



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

Appeal No. SP-2021-036
 Date 4/9/21

TOWN OF HENRIETTA
 County of Monroe • State of New York
 475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
 (585) 334-7700 • www.henrietta.org

I (We) Tom George

Applicant

Business Name: Commercial Street Partners

Contact Info:

Email

Phone Number

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

No. & Street

City

State

Zip Code

Property Owner: East River Road LLC

Name

Email

1080 Pittsford Victor Road, Pittsford, NY 14534

No. & Street

City

State

Zip Code

Phone Number

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

North east corner of East River/Lehigh Station Road, West Henrietta, NY 14586

No. & Street

City

State

Zip Code

174.020-0001 43.000

Tax Map No.

174.02-1-43

Industrial

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: VIII Section: 295 Subsection: 27 Paragraph: _____ of the Zoning Ordinance.

Description of Proposal: Special Use Permit requesting the Construction of 4 Multi-Family Buildings in the Industrial Zone, of 55 feet, where 40' is the maximum allowable.

Multiple Dwelling Applications – Dwelling Units per Acre: _____

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

Architect/Engineer: Jess D. Sudol, PE President

Name

Email

242 W. Main St., Suite 100 Rochester, NY 14614

No. & Street

City

State

Zip Code

Phone Number

Signature of Owner or Leasee: _____

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: _____

J. Fried
 Received By

5/12/21
 Date of Meeting
 (unless rescheduled)

TBD
 Time



April 9, 2021

Town of Henrietta
Attn: Supervisor Schultz/Town Board
475 Calkins Road
Henrietta, NY 14467

**RE: Lehigh Mixed Use Development
Letter of Intent – Request for Special Use Permit – Building Height**

Dear Supervisor Schultz/Town Board:

On behalf of our client, Commercial Street Partners, LLC, we respectfully submit the attached materials for consideration of a Special Use Permit for relief from the building height requirement in an industrial zone at their May 12th Special Use Permit Meeting. This request is in conjunction with the aforementioned project's recent, March 24th approval of two special permits for multifamily use in the industrial district, and for development in the Mixed-Use Employment Center Use Overlay District. The project also received a SEQRA negative declaration at the March 24 meeting.

The project previously submitted application for Multi-Family use in an Industrial District (Ap 2020-029), this application is to supplement the original and formally request a Special Use Permit for the development of Mixed-Use in the Mixed-Use Overlay District. When the project was presented for the special use permits it was indicated by the applicant and their representatives that the four buildings situated on the northern portion of the site would be four stories and require a Special Use Permit for Height. At that time, the building elevations were not completed so it was premature to make the request. The four buildings in question are proposed at an elevation that is more than a story lower than the elevation of Lehigh Station Road which significantly mitigates the visual impact. Further, the four-story proposal allows the majority of the units to be "clustered" into a relatively small area which allows for the preservation of a significant amount of green space, wetlands and public trails.

In support of our request, attached please find:

- (1) Check for \$150.00
- (1) Application/ Statement of Applicant & Owner w/Respect of Professional & Consulting Fees
- (4) Letter of Intent
- (4) Site Plans
- (1) Letter of Authorization
- (1) Electronic Copy of Application
- (1) EAF (previously submitted)
- (4) Building Elevations

