



TOWN OF HENRIETTA Site Plan Application

APPLICATION NO. _____

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 4/12/23

I (we) Riverwood Tech Campus, LLC. of 205 St. Paul Street, Suite 210
Name of Applicant / Business Business Address (Number & Street)

Rochester, New York 14604 hereby apply to the Planning Board for
Town, State, Zip

Site Plan Review OR Other: _____

on property located at 4545 East River Road (Riverwood Tech Campus)
(Street & Number) (Zoning District & Tax Account No.)

Previous Reviews, if any, Date: 2/13/18 (Final Approval) Number: 17-020

DESCRIPTION OF PROPOSAL: _____

Proposed ±10,800 sf 1-story building addition to existing "Building A" and parking lot improvements.

Applicant: Riverwood Tech Campus, LLC.

Address: 205 St. Paul Street, Suite 210
Rochester, N.Y. 14604

Phone #: [REDACTED]

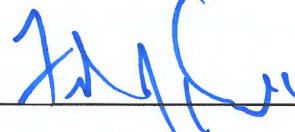
Email: [REDACTED]

Property Owner: Riverwood Tech Campus, LLC.

Address: 205 St. Paul Street, Suite 210
Rochester, N.Y. 14604

Phone #: [REDACTED]

Email: [REDACTED]

Applicant Signature: 

Engineer/Architect: BME Associates

Address: 10 Lift Bridge Lane East
Fairport, N.Y. 14450

Phone #: [REDACTED]

Email: [REDACTED]

Business Owner: _____

Address: _____

Phone #: _____

Email: _____

Print Name: FRED RAINALDI

**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: Riverwood Tech Campus, LLC.

By: Fred J. Rainaldi

Title: Member

Dated: 4/12/23

Signed: 

Owner: Riverwood Tech Campus, LLC

By: Fred J. Rainaldi 

Title: Member

Dated: 4/12/23

Signed: _____



April 12, 2023

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

**Re: Riverwood Tech Campus
"Building A" Addition**

2400D

Dear Board Members:

On behalf of the applicant, Riverwood Tech Campus LLC, we submit the enclosed application for Site Plan review. We request to appear at the Planning Board's May 16, 2023 meeting, and have enclosed the following application materials for your review:

- Letter of Intent
- Final Site Plans (14 sets)
- Building Elevations (14 copies)
- Building Elevation Renderings (14 copies)
- Site Plan Application & Reimbursement of Fees Form (14 copies)
- Site Plan Checklist (14 copies)
- Short Form EAF (14 copies)
- Engineer's Narrative (2 copies)
- Authorization to Make Application
- Site Plan Application Fee for \$150.00
- Site Plan Engineering Review Fee for \$700.00

The proposal is to construct a new $\pm 10,800$ S.F. (footprint) building addition to the south side of existing Building A. The proposed building addition will be a one-story glass structure for office use. The existing parking lot will be reconfigured with additional landscaping that will include 154 parking spaces and 54 future land banked spaces. The Riverwood Tech Campus also has rights to utilize the existing parking field (± 454 parking spaces) located below the overhead power lines on the property to the south owned by RGE. The new building addition will be accessed via the parking lot on the south side of the building and through a connection from existing Building A.

The proposed building addition will be served by extending the existing domestic and fire water supply within existing Building A. The existing water supply for the entire Riverwood Tech Campus is master metered and backflow protected near the point of connection by East River Road. No modifications or new connections to the public water system are necessary. The proposed building addition will be served by a new private 6" PVC sanitary sewer lateral, which connects to an existing sanitary manhole located near the existing southeast corner of Building A. The private sanitary sewer system on site conveys wastewater toward the publicly owned sewer main running north-south along the west side of the property.

The property contains a 100-year floodplain associated with the Genesee River and some federal wetlands located onsite. However, there will be no wetland disturbances for this proposal that will require permitting and all proposed work is outside of the 100-year floodplain.

Lighting will consist of the existing LED dark sky compliant pole mounted fixtures that will be re-located to coincide with the proposed site plan. The lighting plan includes the photometric plots for the proposed fixtures and indicates the proposed lighting does not result in light spill onto adjoining properties.

The proposed building addition appears to be an Unlisted Action under SEQRA. Per NYCRR 617.4, none of the Type I thresholds are exceeded. A completed Short Form EAF has been included with the application for review, and request that the Planning Board designate themselves as lead agency during their May 16th meeting.

Thank you for your consideration of the proposed application. We look forward to presenting it to the Planning Board at the upcoming meeting.

Sincerely,
BME ASSOCIATES



James G. Cretekos, P.E.

/JGC

Enclosure

c: Fred Rainaldi; Riverwood Tech Campus LLC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

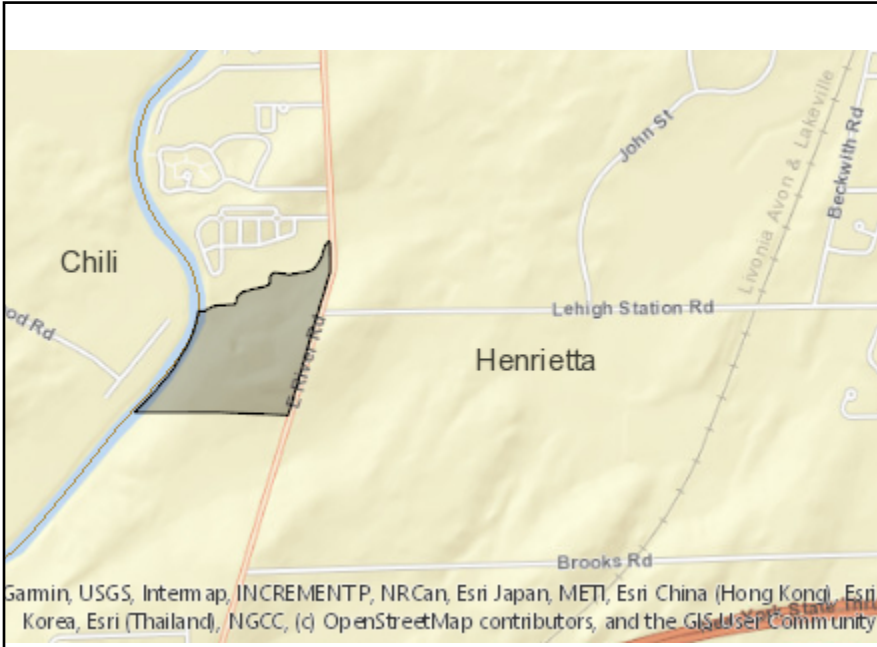
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:	Telephone: [REDACTED]	E-Mail: [REDACTED]	
Address:			
City/PO:	State:	Zip Code:	
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 type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other(Specify):		

