PASSERO ASSOCIATES
engineering architecture

April 14, 2021

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

**RE: Lehigh Mixed Use Development**
**Letter of Intent – Planning Board Application**

Dear Mr. Grunert:

On behalf of our client, Commercial Street Partners, we respectfully submit a Site Plan application for the May 18, 2021 Planning Board meeting.

The project consists of 352 residential units on the North Side of Lehigh Road, east of East River Road. Included in the project is a public trail system which satisfies the zoning districts requirements for Civic Space. The project was also recently granted a Special Use Permit by the Town Board and received a negative declaration to complete the SEQRA process.

In support of our application, we have enclosed the following:
(1) Letter of Intent
(1) Site Plan Application
(1) Statement of Applicant and Owner w/Respect of Reimbursement
(1) Site Plan Checklist
(26) Sets of Site Plans and Elevations
(1) Engineers Report
(1) SWPPP Report
(1) Flash Drive
(1) Application Fee $150.00
(1) Engineering Review Fee $700.00

We look forward to presenting this application to the Planning Board at their May 18, 2021 meeting. If you have any questions, please at contact me at (585) 325-1000. Thank you for your consideration.

Sincerely,

Jess D. Sudol, PE
President

JDS:paf
CC: T. George

# TOWN OF HENRIETTA
## Site Plan Application To Planning Board

APPLICATION NO. _____

DATE: _____

I (we) Tom George/Commercial St. Partners of 64 Commercial Street Suite 401
Name of Applicant / Business — Property Location (Number & Street)

Rochester, NY 14614 hereby apply to the Planning Board for
Town, State, Zip

☑ Site Plan Review ☐ Other: _____

on property located at Lehigh Station Road
(Street & Number) — (Use District on Zoning Map)

Previous Reviews, if any, Date: _____ Number: _____

DESCRIPTION OF PROPOSAL: Project includes 352 Residential Units, associated infrastructure and a public trail system.

Applicant: Tom George

Address: 64 Commercial Street, Suite 401
Rochester, NY 14614

Phone #: _____

Email: _____

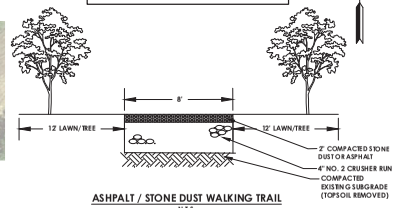
Signature: _____

HORIZONTAL SCALE

100 0 50 100 200

SCALE: 1"=100'

**TOTAL RESIDENTIAL UNITS = 352**




**ASHPALT / STONE DUST WALKING TRAIL**
N.T.S.

| DEDICATED CIVIC SPACE | | |
|---|---|---|
| TRAIL | PROPOSED | REQUIRED |
| PAVED ASPHALT TRAIL | 0.441 AC | 10% OF TOTAL LOT AREA = 57.533 * 10% |
| STONE DUST TRAIL | 0.975 AC | |
| PASSIVE RECREATION | 1.767 AC | |
| WILD LIFE OBSERVATION SPACE | 4.631 AC | |
| TOTALS: | 7.94 AC | 5.75 AC |

| UNIT MATRIX | | | | | |
|---|---|---|---|---|---|
| BUILDING | SQUARE FOOTAGE | 1-BED | 2-BED | 3-BED | TOTAL |
| FOUR-STORY BUILDINGS (4) | 280,384 | 128 | 104 | N/A | 232 |
| TOWNHOMES (12) | 179,364 | 36 | 72 | 12 | 120 |
| TOTAL | 459748 | 164 | 176 | 12 | 352 |

SITE DATA

1. TAX ACCOUNT NUMBER: 174.02-001-043
2. PARCEL ADDRESS: 84 LEHIGH STATION ROAD, ROCHESTER, NY 14623
3. TOTAL PARCEL AREA: 57.533 ACRES (2,507,004 S.F.)
4. AREA OF DISTURBANCE: 30.7 ACRES (1,337,292 S.F.)
5. EXISTING ZONING: INDUSTRIAL (MIXED USE EMPLOYMENT OVERLAY DISTRICT)
6. EXISTING USE: VACANT LAND
   SPECIAL USE PERMIT GRANTED 3/24/21 FOR MULTI-FAMILY USE
7. AREA REQUIREMENTS:

