date of Meeting* Time
(unless rescheduled)

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**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:

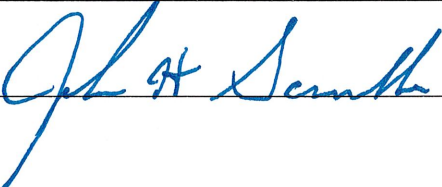
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction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

By: John Sciarabba

Title: President

Dated: July 25, 2023


Signed: 

Owner: West Sunset Development LLC

By: Alex Voronin

Title: Member

Dated: July 25, 2023

Signed: 

July 26, 2023

Project Number: 23292

Town of Henrietta
475 Calkins Road
PO Box 999
Henrietta, NY 14467

Attn: Henrietta Town Board

RE: West Henrietta Road
Special Permit

Supervisor Schultz and honorable Town Board members,

On behalf of West Sunset Development LLC, we submit the following for consideration of Special permit to allow senior apartments to be constructed on this site. Attached please find the following information for your review:

- One copy of this letter of intent
- One copy of the application form
- Four copies of the concept plan
- One copy of the letter of authorization from the owner
- One signed statement pertaining to professional and consultant fees
- A check for \$150

Note: an electronic copy (format: .DWG, .PDF and/or .TIFF) of all application materials, including site plans, instrument survey maps, and colored renderings (medium: CD/DVD, USB Flash Drive, email: drawings@henrietta.org) has been submitted

The applicate owns this 12.5+/- acre property is located on the east side of West Henrietta Road approximately 772' south of Martin Road in the Rural Residential (RR-1) zoning district.

The parcel is well drained and has access to public sanitary sewer, water, gas and electric. West Henrietta Road is a State Route (15) and permits are required for the proposed driveways and utility crossings.

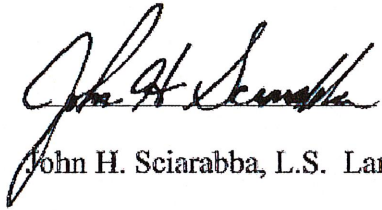
The application proposed a senior apartment project on this site consisting of the following elements:

- Two 3 story apartment buildings with 26 units in each
 - These building will has 12 garages
 - The building will have elevators
 - The building will have sprinkle fire protection
- Four buildings with ranch four style units

- A minimum of four units will be designed to accommodate the needs of the hearing impaired
- Private driveway
- Landscape buffering along West Henrietta Road and along the neighbors
- Maintained open space for passive recreation

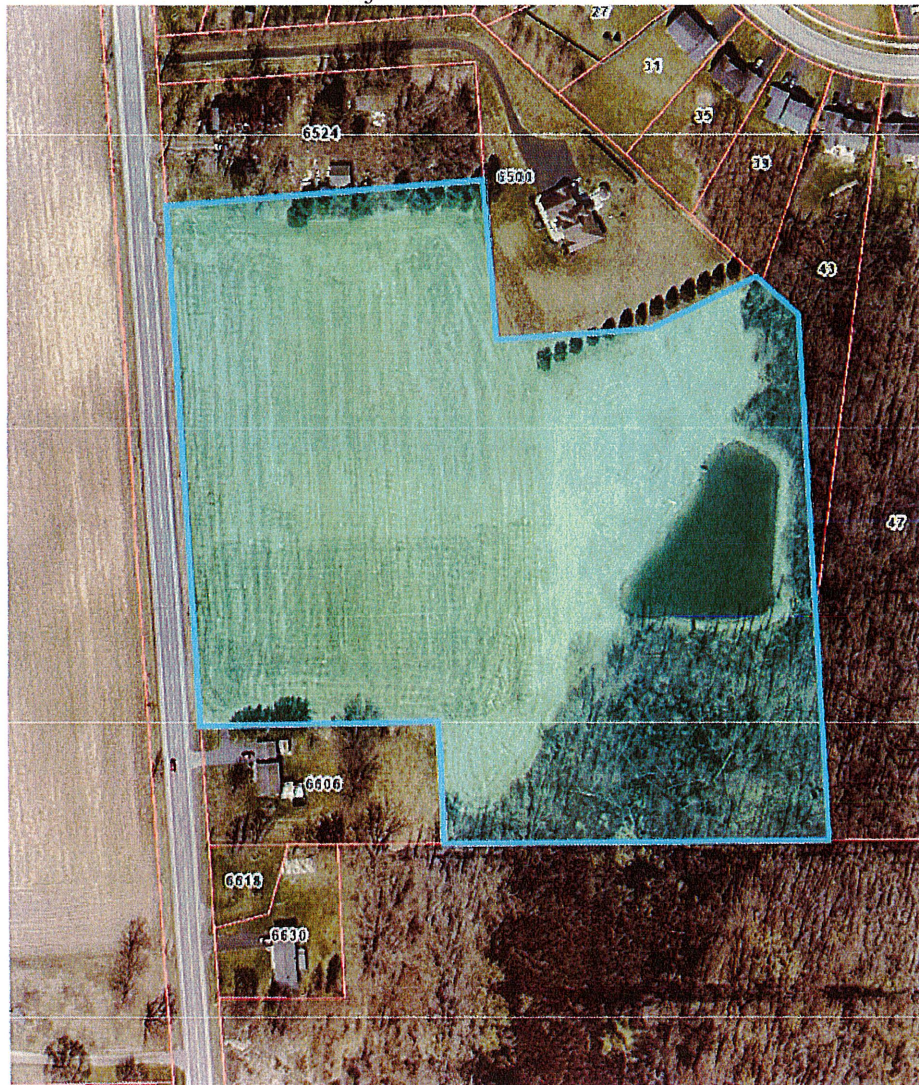
We believe that there is a need for this style of living in this section of town. We would like to be added to the September 13th Town Board agenda. In the meantime, please contact me with any questions or comments.

