



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. SP. 2023-024

Date 5/10/23

Applicant: Joshua Saxton jsaxton@passero.com
Name Email

242 West Main Street, Suite 100, Rochester, NY 14614 585-325-1000
No. & Street City State Zip Code Phone Number

Business Owner: Alex Voronin West Sunset Development LLC
Name Email

100 Mushroom Blvd, Rochester, NY 14623
No. & Street City State Zip Code Phone Number

Business Name: West Sunset Development LLC

Business Address: 100 Mushroom Blvd, Rochester, NY 14623

Property Owner: Alex Voronin West Sunset Development LLC
No. & Street City State Zip Code

100 Mushroom Blvd, Rochester, NY 14623
Name Email

100 Mushroom Blvd, Rochester, NY 14623
No. & Street City State Zip Code Phone Number

Architect/Engineer: Joshua Saxton jsaxton@passero.com
Name Email

242 West Main Street, Suite 100, Rochester, NY 14614 585-325-1000
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, Henrietta, NY 14543
No. & Street City State Zip Code

202.01-2-2.001 (.002, .003, .004, .005) Rural Residential
Tax Map No. Zoning District

If property is under a purchase option, Indicate date option expires: _____

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

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

Description of Proposal: The applicant is proposing to construct seven (7) 10-unit senior housing units with associated parking, leasing office, and infrastructure improvements (Approval contingent upon re-sub of 5 Lots back to one.)

Multiple Dwelling Applications – Dwelling Units per Acre: 6 DU/acre

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

Printed Name: Joshua Saxton Signature: Joshua Saxton

J. Fried 6/15/23 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: Passero Associates

By: Joshua Saxton

Title: Senior Project Engineer

Dated: 5/10/2023

Signed: 

Owner: Alex Voronin West Sunset Development

By: Alex Voronin

Title: OWNER

Dated: 5/10/2023

Signed: 



May 10, 2023

Town of Henrietta
Attn: Supervisor Schultz
475 Calkins Road
Rochester, NY 14623

Re: West Sunset – Special Use Permit Application
Tax ID: 202.01-2-2.111

Dear Supervisor Schultz and Members of the Board:

On behalf of our client, West Sunset Development LLC, we respectfully submit the attached materials for consideration of Special Permit approval at the next available Town Board meeting.

Existing Site

The existing site is +/- 12.24 acres located on West Henrietta Road in the Town of West Henrietta, New York. The site is in the Rural Residential District which includes areas along West Henrietta Road to the north of the site. The project site is wooded/manicured lawn and undeveloped. There is an existing stormwater pond in the southeastern corner of the site. Surrounding uses include single family homes and farmland.

Proposal

The client proposes to develop a senior housing facility on the property. This includes seven (7) 10-unit buildings and a leasing office. Other site improvements include roadways, sidewalks, trail system, and stormwater management improvements. Two access points will be included in this development, with one being a gated off fire access point in case of emergencies.

The site has adequate capacity for utility connections, and will not cause a detriment to existing traffic, stormwater runoff, or disturbance to adjacent properties. The development will adhere to the buffer requirements set forth by the town between single family residents and multifamily (100'). There will be pavement disturbance in this buffer, but no buildings are proposed to be within 100' of the adjacent properties.

Review Process & Standards

This project requires review by the Perinton Town Board for a Special Permit in accordance with §295-16A P10 for the construction of multifamily facilities.

**1251 Pittsford-Victor Road
Special Use Permit Application
May 2, 2023**

In support of our request, attached please find:

- (1) Letters of Intent
- (1) Special Use Permit Application
- (1) Owner Authorization Letter
- (4) Site Plan
- (1) Short EAF
- (1) Check for \$150.00 Fee
- (1) Electronic Copy of Application (Sent Via Email)

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,

A handwritten signature in black ink, appearing to read "Joshua Saxton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joshua Saxton, EIT
Senior Project Engineer

May 10, 2023

Town Planning and Zoning Departments
Town of Henrietta

Re: West Henrietta Road – West Sunset

To whom it may concern:

I, Alex Voronin, owner/manager of subject property at West Henrietta Road, West Henrietta, NY 14543 (TA# 202.01-2-2.111), give permission and consent to Passero Associates to make the necessary applications and presentations to all Town Boards (Planning & Zoning), Permits and Approvals on my behalf for the above project.

Thank you.