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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	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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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 type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input 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 type="checkbox"/>	<input type="checkbox"/>
49. 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 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 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: _____ Date: _____ Signature: <u>Aaron Bayler</u> Title: _____		



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]	Yes
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]	Yes
Part 1 / Question 20 [Remediation Site]	No



SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

APPLICATION No. _____

- 1 Acceptable plans size to match the New York State Legal Filing Size (22" x 34"), prepared with india ink on mylar.
- 2 Except in the simplest form of site plan application, the proposal package should contain at least the following drawings:
 - a. Site Plan
 - b. Utility Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Lighting Plan
 - f. Profiles and Construction Details
 - g. Building Elevations
- 3 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
- 4 Show General Location Map (sketch). North should be located at the top of the drawing.
- 5 A scale of not more than fifty feet to the inch is to be used.
- 6 Show names and tax account numbers of adjacent lands.
- 7 Indicate zoning by note. If more than one area, delineate the zoning on the plan view.
- 8 By plan note, list all variances and special permits accompanied by Application Number and approval date.
- N/A 9 Show dimensions and bearings or angles of all property boundary lines. Show area to nearest square foot and 0.00+ acres ([See previously approved Subdivision Plat](#))
- N/A 10 Show a tie distance from the proposed site to nearest road intersection ([Internal Access Drive](#))
- 11 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.



SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

APPLICATION No. _____

- 12 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.
- 13 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.
- 14 List the names of existing streets, their legal width, and jurisdiction.
- 15 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.
- 16 Show planned use for the proposed structure (i.e. office etc).
- 17 Show proposed and/or existing setbacks.
- 18 Show parking requirements (indicate the proposed and required).
- 19 Show the fire lanes.
- 20 The Landscaping Plan must be of the same scale as the Site Plan and contain the following minimums:
 - a. To scale plot of proposed trees and/or shrubs
 - b. The plan must contain a table of quantities. *See Appendix for proper requirements.*
 - c. Enlargement details for areas of proposal that are not legible at the plan scale.
 - d. The Planning Board requires that the Landscape Plan be signed off by a Licensed Landscape Architect or Certified Nursery Professional.
 - e. The Planning Board may also require that the proposed landscape be installed by a Certified New York State Nurseryman.
 - 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.
 - 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.)
- 21 All architecture plans must include elevation drawings of the proposed structure and be fully dimensioned, horizontally and vertically.



SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

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. (See elevations and renderings)
- 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 be 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.
- N/A 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



SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

APPLICATION No. _____

sizes, and details of any water crossings.

- N/A 34 Show location and size of proposed water services and/or watermains including shutoff valves.
- N/A 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.
- N/A 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.
- N/A 39 If the site contains materials to be buried on site, the Burial Area should be outlined on the Site and Grading Plan.
- N/A 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) (N/A - SEQR Completed)
(Short Form or Part I Long Form) (Short Form)
 - b. Drainage Report (two copies)
 - c. Traffic Report if required (twelve copies) (N/A)
 - d. Lighting catalog cuts (copy with each set of plans)
 - e. Architectural Renderings
 - f. Letter of Credit Estimate (one copy). (To be provided after site plan approval)
 - g. Engineering Review Charge and Engineering Site Inspection Charge Form.



SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

APPLICATION No. _____

See Appendix.

- 43 Thirty (30) sets of folded plans will be required

- N/A 44 Is this project a TYPE I Action? If so, then an additional seven (7) sets of plans will be required for the Coordinated Review process (37 sets of plans total).

Prepared for: FRED J. RAINALDI
Name of Developer

4/12/23
Date

RIVERWOOD TECH CAMPUS, LLC
Company Name

205 ST. PAUL STREET, SUITE 210
Street Address

ROCHESTER, NY 14604
City, State, Zip





SITE PLAN CHECKLIST

PROJECT NAME: Riverwood Tech Campus - Bldg A Addition

APPLICATION No. _____

Telephone Number

Prepared by: James G. Cretekos, P.E.

4/12/23

Name of Consultant

Date

BME ASSOCIATES

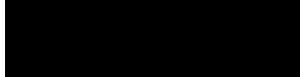
Company Name

10 LIFT BRIDGE LANE EAST

Street Address

FAIRPORT, NY 14450

City, State, Zip



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	<u>FRED J. RAINALDI</u>
Responsible Firm	<u>RIVERWOOD TECH CAMPUS, LLC</u>
Street Address	<u>205 ST. PAUL STREET, SUITE 210</u>
City, State, Zip Code	<u>ROCHESTER, NY 14604</u>
Telephone Number	<u>████████████████████</u>

Engineering Site Inspection Charges

All Residential and Business Development are subject to be inspected 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	<u>FRED J. RAINALDI</u>
Responsible Firm	<u>RIVERWOOD TECH CAMPUS, LLC</u>
Street Address	<u>205 ST. PAUL STREET, SUITE 210</u>
City, State, Zip Code	<u>ROCHESTER, NY 14604</u>
Telephone Number	<u>████████████████████</u>

Note: When this information has been provided by another party, the following information needs to be provided:

Provided By	<u>BME ASSOCIATES</u>
Address	<u>10 LIFT BRIDGE LANE EAST</u>
City, State Zip	<u>FAIRPORT, NY 14450</u>
Telephone Number	<u>████████████████████</u>

Authorization to Make Application

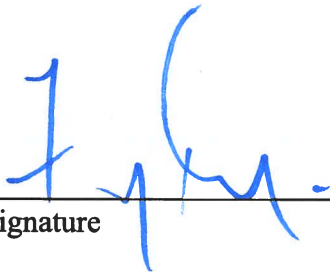
I, Fred Rainaldi (Riverwood Tech Campus, LLC), authorize BME Associates, P.C

to act as my agent to make application(s) to the Town of Henrietta for the purpose of

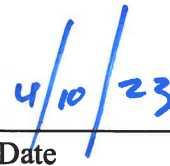
Site Plan Approval and any other required approvals, for the property that Riverwood

Tech Campus owns located at 4545 East River Road.