| ZONING REQUIREMENTS - INDUSTRIAL (MIXED USE EMPLOYMENT OVERLAY) | | |
|---|---|---|
| | REQUIRED | PROPOSED |
| LOT | | |
| GREEN SPACE | 25% | 79% |
| DENSITY | PER PLANNING BOARD | 6.12 UNITS / ACRE |
| SETBACK | | |
| FRONT | 80' | 124' |
| SIDE | 60' | 120' |
| REAR | 60' | 549' |
| RESIDENTIAL BUFFER | 100' | >100' |
| BUILDING | | |
| APARTMENTS HEIGHT | 3 STORY / 40' MAX | 54'-7.5"* |
| TOWNHOMES HEIGHT | 3 STORY / 40' MAX | 2 STORY <40' |
| SPACING | 40' MIN | 40' MIN |
| PARKING | | |
| STALLS | 2.5 SPACES/DU * 352 DU = 880 SPACES | 373 SURFACE + 120 TH GARAGE + 120 DRIVEWAY + 267 LAND BANKED = 880 SPACES |
| STALL SIZE | 9'x18' | 9'X18' |
| DRIVE AISLE (WIDTH) | 24' | 24' |

8. THERE ARE FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE US FISH AND WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY
9. THERE ARE NOT STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE NYSDEC WETLAND INVENTORY
10. PROPERTY IS LOCATED IN FLOOD PLAIN AE PER FIRM MAP COMMUNITY PANEL NO. 36055C0337G & 36055C0341G DATED 08/28/2008.
11. PUBLIC WATER WILL BE PROVIDED BY MCWA.
12. ELECTRIC SERVICE WILL BE SUPPLIED BY RG&E.
13. GAS SERVICE WILL BE SUPPLIED BY RG&E.
14. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF HENRIETTA
15. STORM SEWER AND DRAINAGE FACILITES WILL BE PUBLIC/PRIVATE AND MAINTAINED BY THE OWNER
16. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY
17. THE SITE IS LOCATED IN THE FOLLOWING TOWN OF HENRIETTA DISTRICTS:
18. NOT LOCATED WITHIN A DRAINAGE DISTRICT
19. NOT LOCATED WITHIN A LIGHTING DISTRICT
20. SANITARY DISTRICT #75
21. PARTIALLY WIHTIN WATER DISTRICT #2

* TOWN BOARD SPECIAL USE PERMIT APPROVAL FOR BUILDING HEIGHT AQUIRED MAY 12, 2021

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# LEHIGH MIXED USE DEVELOPMENT

20192793.0001
MAY,2021
HENRIETTA, NY

1 FRONT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

STAMP:

CLIENT:
COMMERCIAL STREET PARTNERS

**Passero Associates**
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER:
PROJECT ARCHITECT:
DESIGNER:

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

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FRONT & REAR BUILDING ELEVATIONS

PROJECT NO.:
20192793.0004

DRAWING NO.:
A-300

DATE:
MARCH, 2021

1 LEFT SIDE ELEVATION
1/8" = 1'-0"

2 RIGHT SIDE ELEVATION
1/8" = 1'-0"

PASSERO ASSOCIATES
engineering architecture

STAMP:

CLIENT:
COMMERCIAL STREET PARTNERS

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242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
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LEFT & RIGHT SIDE BUILDING ELEVATIONS

PROJECT NO.:
20192793.0004

DRAWING NO.:
A-301

DATE:
MARCH, 2021

1 SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

2 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

ASPHALT SHINGLE:
TIMBERLINE CHARCOAL

LAP SIDING/ TRIM COLOR 1:
NORANDEX - SILVER

LAP SIDING/ TRIM COLOR 2:
NORANDEX - GENEVA BLUE

LAP SIDING/ TRIM COLOR 3:
NORANDEX - RUSTIC CEDAR

STONE VENEER:
ELDORADO STONE - DARK RUNDLE

PASSERO ASSOCIATES
engineering architecture

# LEHIGH STATION APARTMENTS

ELEVATIONS

20192793.0004
MAY 2021
HENRIETTA, NY

01
CONCEPT 1

1 EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

2 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

ASPHALT SHINGLE:
TIMBERLINE CHARCOAL

LAP SIDING/ TRIM COLOR 1:
NORANDEX - SILVER

LAP SIDING/ TRIM COLOR 2:
NORANDEX - GENEVA BLUE

LAP SIDING/ TRIM COLOR 3:
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ELDORADO STONE - DARK RUNDLE

PASSERO ASSOCIATES
engineering architecture

# LEHIGH STATION APARTMENTS

ELEVATIONS

20192793.0004
MAY 2021
HENRIETTA, NY

02
CONCEPT 1

# SITE DEVELOPMENT PLANS FOR

## LEHIGH STATION & EAST RIVER APARTMENTS

## TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK

## P.N. 20192793.0002

HORIZONTAL SCALE

100 0 50 100 200

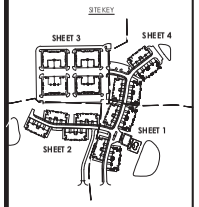
SCALE: 1"=100'

