



July 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 – Subdivision Application & Site Plan Applications Lots 1 & 2**

Dear Mr. Grunert:

On behalf of our client, Commercial Street Partners, we respectfully submit a Subdivision Application & Site Plan Applications for Lots 1 & 2 for the August 17, 2021, Planning Board meeting.

**Subdivision:**

The subdivision consists of the subdivision of 57.533 +/- acres into two parcels: one being 28.175 +/- acres the other being 29.358 +/- acres.

**Lot #1:**

The project consists of the eastern portion of the previously approved Lehigh Apartments project containing a total of 196 residential units on 28.175 acres on the North Side of Lehigh Station Road, and 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.

**Lot # 2:**

The project consists of the western portion of the previously approved Lehigh Apartments project containing a total of 156 residential units on 29.358 acres on the North Side of Lehigh Station Road, and 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) Subdivision Application
- (2) Site Plan Applications Lots 1 & 2
- (1) Statement of Applicant and Owner w/Respect of Reimbursement
- (1) Subdivision Checklist & Site Plan Checklist
- (3) Sets of Subdivision Plans
- (12) Sets of Site Plans (covering both Lot #1 & Lot #2)
- (1) Flash Drive
- (1) Application Fee \$150.00 (Lot #2)
- (1) Engineering Review Fee \$400 (Subdivision Admin Review)

We look forward to presenting this application to the Planning Board at their August 17, 2021, meeting. If you have any questions, please contact me at (585) 325-1000. Thank you for your consideration.

Sincerely,

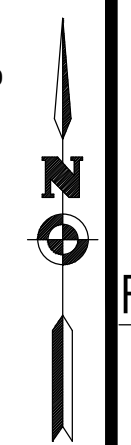
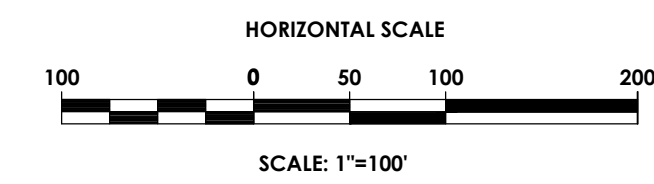