Signature

A handwritten signature in blue ink, appearing to be 'Fred Rainaldi', written over a horizontal line.

Date

A handwritten date '4/10/23' in blue ink, written over a horizontal line.

Engineer's Narrative

for

Riverwood Tech Campus "Building A" Addition

Located in:

Town of Henrietta
Monroe County, New York

Prepared for:

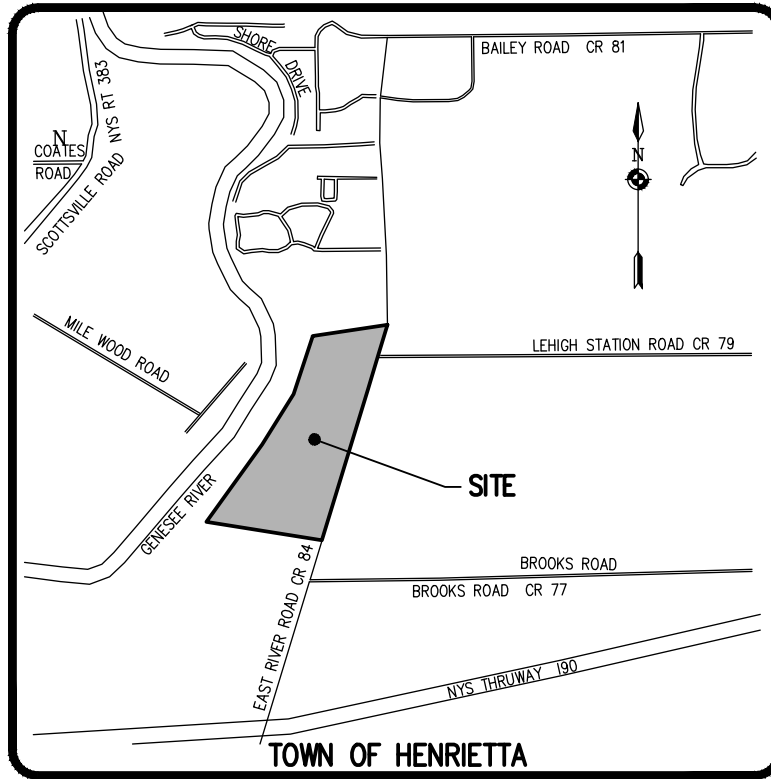
Riverwood Tech Campus, LLC
205 St. Paul Street
Rochester, NY 14608

Prepared by:



April 12, 2023

Project No. 2400D



LOCATION MAP

NOT TO SCALE

FIGURE #1

Table of Contents

Figure 01- Location Map

A.	Introduction	1
B.	Water Supply	1
C.	Sanitary Sewer	2
D.	Stormwater Management	2
E.	Erosion and Sediment Control.....	4

Appendices

Appendix A Stormwater Management

- Figure 02 – Existing Impervious Area Map
- Figure 03 – Proposed Impervious Area Map
- Figure 04 – WQv Exhibit
- Figure 05 – Storm Sewer Drainage Map

A. Introduction

Riverwood Tech Campus, LLC is proposing site improvements within the Riverwood Tech Campus located in the Town of Henrietta, west of County Route 104 (East River Rd). The subject property is approximately 54.844 acres (Lot R-1B) and resides in the Towns Industrial Zoning district.

The proposal is to construct a new $\pm 10,800$ S.F. (footprint) building addition to the south side of existing Building A. The proposed building addition will be a one-story glass structure for office use. The existing parking lot will be reconfigured with additional landscaping that will include 154 parking spaces and 54 future land banked spaces. The Riverwood Tech Campus also has rights to utilize the existing parking field (± 454 parking spaces) located below the overhead power lines on the property to the south owned by RGE. The new building addition will be accessed via the parking lot on the south side of the building and through a connection from existing Building A.

The project site is currently served by public water and public sanitary sewer. The existing water supply system within existing Building A will be extended internally to serve the new addition, so no modifications or new connections to the public water system is necessary. A new private sanitary lateral will be connected to an existing sanitary sewer system on site, which conveys wastewater toward the publicly owned sewer main running north-south on the west side of the property. No modifications are necessary to the publicly owned sewer mains.

The following provides technical data to support the proposed action. The report includes a brief water and sanitary sewer summary, and a discussion on stormwater management. The design presented herein has been completed per the Town of Henrietta Design Criteria and Construction Specifications and other applicable agency regulations.

For information regarding the overall stormwater management design for the project site, please refer to the project Riverwood Tech Campus Stormwater Pollution Prevention Plan (SWPPP) report and Addendum #1 to Drainage Report for Riverwood Tech Campus Redevelopment Site Plans (Building E) dated April 21, 2021.

B. Water Supply

The proposed building addition will be served by extending the existing domestic and fire water supply within existing Building A. The existing water supply for the entire Riverwood Tech Campus is master metered and backflow protected near the point of connection by East River Road. No modifications or new connections to the public water

system are necessary. The proposed building addition is anticipated to increase domestic water demand by up to 1,080 gpd (based on 0.1gpd/sf office space).

C. Sanitary Sewer

The proposed building addition will be served by a new private 6” PVC sanitary sewer lateral and which connects to an existing sanitary manhole located near the existing southeast corner of Building A. The private sanitary sewer system on site conveys wastewater toward the publicly owned sewer main running north-south along the west side of the property. The estimated daily additional sewer flow is 1,080 gpd (based on 0.1gpd/sf office space).

D. Stormwater Management

D.1 Overview

The property currently is covered under an open Notice of Intent (NOI) for the site (NYSDEC Permit #NYR11D742) which includes a Stormwater Pollution Prevention Plan (SWPPP) per the NYSDEC design guidelines. The Building A area and parking lot are both included in the original SWPPP disturbances and impervious coverage calculations. The current development activities associated with the Building A Addition result in a small decrease in the existing impervious cover within the project work area. (See Impervious Area Exhibits in Appendix A).