Signature: _____

SITE DATA

- TAX ACCOUNT NUMBER: 202.01-2-2.111
- PARCEL ADDRESS: W HENRIETTA RD
- TOTAL PARCEL AREA: 12.24 ACRES
- AREA OF DISTURBANCE: TBD
- EXISTING ZONING: RURAL RESIDENTIAL
PROPOSED ZONING: NO CHANGE
*SPECIAL USE PERMIT REQ'D
- EXISTING USE: NONE
PROPOSED USE: SENIOR HOUSING
- AREA REQUIREMENTS:

PROPOSED ZONING DISTRICT: RURAL RESIDENTIAL

	REQUIRED	PROPOSED
LOT		
WIDTH	80'	>80'
AREA	2 ACRES	12.24 ACRES
GREEN SPACE	35%	45%
RECREATION	17.5%	20%
SETBACK		
FRONT		
SIDE	10' ON ONE SIDE, 15' ON THE OTHER	95'
REAR	30'	95'
MULTIPLE DWELLINGS	100' (ALL SIDES)	95'
BUILDING		
HEIGHT	35' MAX	<35'
COVERAGE	35% MAX	10%
SPACING	40'	40'
DENSITY	6 DU/ACRE	5.71 DU/ACRE
UNIT QTY	73	70
PARKING		
STALLS QTY	2.5/DU	2/DU
STALL SIZE - PERPENDICULAR	9' X 18'	9' X 18'
STALL SIZE - PARALLEL	10' X 20'	10' X 20'
DRIVE AISLE WIDTH - 2-WAY	24'	
NOTES:		

- STATE REGULATED WETLANDS (NYSDEC ERM): NO YES X
- FEDERALLY REGULATED WETLANDS (USFWS NWI): X
- FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0343G DATED: 8/27/2008 X
- PUBLIC WATER PROVIDED BY: TBD
- ELECTRIC SERVICE PROVIDED BY: TBD
- GAS SERVICE SUPPLIED BY: TBD
- SANITARY SEWER PROVIDED BY: TBD
- STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