Jess D. Sudol, PE  
President

JDS:paf  
CC: T. George

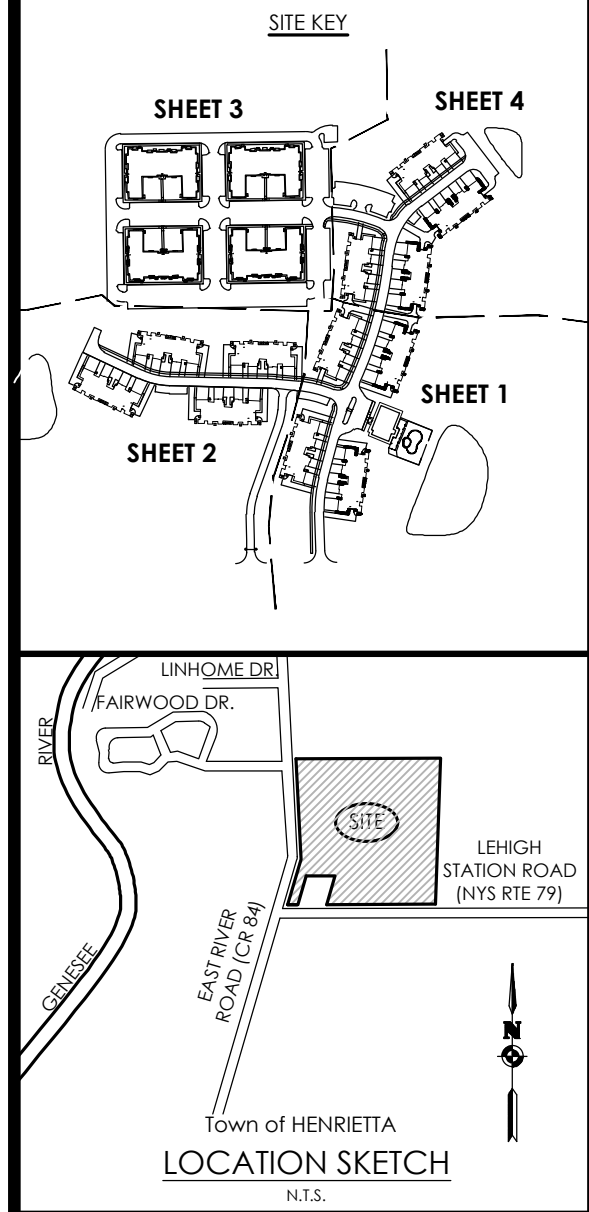


# SITE DEVELOPMENT PLANS FOR LEHIGH STATION & EAST RIVER APARTMENTS TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK P.N. 20192793.0002



## 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



Client:  
**COMMERCIAL STREET PARTNERS**  
64 COMMERCIAL STREET SUITE 401  