**Table 1:
Change in Impervious within Project Work Area**

Existing Impervious Area	± 2.01 acres
Proposed Impervious Area	± 1.97 acres
Increase in Impervious	- 0.04 acres

Under existing conditions, runoff from the proposed redevelopment area is generally conveyed to the west via overland sheet flow and existing storm sewers, which are directed to the existing Bioretention Area. Stormwater runoff within the proposed redevelopment area will continue this existing drainage pattern. Proposed storm sewers will be installed for this proposal to improve drainage of the proposed parking lot layout and direct runoff to the existing Bioretention Area #04.

As the project site is currently covered under an active NOI with the disturbance area previously included, and no net change in impervious area, the site’s calculated Water Quality Volume (WQv) and Runoff Reduction Volume (RRv) criteria, would not be altered. As previously discussed in the active SWPPP and Drainage Addendum #1, due to the project’s proximity to the Genesee River some of the key criteria are not applicable for this project site. Chapter 4 of the NYSDEC Stormwater Management Design Manual provides waivers for the channel protection volume (CPv), overbank flood protection (Qp) and extreme storm (Qf) protection criteria for discharges that are made directly to a fifth order or larger stream. At the project site’s location the Genesee River is classified as a 7th order stream. Based on this information, the site is still in compliance and consistent with the active NOI and no modifications or updates area necessary.

Bioretention Area 04

The sizing of existing Bioretention Area #04 was checked based upon the proposed Building A design compared to its original sizing. This facility was originally designed to treat runoff from this project area with an upstream drainage contributing area of 3.84 acres with 2.10 acres of impervious surface. The site design for the “Building A” addition proposes an increase in this drainage area to 4.14 acres with 2.20 acres of impervious area. Table 2 below provides a summary.

Table 2:

Change in Impervious within Existing Bioretention Drainage Area

Existing Drainage Area to Bio-04	3.84 acres
Existing Impervious Area	2.10 acres
Proposed Drainage Area to Bio-04	4.14 acres
Proposed Impervious Area	2.20 acres
Increase in Drainage Area to Bio-04	0.30 acres
Increase in Impervious	0.10 acres

The proposed site improvements result in only a small change in contributing drainage area being directed toward the existing bio-retention area. Bio-retention 04 is currently functioning well and has been since its installation, therefore no modifications or expansion is proposed which might negatively affect the existing practice. Erosion control measures have also been proposed to protect the bioretention area and pretreatment sumps during construction.

E. Erosion and Sediment Control

A comprehensive erosion control plan has been designed to control silt runoff and provide water quality treatment during and after construction. The project currently is covered under an open NOI for the site (NYSDEC Permit #NYR11D742) which includes a Stormwater Pollution Prevention Plan (SWPPP) per the NYSDEC design guidelines. The design presented in this report and on the plans with the requirements of NYSDEC GP-0-20-001 outline how the owner will address the construction and post construction stormwater conditions. The construction erosion control plan has been designed per the New York Standards and Specifications for Erosion and Sediment Control.