Sincerely,



John H. Sciarabba, L.S. LandTech

Project Site



July 26, 2023

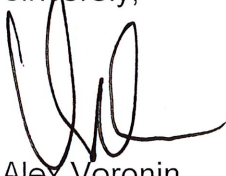
Town of Henrietta
475 Calkins Road
PO Box 999
Henrietta, NY 14467

Attn: Henrietta Town Board

RE: West Henrietta Road
Special Permit

My name is Alex Voronin and I am a managing partner in West Sunset Development LLC. We have retained LandTech Surveying & Planning, LLC to prepare Site plans and gain approvals for our project. We authorize LandTech to sign all applicable forms, applications and represent us through the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read 'AV', with a long horizontal flourish extending to the right.

Alex Voronin
West Sunset Development LLC

LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Resub. Prop. Line	Water Gate Valve
Easement Line	Curb Box
Existing Contour	Gas Valve
Proposed Contour	Utility Box
Chain Link Fence	Transformer
Wood Fence	Survey Monument
Guide Rail	Mailbox
Wire Fence	Sign
Overhead Wires	Iron pipe/rebar
Gas Line	Traffic Control M.H.
Water Line	Cleanout
Force Main	Catch basin
Sanitary Sewer	Fire hydrant
Storm Sewer	Signal span pole
Electric	Ferc hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	End section
Right-of-Way	Spot elev. x351.00'
Landscaping & Retaining Walls	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer
	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)
Feature to be removed (Gray Line)	Record Map Info. "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ"
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Proposed "Pr."

LOCATION MAP

NOT TO SCALE

TOWN OF HENRIETTA

SCALE: 1" = 50'

GENERAL NOTES

- Tax Account Number: 202.01-2-001
202.01-2-002
202.01-2-003
202.01-2-004
202.01-2-005
- Owner: West Sunset Development LLC.
- Site address: West Henrietta Road
- Total Area: 547,147± s.f. 12.561± Acres
- Total Soil Disturbance Area: 8.0± Acres
- This project is located in Town Lots 31 & 33, 4th Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
- This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C03436, dated August 28, 2008.

SURVEY REFERENCES

- This topographic survey was prepared from notes of an Instrument Survey completed on February 11, 2021 by Landtech Surveying & Planning, PLLC.
- Site benchmark: South Property Line Fire Hydrant N.E. Bonnet Bolt Elevation = 683.46
- Liber 12442 of Deeds, Page 431.
- Liber 320 of Maps, Pages 74, 75, 76, & 77.
- The vertical datum is referenced to The North American Vertical Datum of 1988 (NAVD 88)

ZONING NOTES

RR - Rural Residential Zoning District (With Water/Sewer)

§ 295-10.1 Rural Residential District.

F. Area, width and setbacks.

The following shall apply to lots served by both municipal water and sewer, and that are not within a state-certified, county-adopted agricultural district:

- Minimum lot area: two acres (may be smaller with open space incentive).
- Minimum lot width shall be 80 feet.
- Minimum front yard setbacks shall be 30 feet if located on a Town or private road or 50 feet if located on a county or state road.
- Minimum side yard setbacks shall be 10 feet on one side, 15 feet on the other side.
- Minimum rear yard setbacks shall be 30 feet.
- Each lot shall contain a minimum of 10,000 square feet of contiguous area for building and yard area free of wetlands, surface water or slopes over 15%.

Underground Facilities Protective Organization
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962