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: Jess D. Sudol, P.E.  
Designed by: Joshua Saxton, E.I.T.



No.	Date	By	Description
1	5/21/21	JDS	PER MWCA COMMENTS
2	5/24/21	JDS	PER MWCA AND MCHD COMMENTS
3	6/23/21	JDS	PER TOWN COMMENTS
4	7/8/21	JDS	PER SWPPP COMMENTS

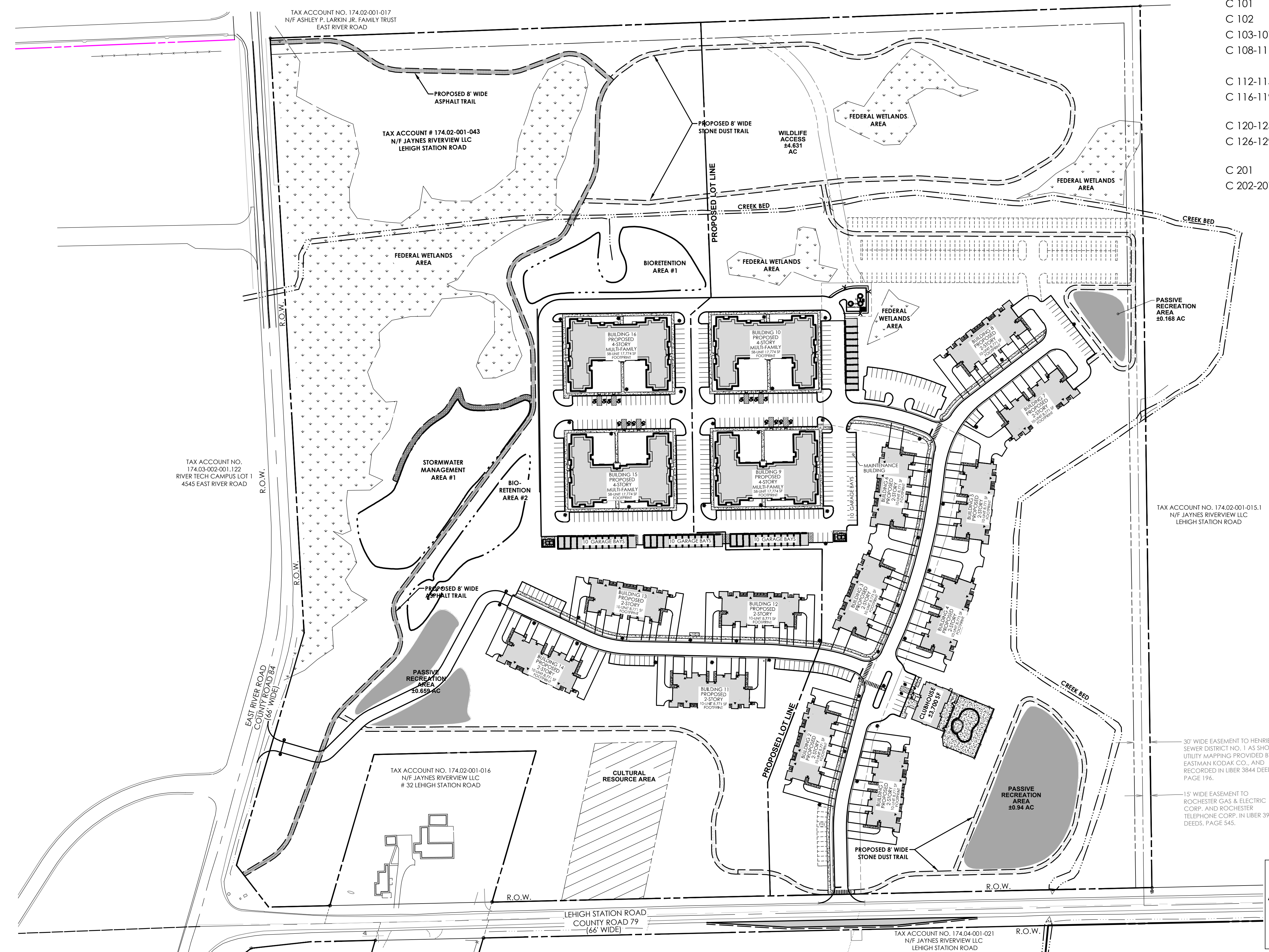
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## COVER