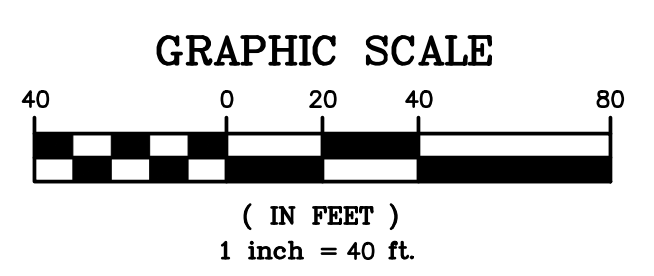
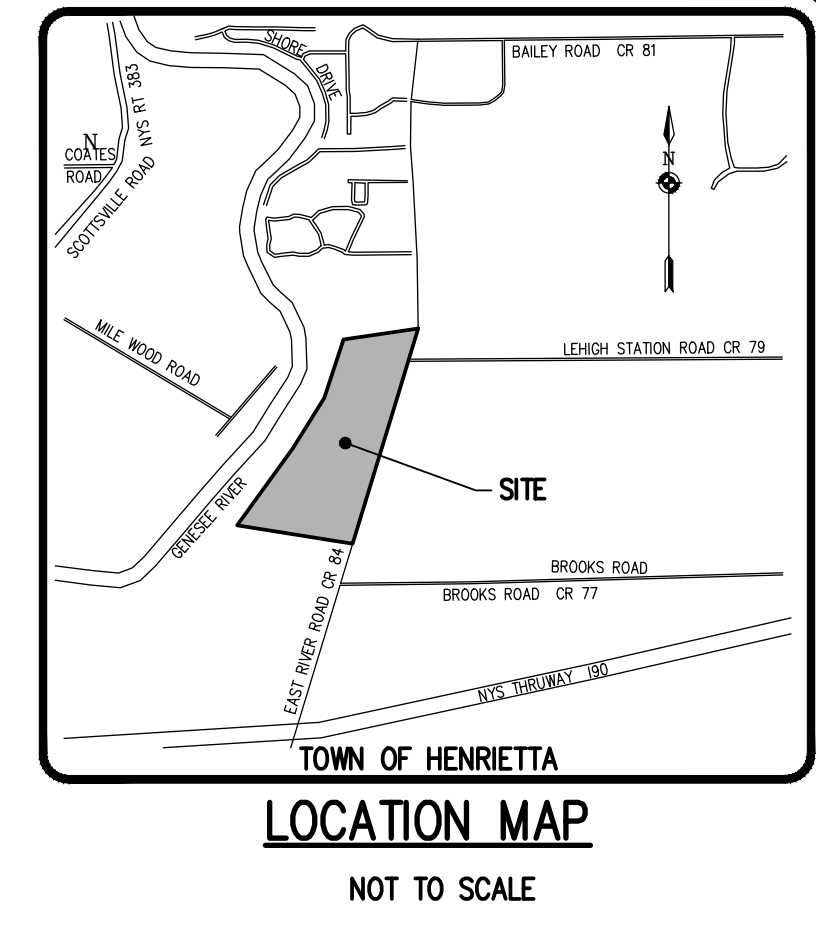
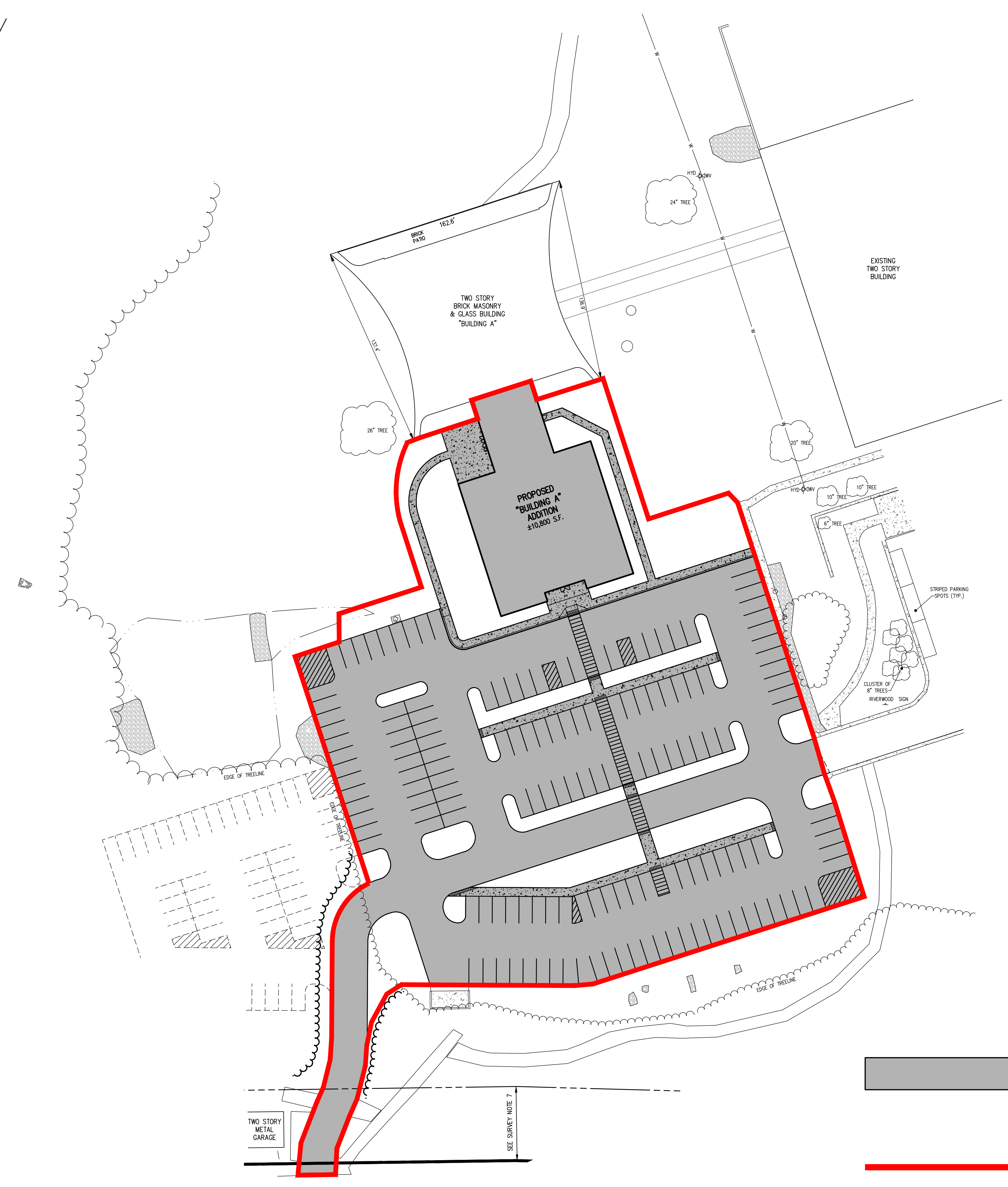
The proposed erosion control measures will be implemented during construction to control silt and minimize disturbance to the existing drainage conditions. Typical practices include the installation and maintenance of silt fence, stabilized construction access, and filter fabric inlet protection. The disturbed areas will be seeded and mulched as soon as possible to control erosion. It should be noted that this site has already been developed and no increase in impervious cover is proposed on the site.

The design plans include the sequence of construction notes along with specific construction erosion control notes and details. The design plans will be reviewed at the pre-construction meeting with all involved parties. The proposed construction erosion control measures are shown on the Construction Erosion Control Plan and detailed on the detail sheets. The details are per the New York State Standards and Specifications for Erosion and Sediment Control.

The final component of the erosion control plan will be maintenance. The contractor will be responsible for installing the erosion control features, as well as maintaining and replacing them as necessary throughout construction. The Town of Henrietta may periodically review the erosion control measures to determine their efficiency, need for replacement, or need for additional measures. The developer and contractor will review the erosion control measures per the guidelines set forth in the general permit based on the area of disturbance. The current SWPPP book will be kept on-site along with the weekly reports which shall be copied to the Town of Henrietta.