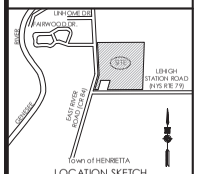
### DRAWING INDEX


| | |
|---|---|
| C 101 | COVER |
| C 102 | OVERALL SITE PLAN |
| C 103-107 | SITE PLAN |
| C 108-111 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C 112-115 | UTILITY PLAN |
| C 116-119 | GRADING AND EROSION CONTROL PLAN |
| C 120-125 | PROFILES |
| C 126-129 | LANDSCAPING AND LIGHTING PLAN |
| C 201 | NOTES |
| C 202-207 | DETAILS |


PASSERO ASSOCIATES
engineering architecture

SITE KEY




LOCATION SKETCH

N.T.S.

Client:
COMMERCIAL STREET PARTNERS
64 COMMERCIAL STREET SUITE 100
ROCHESTER, NY 14614


PASSERO ASSOCIATES
246 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691

Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Jess D. Sudol, P.E.
Designed by Joshua Saxton, E.I.T.


STATE OF NEW YORK · JESS DANIEL SUDOL · 082239 · PROFESSIONAL ENGINEER

Revisions

| No. | Date | By | Description |
|---|---|---|---|
| | | | |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COVER

LEHIGH STATION &
EAST RIVER APARTMENTS

BEING PART OF TOWN LOTS 1 & 2, SECTION 1-3, TWNSHP. 14, RANGE 4, PHELPS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0002

| Drawing No. | Sheet No. |
|---|---|
| C 101 | 1 |

Scale: 1" = 100'

Date
APRIL 2021

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2019\20192793\20192793.0002\01 CAD - BIM - MODELS\CIVIL\20192793.0001 - NORTH COVER.DWG 4/13/2021 4:56 PM Trevor Haut

## LEGEND - SITE:

- PROPERTY BOUNDARY
- R.O.W. — RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- (14) PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED LAND BANKED PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED STONE DUST TRAIL
- PROPOSED ASPHALT TRAIL
- EXISTING CREEK BED
- PROPOSED PASSIVE RECREATION AREA

HORIZONTAL SCALE

100 0 50 100 200

SCALE: 1"=100'

N

| UNIT MATRIX | | | | | |
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    NOT LOCATED WITHIN A LIGHTING DISTRICT
    SANITARY DISTRICT #75
    PARTIALLY WIHTIN WATER DISTRICT #2

* HENRIETTA TOWN CODE DEFINES BUILDING HEIGHT AS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF THE BUILDING TO A POINT MIDWAY BETWEEN THE HIGHEST AND LOWEST POINT OF THE ROOF

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

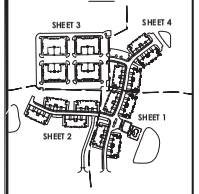
APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY _____ DATE _____
DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT

PASSERO ASSOCIATES
engineering architecture

SITE KEY



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N.T.S.

Client:
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64 COMMERCIAL STREET SUITE 100
ROCHESTER, NY 14614


PASSERO ASSOCIATES
246 West Main Street Suite 100, Rochester, New York 14614
(585) 325-1000 Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Jess D. Sudol, P.E.
Designed by: Joshua Saxton, E.I.T.


STATE OF NEW YORK · JESS DANIEL SUDOL · 072239 · PROFESSIONAL ENGINEER

Revisions

| No. | Date | By | Description |
|---|---|---|---|
| | | | |

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# OVERALL SITE PLAN

## LEHIGH STATION & EAST RIVER APARTMENTS

BEING PART OF TOWN LOTS 1 & 2, SECTION 1-3, TWNSHP. 14, RANGE 4, PHELPS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No. 20192793.0002

Drawing No. C 102 | Sheet No. 2

Scale: 1" = 100'

Date: APRIL 2021

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2019\20192793\20192793.0002\01 CAD - BIM - MODELS\CIVIL\20192793.0001 - NORTH SITE.DWG 4/13/2021 4:56 PM Trevor Hoult