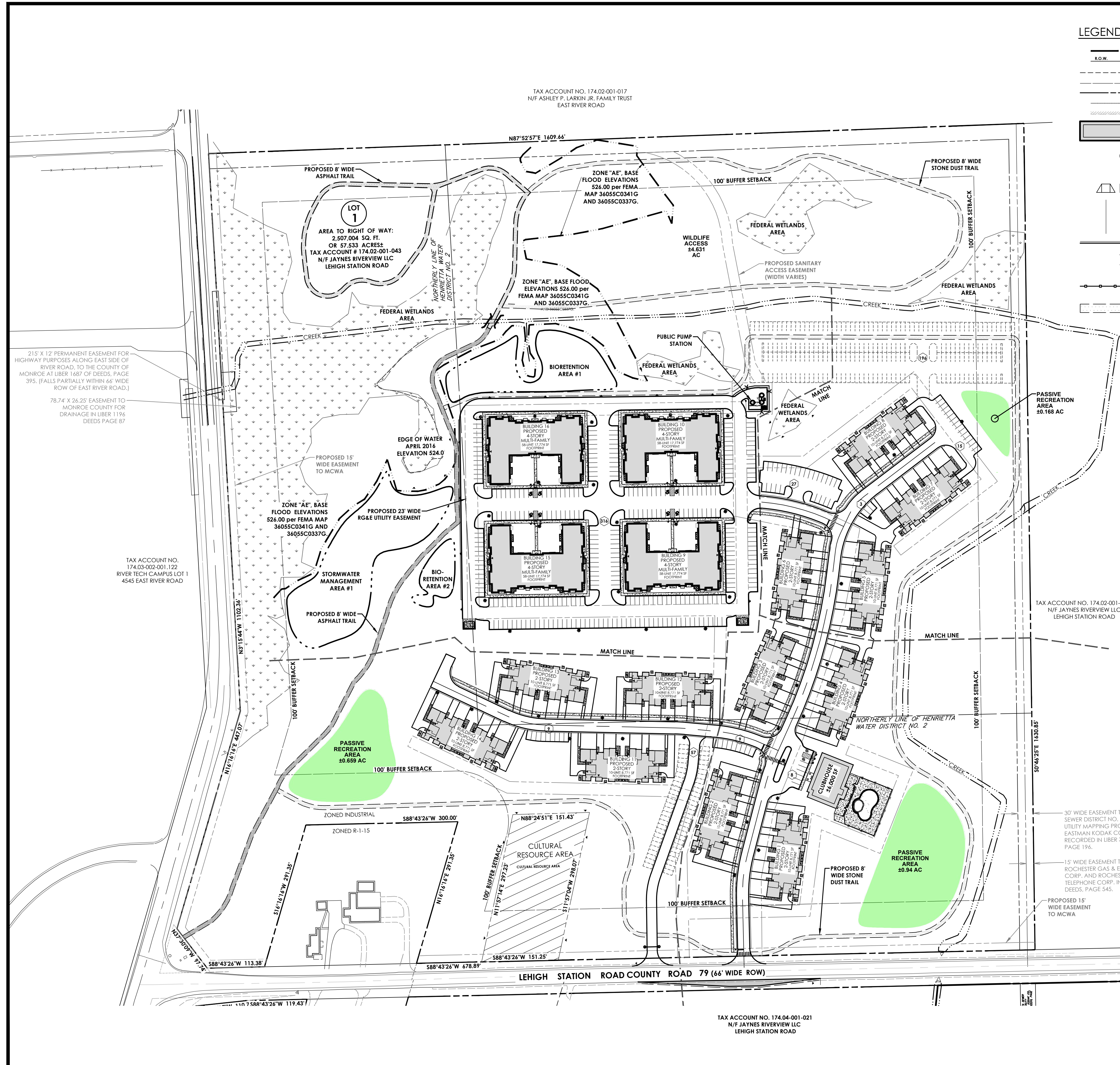
If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time at (585) 325-1000. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jess Sudol". The signature is written in a cursive style with a large, stylized "J" and "S".

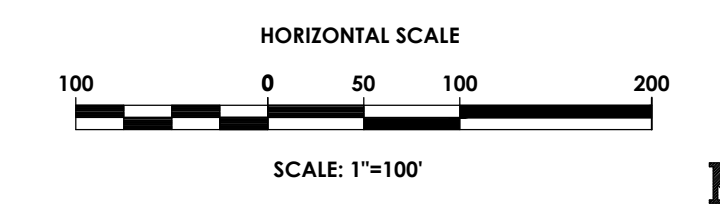
Jess D. Sudol, PE
President

JDS:paf
CC: Tom George



LEGEND - SITE:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED STONE DUST TRAIL



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	459,748	164	176	12	352

TOTAL RESIDENTIAL UNITS = 352

DEDICATED CIVIC SPACE

TRAIL	PROPOSED	REQUIRED
PAVED ASPHALT TRAIL	0.443 AC	
STONE DUST TRAIL	1.096 AC	10% OF TOTAL LOT AREA = 57,533 * 10%
PASSIVE RECREATION	1.767 AC	
WILD LIFE OBSERVATION SPACE	4.631 AC	
TOTALS:	7.94 AC	5.75 AC