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

Project No. <b>20192793.0002</b>	
Drawing No. <b>C 101</b>	Sheet No. <b>1</b>
Scale: <b>1" = 100'</b>	
Date <b>APRIL 2021</b>	

**MONROE COUNTY  
DEPT. OF TRANSPORTATION**  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_  
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED  
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

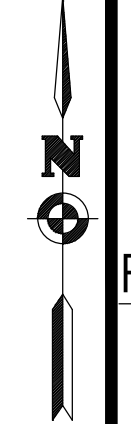
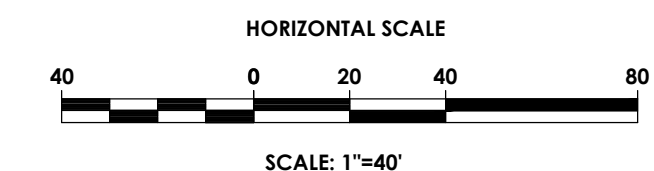


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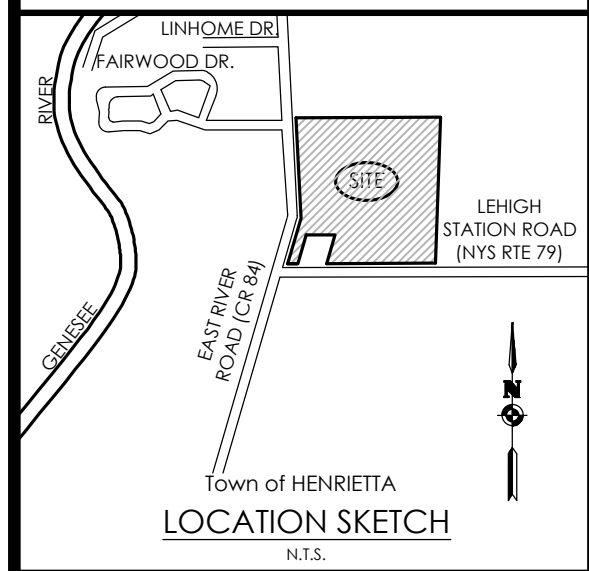
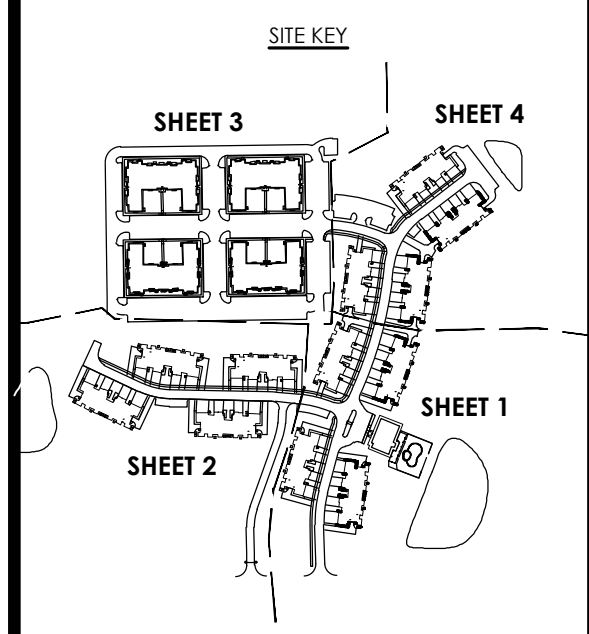