APPENDIX A

Stormwater Management



**PROPOSED IMPERVIOUS
AREA = ±1.97 AC**



**LIMITS OF SITE WORK
AREA = ±2.52 AC**

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

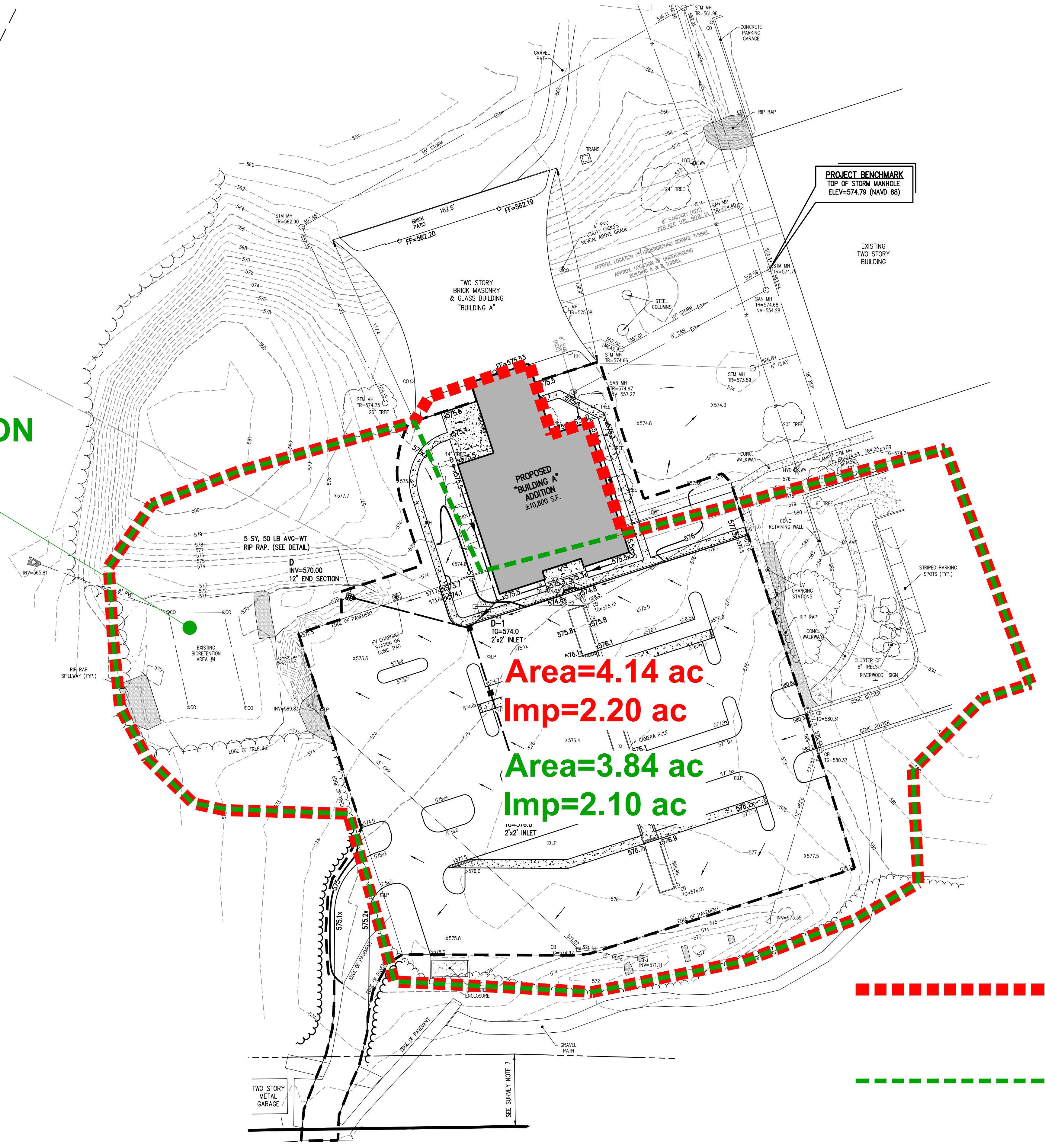
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
20 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14618
WWW.BMEPC.COM
PHONE: 585-577-7360
FAX: 585-577-7309

RIVERWOOD TECH CAMPUS
"BUILDING A" ADDITION
TOWN OF HENRIETTA, MORRIS COUNTY, NEW YORK STATE
RIVERWOOD TECH CAMPUS, LLC
205 ST. PAUL STREET
ROCHESTER, NEW YORK 14608
**PROPOSED IMPERVIOUS
AREA MAP**

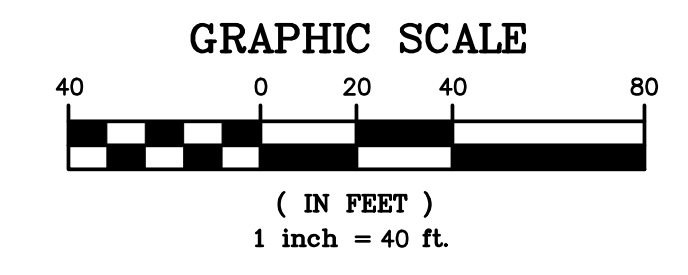
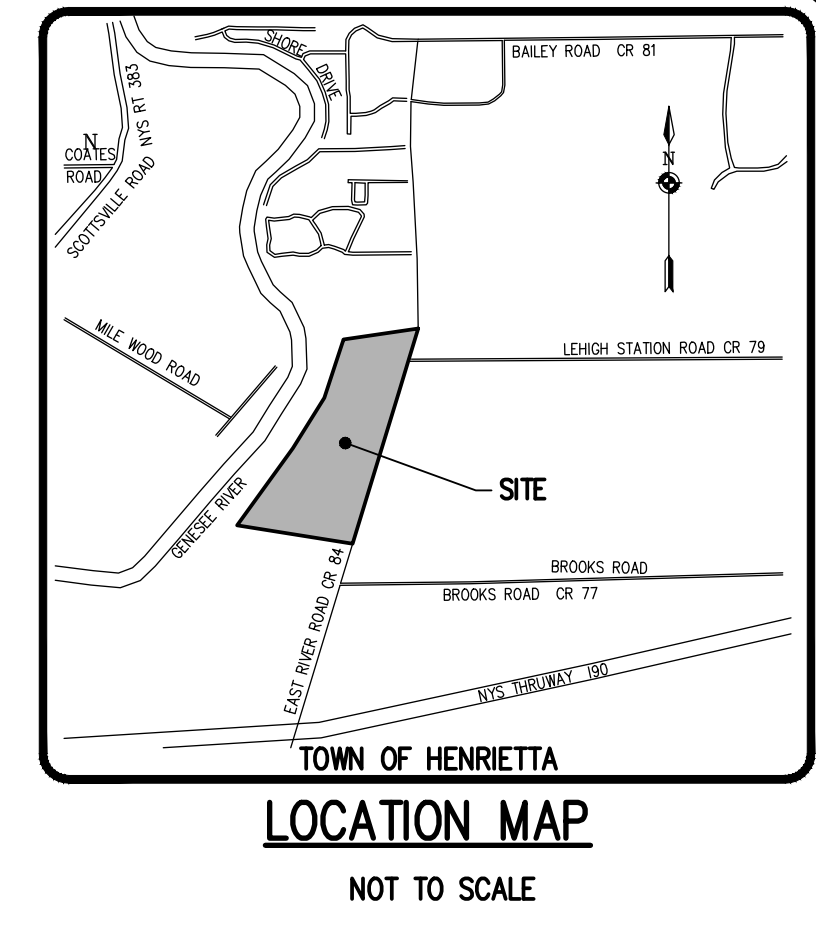
PROJECT: RIVERWOOD TECH CAMPUS "BUILDING A" ADDITION
LOCATION: TOWN OF HENRIETTA, MORRIS COUNTY, NEW YORK STATE
OWNER: RIVERWOOD TECH CAMPUS, LLC
DRAWING TITLE: PROPOSED IMPERVIOUS AREA MAP
PROJECT MANAGER: J.L. SWEDROCK
PROJECT ENGINEER: J. CRETOKOS
DRAWN BY: A. BEYLER
SCALE: 1" = 40'
DATE ISSUED: APRIL 12, 2023
PROJECT NO.: 24000
DRAWING NO.: FIGURE 03