- SITE DATA**
- TAX ACCOUNT NUMBER: 174.02-001-043
 - PARCEL ADDRESS: 84 LEHIGH STATION ROAD, ROCHESTER, NY 14623
 - TOTAL PARCEL AREA: 57.533 ACRES (2,507,004 S.F.)
 - AREA OF DISTURBANCE: 27.8 ACRES (1,210,784 S.F.)
 - EXISTING ZONING: INDUSTRIAL (MIXED USE EMPLOYMENT OVERLAY DISTRICT)
 - EXISTING USE: VACANT LAND
 - SPECIAL USE PERMIT GRANTED 3/24/21 FOR MULTI-FAMILY USE
 - AREA REQUIREMENTS:

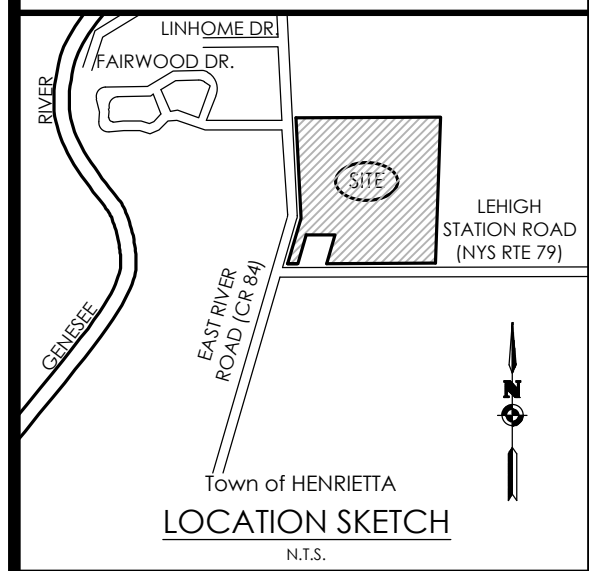
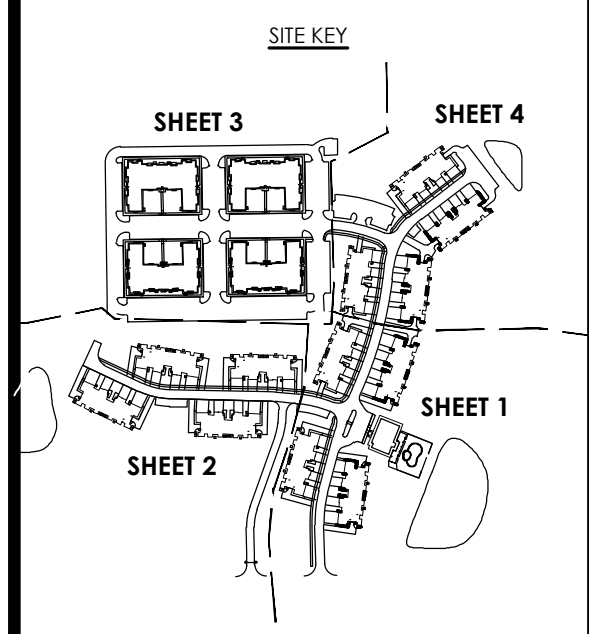
ZONING REQUIREMENTS - INDUSTRIAL (MIXED USE EMPLOYMENT OVERLAY)

	REQUIRED	PROPOSED
LOT		
GREEN SPACE	25%	83%
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	387 SURFACE + 120 TH GARAGE + 120 DRIVEWAY + 253 LAND BANKED = 880 SPACES
STALL SIZE	9'x18'	9'x18'
DRIVE AISLE (WIDTH)	24'	24'

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



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

PASSERO ASSOCIATES
242 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: Tim Harris, P.E.
Designed by: Joshua Saxton, E.I.T.



Revisions

No.	Date	By	Description

OVERALL SITE PLAN

LEHIGH STATION & EAST RIVER APARTMENTS
BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, TOWNSHIP'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No. **20192793.0002**

Drawing No. **C 101** Sheet No. **2**

Scale: **1" = 100'**

Date: **APRIL 2021**



① FRONT ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"

STAMP:

CLIENT:
COMMERCIAL STREET
PARTNERS

Passero Associates

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

PROJECT MANAGER
PROJECT ARCHITECT
DESIGNER

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

**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"

STAMP:

CLIENT:
COMMERCIAL STREET
PARTNERS

Passero Associates

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

PROJECT MANAGER
PROJECT ARCHITECT
DESIGNER

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

**LEFT & RIGHT SIDE
BUILDING
ELEVATIONS**

PROJECT NO.:
20192793.0004

DRAWING NO.:
A-301

DATE:
MARCH, 2021