**LEGEND - SITE:**

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED LAND BANKED PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- 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



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Revisions				
No.	Date	By	Description	
1	5/7/21	JDS	PER MCWA COMMENTS	
2	5/14/21	JDS	PER MCWA AND MCHD COMMENTS	
3	6/23/21	JDS	PER TOWN COMMENTS	
4	7/8/21	JDS	PER SWPPP COMMENTS	

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**SITE PLAN**

**LEHIGH STATION & EAST RIVER APARTMENTS**

BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, TOWNSHIP 8 & GORHAM PURCHASE Town/City: HENRIETTA  
 County: MONROE State: NEW YORK

Project No. **20192793.0002**

Drawing No. **C 103** Sheet No. **3**

Scale: **1" = 40'**

Date: **APRIL 2021**

**SIGHT DISTANCE**  
 POSTED LIMIT = 40 MPH  
 DISTANCE RIGHT = 400' (REQ'D 385')  
 DISTANCE LEFT = 900' (REQ'D 445')

**MONROE COUNTY DEPT. OF TRANSPORTATION**

APPROVED \_\_\_\_\_  
 DATE \_\_\_\_\_

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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 \_\_\_\_\_  
 FIRE MARSHALL

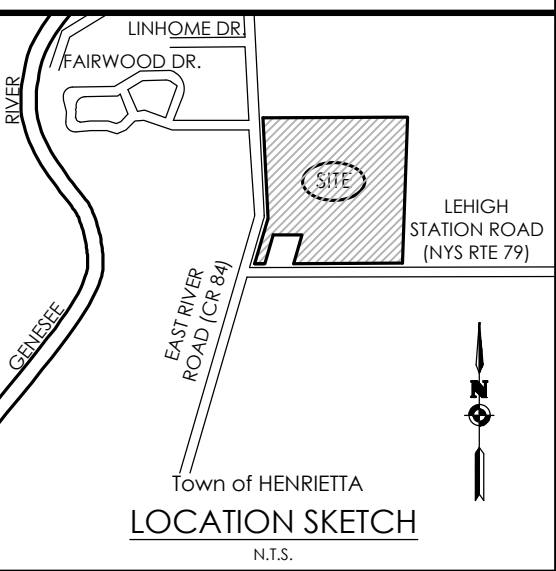
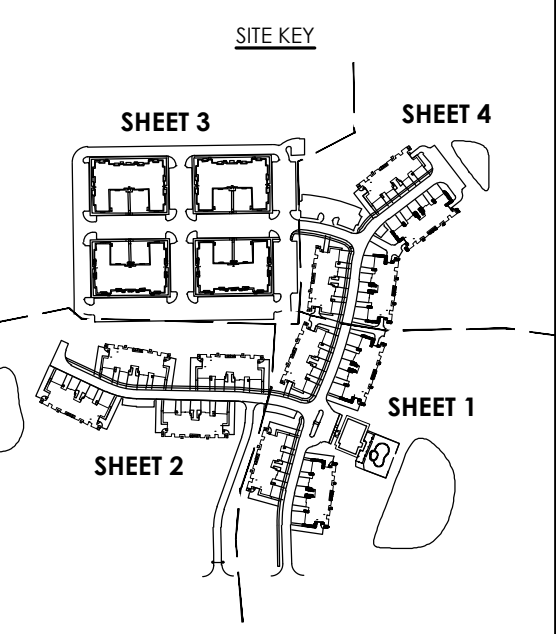
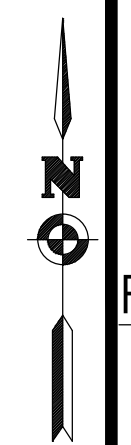
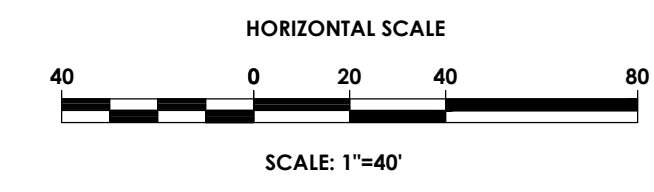