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 17, TAX MAP NUMBER 174.03-2-1.124

**EXISTING
BIORETENTION
AREA #04
(6,336 s.f.)**



**Area=4.14 ac
Imp=2.20 ac**
**Area=3.84 ac
Imp=2.10 ac**



**PROPOSED BIORETENTION
DRAINAGE AREA = 4.14 ac**

**EXISTING BIORETENTION
DRAINAGE AREA = 3.84 ac
(Per Approved 2400C Drainage
Report Dated March 2020)**

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation altered by followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
ROCHESTER, NEW YORK 14610
WWW.BMEPC.COM
PHONE: 585-577-7360
FAX: 585-577-7369

PROJECT
RIVERWOOD TECH CAMPUS
"BUILDING A" ADDITION

LOCATION
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
RIVERWOOD TECH CAMPUS, LLC
205 ST. PAUL STREET
ROCHESTER, NEW YORK 14608

OWNER
RIVERWOOD TECH CAMPUS, LLC
205 ST. PAUL STREET
ROCHESTER, NEW YORK 14608

DRAWING TITLE
WQV EXHIBIT

PROJECT MANAGER
J.L. SWEDROCK

PROJECT ENGINEER
J. CRETOKOS

DRAWN BY
A. BEYLER

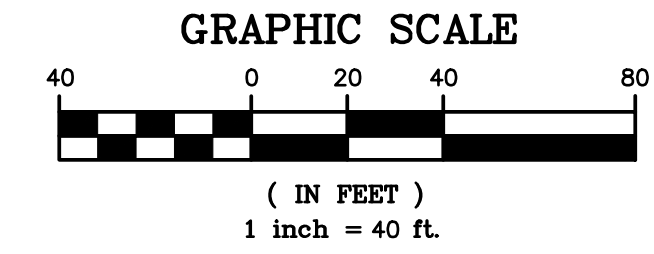
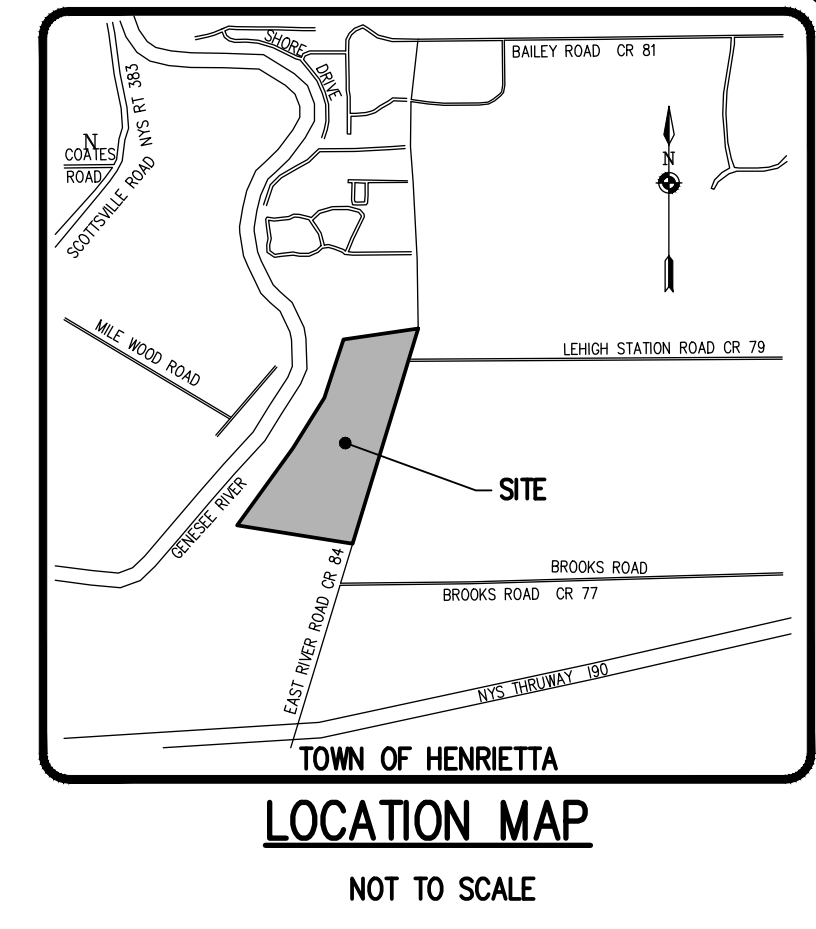
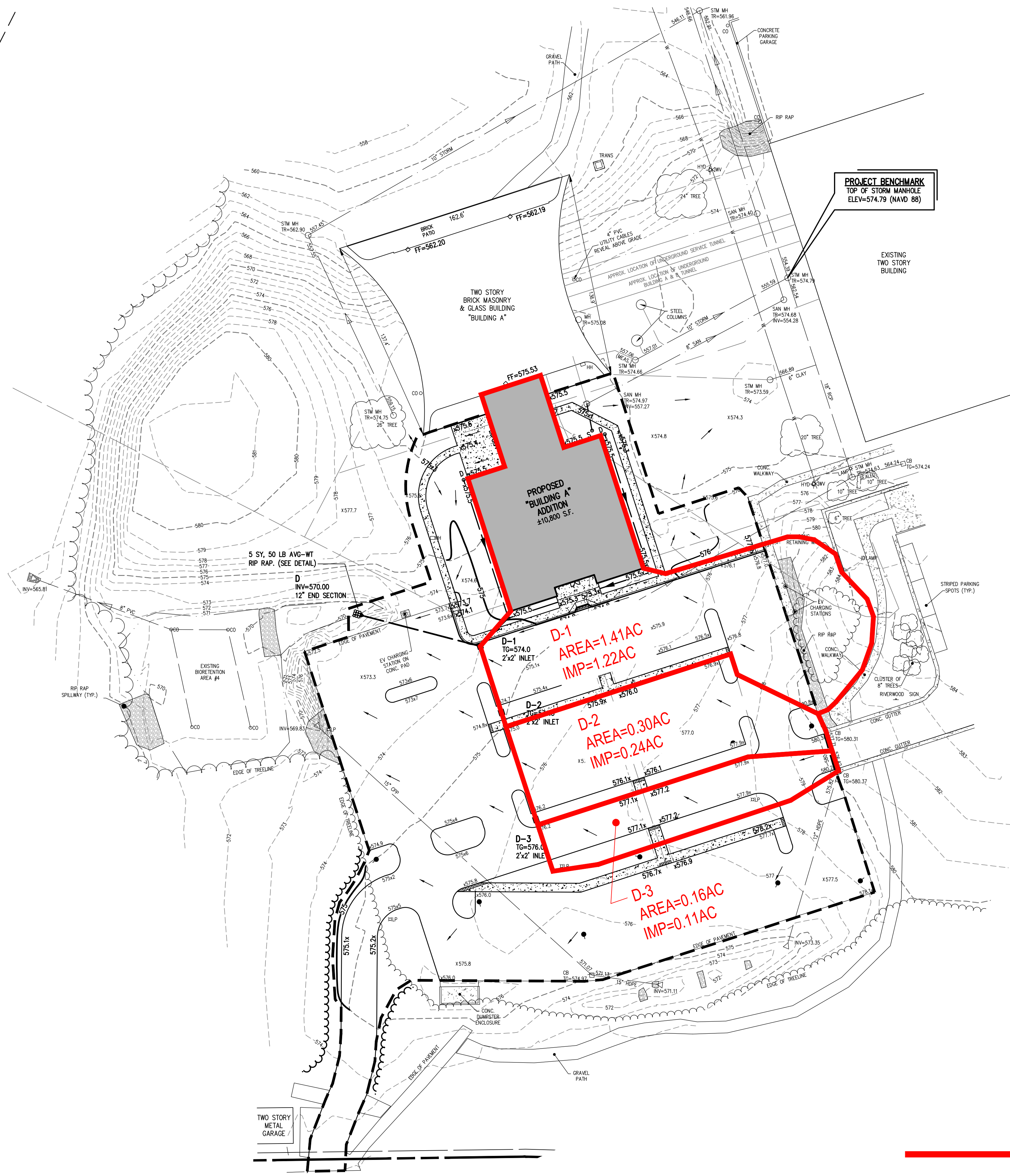
SCALE
1" = 40'

