



November 17, 2023

Town of Henrietta
Attn: Chairman Grunert, Planning Board
475 Calkins Road
Henrietta, NY 14467

**Re: Lehigh South Townhomes (Rivers Edge)
85 and 135 Lehigh Station Road (174.04-1-21.1; 174.04-1-21.2)
Letter of Intent – Request for Phase 1 Final Subdivision Approval**

Dear Chairman Grunert:

On behalf of our client, East River Henrietta LLC, we respectfully submit the attached materials for consideration for Final Subdivision Approval at the December 19, 2023, Board meeting.

Project Description

The first phase of a three phased project is to construct 18 multifamily townhome buildings in 9.5 acres on the south side of Lehigh Station Road and East River Road. Each townhome will consist of 3 to 4 single-family units per building with a total unit count of ± 71 units. We are proposing to subdivide the existing two parcels (85 and 135 Lehigh Station Rd) into 71 residential lots for phase 1. The subdivision application includes 7.65 acres of both existing parcels. This phase 1 application is consistent with our previously approved preliminary overall subdivision design.

This project meets all the mixed-use overlay requirements, including but not limited to buffer, greenspace, and parking regulations, throughout the development. The project includes new roadways, sidewalks, trails, public water, sanitary sewers, pump station, and storm water management areas.

We look forward to presenting this application on December 19, 2023.

In support of our request, attached please find:

- (1) Letter of Intent
- (1) Application Form
- (1) Owner Authorization Letter
- (8) Civil Plans
- (8) Subdivision Plans
- (1) Subdivision Application (\$150) and Residential Subdivision Fee (\$4,260) to be submitted by Owner

Rivers Edge
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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 blue ink that reads "Andrew C. Burns". The signature is written in a cursive style with a clear, legible font.

Andrew Burns
Senior Project Engineer



TOWN OF HENRIETTA Subdivision Application

APPLICATION NO. _____

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 11/17/2023

FOR THE APPROVAL OF Lehigh Station Road (85, 135)
(Subdivision)

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

Dated 11/17/23, consisting of 71 Lots, pursuant to Section (276), or (278) Town Law, and for permission to file said map, in sections as shown on said map, for the property located at: 85 and 135 Lehigh Station Rd. (NE/SE Corners of E. River/Lehigh Station)

Tax Account No. 85 Lehigh Station (174.04-1-21.1) and 135 Lehigh Station Road (174.04-1-21.2)

Applicant: Passero Associates

Address: 242 W. Main St. S100

Rochester, NY 14614

Phone #: 585-325-1000

Email: [REDACTED]

Property Owner: East River Henrietta LLC

Address: 64 Commercial St Suite 401

Rochester, NY 14614

Phone #: [REDACTED]

Email: [REDACTED]

Engineer/Architect: Passero Associates

Address: 242 W. Main St. Suite 100

Rochester, NY 14614

Phone #: 585-325-1000

Email: [REDACTED]

Business Owner: East River Henrietta LLC

Address: 60 Commercial St. Suite 401

Rochester, NY 14614

Phone #: [REDACTED]

Email: _____

Applicant Signature: 

Passero Associates/Agent 11/17/23

Print Name: David Cox, PE

*Town Law – check one above

276 – Standard subdivision, standard zoning

277 – Standard subdivision, standard zoning with land provided for a park or a sum of money for playground or recreational purposes as determined by the Town Board.

278 – Cluster Development Subdivision, smaller lot sizes permitted, with common open areas, same density as standard subdivision.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Passero Associates

By: David Cox

Title: Agent

Dated: 11/17/23

Signed: 

Owner: East River Henrietta LLC

By: David Christa

Title: Manager

Dated: _____

Signed: _____



64 Commercial Street, Suite 401
Rochester, NY 14614
(585) 924-3050
(585) 924-4320 Fax
www.christa.com

June 15, 2023

Town Planning and Zoning Department
Town of Henrietta

**Re: Lehigh Mixed Use Development (For Sale, Single-Family
Townhomes) Rivers Edge -85 and 135 Lehigh Station Rd.
(NE/SE corners of E. River/Lehigh Station)**

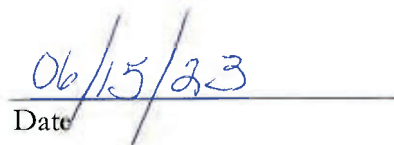
To whom it may concern:

I, Brian McKinnon, as Agent for East River Henrietta, LLC for the subject property at Lehigh Station Road give permission and consent to Passero Associates to make the necessary applications and represent applications to all Town Boards (Planning & Zoning), Permits, and Approvals on my behalf for the above project.

Thank you.


Signature


Print Name


Date



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June 15, 2023

Town Planning and Zoning Department
Town of Henrietta

**Re: Lehigh Mixed Use Development (For Sale, Single-Family
Townhomes) Rivers Edge -85 and 135 Lehigh Station Rd.
(NE/SE corners of E. River/Lehigh Station)**

To whom it may concern:

I, David Christa (East River Henrietta LLC) owner/manager of the subject property at Lehigh Station Road give permission and consent to Brian McKinnon (Agent) & Passero Associates to make the necessary applications and represent applications to all Town Boards (Planning & Zoning), Permits and Approvals on my behalf for the above project.


Thank you.



Signature



Print Name



Date