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ROCHESTER, NY 14614

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4	7/8/21	JDS	PER SWPPP COMMENTS	

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**SITE PLAN**

**LEHIGH STATION & EAST RIVER APARTMENTS**  
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County: MONROE State: NEW YORK

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Drawing No.	C 105
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Scale:	1" = 40'
Date:	APRIL 2021

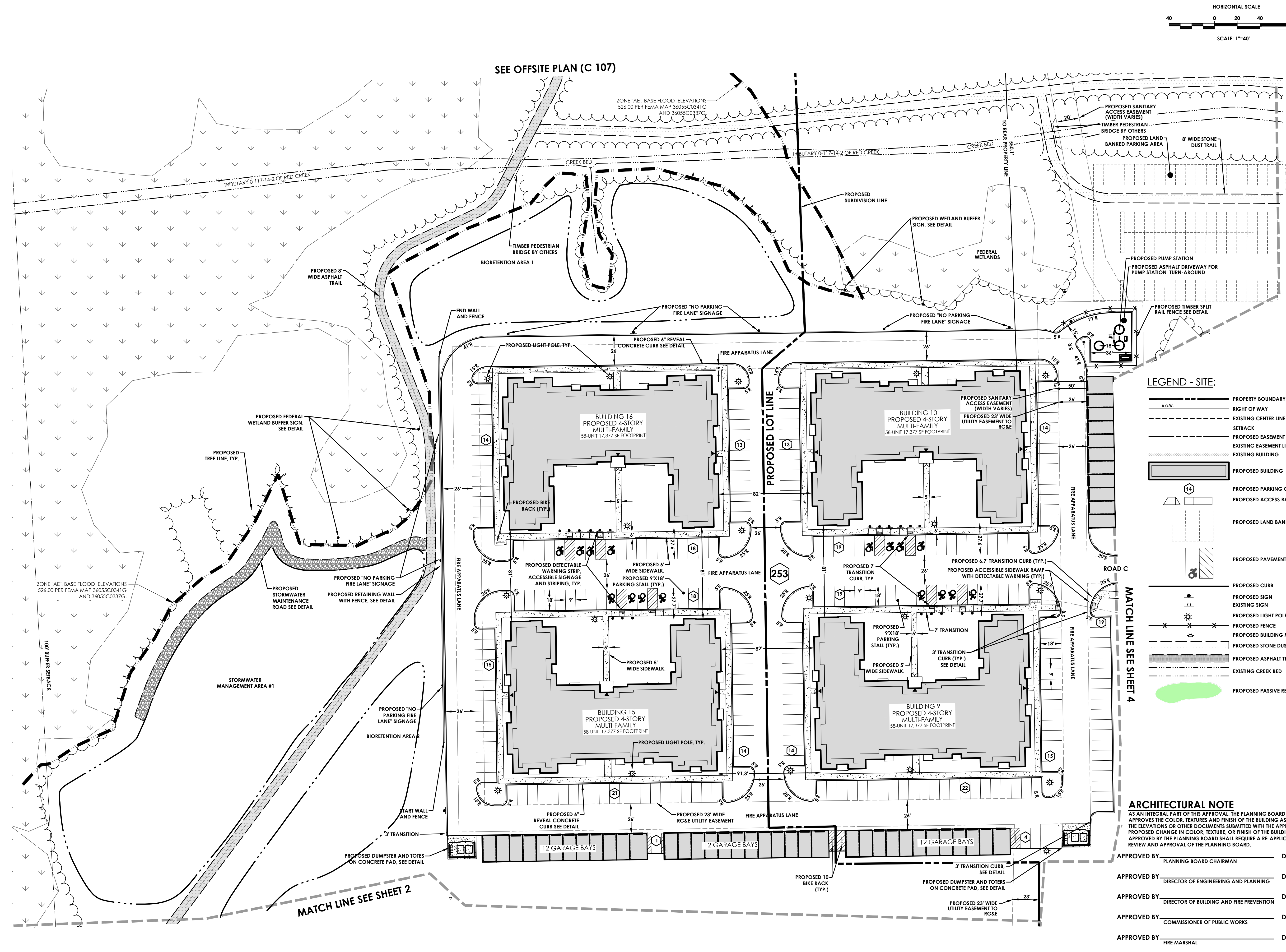
**LEGEND - SITE:**

- 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 LAND BANKED PARKING
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- PROPOSED STONE DUST TRAIL
- PROPOSED ASPHALT TRAIL
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- PROPOSED PASSIVE RECREATION AREA

MATCH LINE SEE SHEET 4

**ARCHITECTURAL NOTE**  
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APPROVED BY:	PLANNING BOARD CHAIRMAN	DATE	
APPROVED BY:	DIRECTOR OF ENGINEERING AND PLANNING	DATE	
APPROVED BY:	DIRECTOR OF BUILDING AND FIRE PREVENTION	DATE	
APPROVED BY:	COMMISSIONER OF PUBLIC WORKS	DATE	
APPROVED BY:	FIRE MARSHAL	DATE	

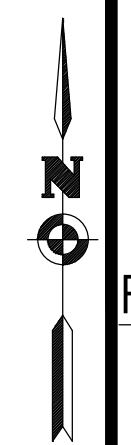
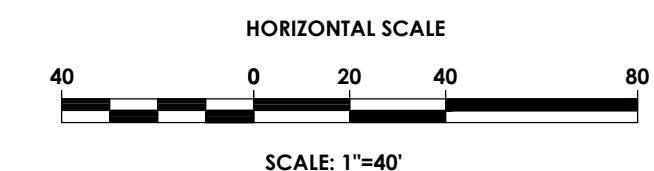