DATE ISSUED
APRIL 12, 2023

PROJECT NO.
2400D

DRAWING NO.
FIGURE 04

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 17, TAX MAP NUMBER 174.03-2-1.124

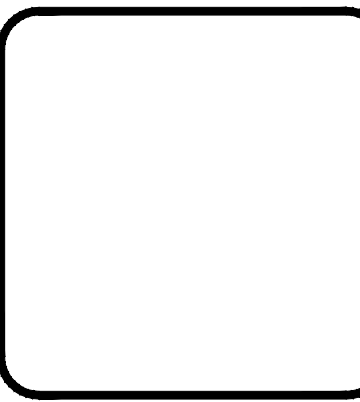


PROPOSED STORM SEWER DRAINAGE AREA

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14618
WWW.BMEPC.COM
PHONE: 585-577-7360
FAX: 585-577-7309



RIVERWOOD TECH CAMPUS
"BUILDING A" ADDITION
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
RIVERWOOD TECH CAMPUS, LLC
205 ST. PAUL STREET
ROCHESTER, NEW YORK 14608

PROJECT
LOCATION
OWNER

PROJECT MANAGER
J.L. SWEDROCK
PROJECT ENGINEER
J. CRETEKOS
DRAWN BY
A. BEYLER

SCALE
1" = 40'

DATE ISSUED
APRIL 12, 2023

PROJECT NO.
24000

DRAWING NO.
FIGURE 05

STORM SEWER DRAINAGE MAP

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 17, TAX MAP NUMBER 174.03-2-1.124

CALCULATIONS:

Project: Riverwood Tech Campus
"Building A" Addition

Project #: 2400D
Date: 4/12/2023
By: APB
Sheet 1 of 1

$$c = (0.2 (\text{pervious area}) + 0.9 (\text{impervious area})) / (\text{total area})$$

$$T_c \text{ Slope} = ((\text{Elev 1} - \text{Elev 2}) / (\text{Length 1})) + ((\text{Elev 2} - \text{Elev 3}) / (\text{Length 2})) + \dots$$

v(ft/s)= Velocities for Upland Method of Estimatint Tc Graph

$$T_c = ((\text{Total Length}) / ((60 \text{ sec})(v))) + 10 \text{ min}$$

D-1	
Total Area (AC)=	0.72
Pervious=	0.19
Impervious=	0.53
Slope (ft/ft) =	0.02
Length of Slope=	280
v (ft/s)=	2
c=	0.72
Tc=	12.3

D-2	
Total Area (AC)=	0.30
Pervious=	0.06
Impervious=	0.24
Slope (ft/ft) =	0.02
Length of Slope=	240
v (ft/s)=	2
c=	0.76
Tc=	12.0

D-3	
Total Area (AC)=	0.16
Pervious=	0.05
Impervious=	0.11
Slope (ft/ft) =	0.02
Length of Slope=	200
v (ft/s)=	2
c=	0.68
Tc=	11.7