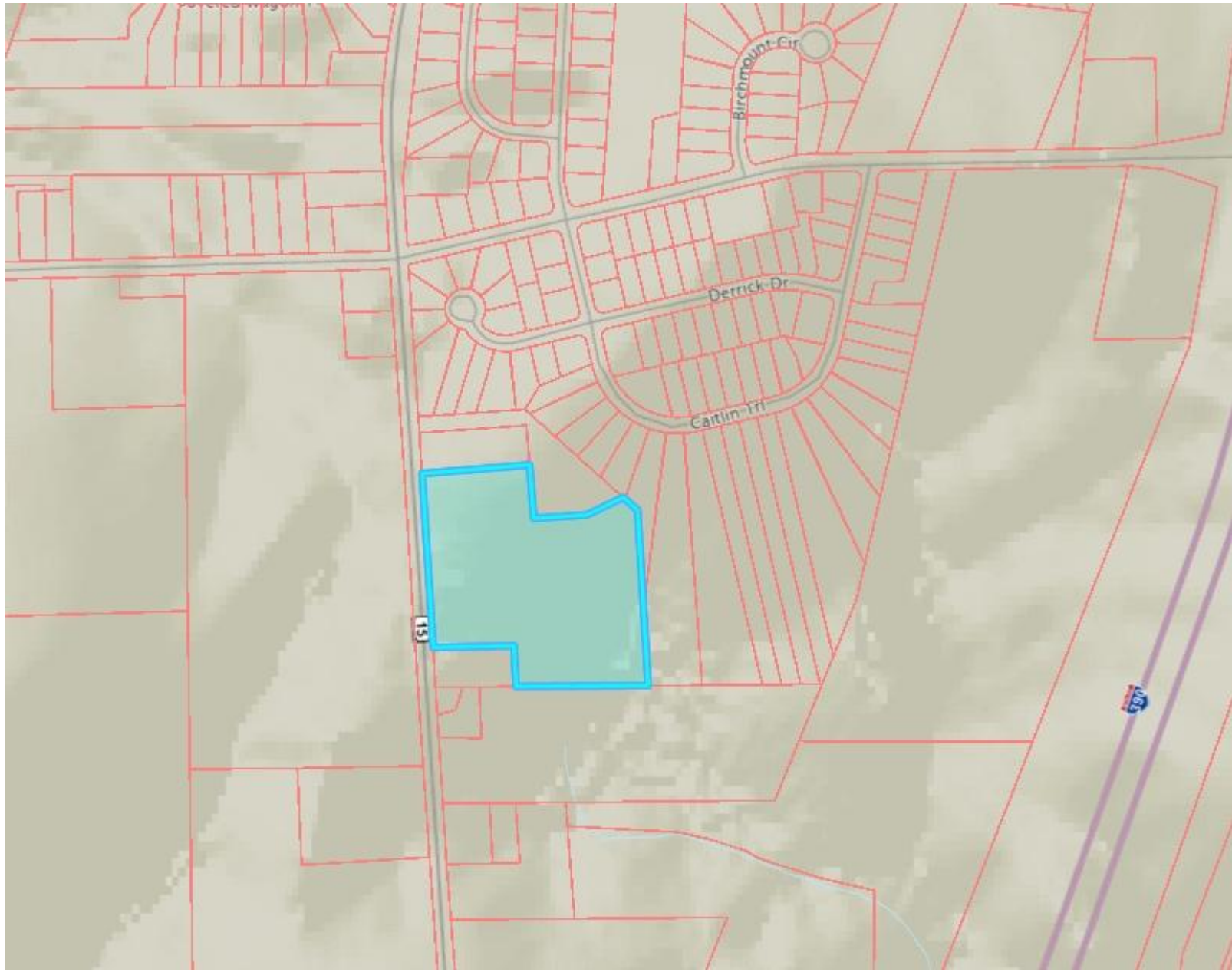
SITE DATA SUMMARY

- +/- 70 UNITS
- +/- 140 PARKING SPACES (2/DU)





Monroe County GIS Services Division



Legend

- Parcels
- Centerlines**
 - County Roads
 - State Highway
 - US Highway
 - Parkway
 - Interstate
 - <all other values>
- Other County Roads**
 - County Roads
 - State Highway
 - US Highway
 - Parkway
 - Interstate
 - <all other values>
- Trails
- Railroad
- Waterline
- Buildings**
 - Free Representation; Residential
 - Commercial
- Waterbody**
 - Braddock Bay; Buck Pond; Cranber; Eastman Lake; Irondequoit Bay; Lit Round Pond
 - <all other values>
- Golf Course Features**

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. Your use and browsing of information is at your own risk. In providing this data and application or access to it, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

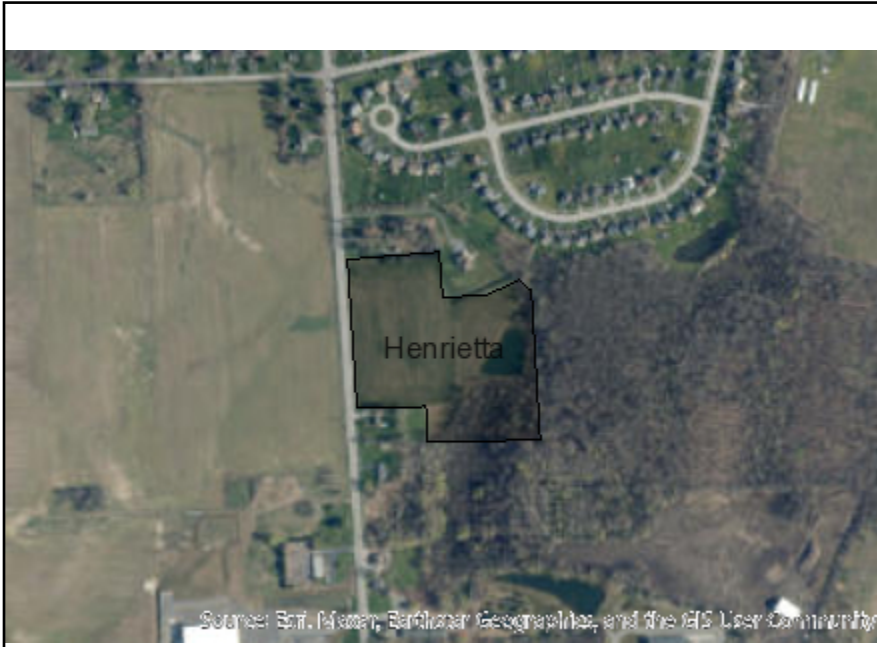
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: West Sunset			
Project Location (describe, and attach a location map): West Henrietta Road			
Brief Description of Proposed Action: The applicant is proposing to construct seven (7) 10-unit senior housing units with associated parking, leasing office, and infrastructure improvements.			
Name of Applicant or Sponsor: Passero Associates		Telephone: 585-325-1000	
		E-Mail: jsaxton@passero.com	
Address: 242 West Main Street Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
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: Planning Board - Site Plan Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.24 acres	
b. Total acreage to be physically disturbed?		8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.24 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	YES <input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" 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: _____ _____ _____	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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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: _____ Existing onsite Pond _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" 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: _____ Existing onsite Pond _____	NO	YES
	<input type="checkbox"/>	<input checked="" 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joshua Saxton</u> Date: <u>5/10/2023</u> Signature: <u></u> Title: <u>Senior Project Engineer</u>		



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 the 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]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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