MATCH LINE SEE SHEET 2

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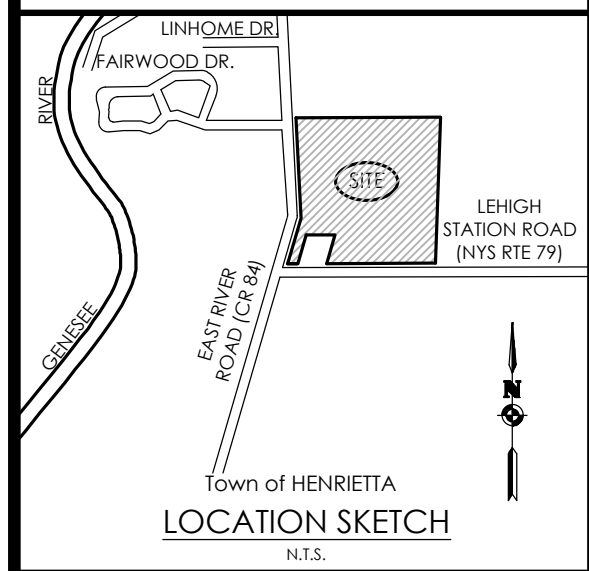
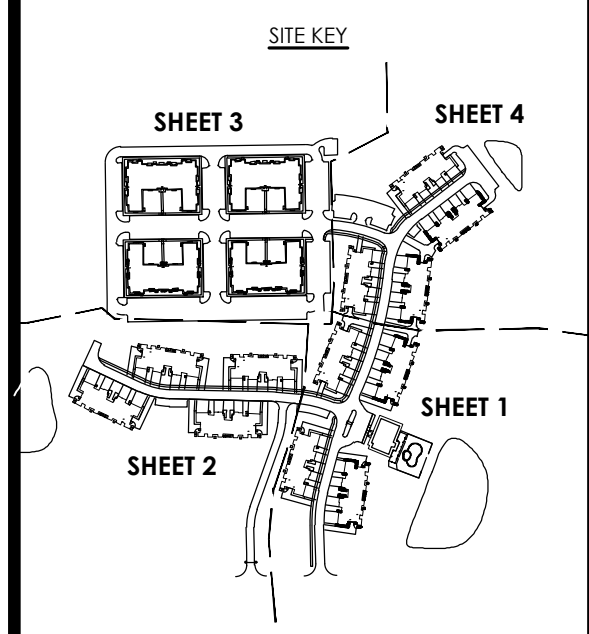


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**LEGEND - SITE:**

- PROPERTY BOUNDARY
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**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

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN

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 DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 COMMISSIONER OF PUBLIC WORKS

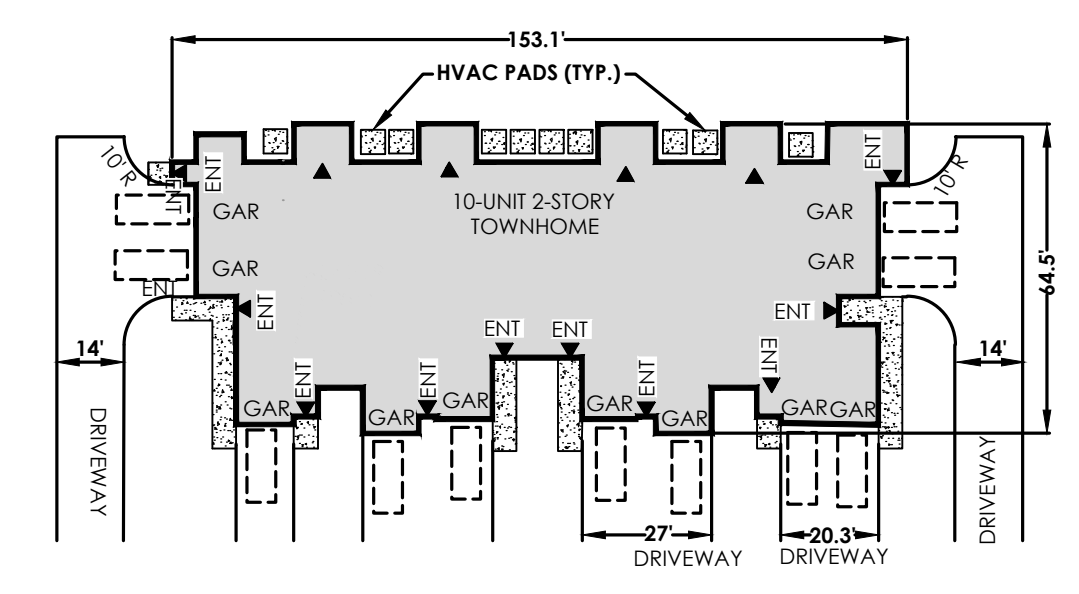
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 FIRE MARSHALL

Project No.  
**20192793.0002**

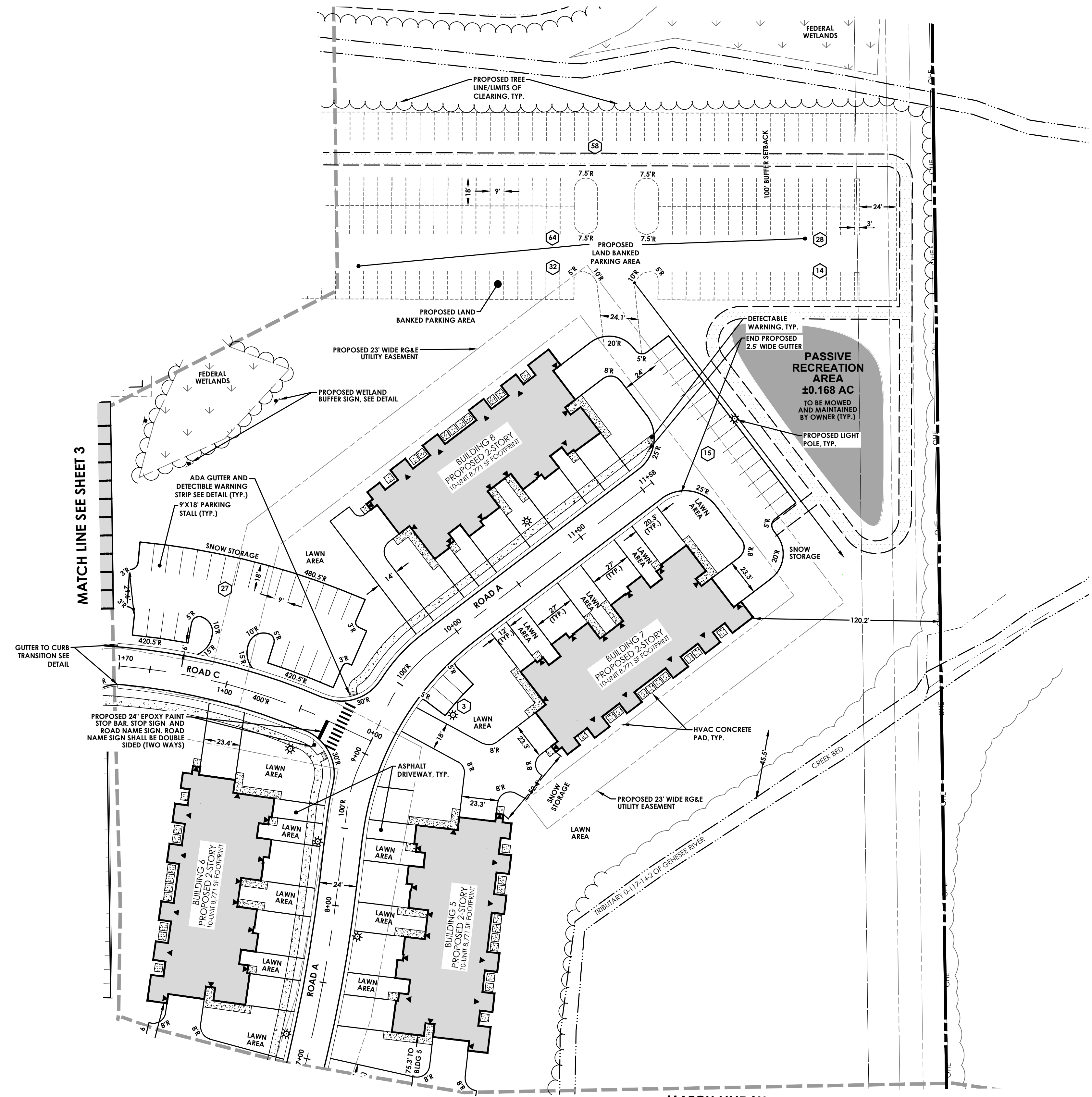
Drawing No. Sheet No.  
**C 106 6**

Scale:  
**1" = 40'**

Date  
**APRIL 2021**



**TYPICAL TOWNHOME**  
 1"=40'



MATCH LINE SHEET 1

MATCH LINE SEE SHEET 3