



TOWN OF HENRIETTA
County of Monroe
State of New York

475 Calkins Road, Rochester, NY 14623
(585) 334-7700 • www.henrietta.org

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

Appeal No. SP2022-051

Date Revised - 7/24/2023

Applicant: A.R. Building Company jeremy@arbuilding.com

310 Seven Fields Blvd, Suite 350 Seven Fields PA 16046 [Redacted]
No. & Street City State Zip Code Phone Number

Business Owner: Mr. Jeremy Starr jeremy@arbuilding.com

310 Seven Fields Blvd, Suite 350 Seven Fields PA 16046 [Redacted]
No. & Street City State Zip Code Phone Number

Business Name: A.R. Building Company (East Henrietta Apartments)

Business Address: 310 Seven Fields Blvd, Suite 350 Seven Fields PA 16046
No. & Street City State Zip Code

Property Owner: _____
Name Email

No. & Street City State Zip Code Phone Number

Architect/Engineer: Civil & Environmental Consultants bsimmons@cecinc.com

700 Cherrington Parkway Moon Township PA 15108 [Redacted]
No. & Street City State Zip Code Phone Number

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

2160 / 2132 East Henrietta Rd Henrietta New York 14623
No. & Street City State Zip Code

162.18-2-4.1 / 162.18-2-2 Commercial B-2
Tax Map No. 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: V Section: 295 Subsection: 13 Paragraph: B of the Zoning Ordinance.

Description of Proposal: The construction of two four story apartment buildings, club house
and associated site improvements including but not limited to public utilities, private roads and
stormwater management facilities.

Multiple Dwelling Applications – Dwelling Units per Acre: 11.94 DU/Acre

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

Printed Name: Jeremy Starr Signature: [Signature]

JWenzel Aug. 9, 2023 6:00pm
Received By Date of Meeting* Time
(unless rescheduled)

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**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: A.R. Building Company

By: Jeremy Starr

Title: Associate

Dated: 12/14/2022

Signed:  _____

Owner: _____

By: _____

Title: _____

Dated: _____

Signed: _____

Project Narrative / Letter of Intent

A.R. Building company is proposing the land development of a vacant plot of land located at 2160 E. Henrietta Street and 2132 East Henrietta Road designated as 263200 162.18-2-4.1 and 263200 162.18-2-2 tax parcels respectively. The subject property is approximately 8.46 acres located in the Commercial B-2 zoning district within the Mixed Use Redevelopment Corridor Overlay District.

The applicant is proposing the development of two (2) multifamily apartment buildings along with associated site improvements including but not limited to private drive paths, resident parking, utilities and stormwater management facilities. The proposed multifamily buildings will be four (4) stories with a mean height of forty-five (45) to forty-seven (47) feet above grade. One building will include twenty-seven (27) one-bedroom apartments the other will include twenty-six (26) one-bedroom apartments and both buildings will include twenty-four (24) two-bedroom apartments totaling one hundred and one (101) units resulting in a density of 11.94 dwelling units per acre. Also included in the proposed development is the construction of a private clubhouse and pool facility for residents of the property. Under the Mixed Use Redevelopment Corridor Overlay District Multi-Family dwellings are permitted with a special use permit.

Grading efforts for site preparation will be minimal due to the lack of existing topography and is designed to balance on-site, therefore it is not anticipated a need to haul material on or off-site. Design efforts have been taken to minimize disturbance to existing vegetation and will maintain a large percentage of existing growth and supplementing vegetation is part of the proposed development. There is a non-jurisdictional delineated wetland measuring 0.02 acres located on site that has also been taken into consideration during the minimize disturbance design approach that will not be impacted.

Utilities to service the development will be coordinated with local service providers. It is anticipated that connection to Water and Electric will be with service laterals from existing lines located on the Eastern side of E. Henrietta St. Sanitary sewer will be conveyed through an existing easement located on the South Eastern corner of the property to an existing line along Rodlea Circle. Stormwater will be managed at a rate and volume not to exceed the ordinance requirement through an acceptable management facility and conveyed through an existing easement located on the North East of the property to an existing line along Lalanne Road.



December 15, 2022

To whom it may concern,


(I)(We) hereby authorize Civil & Environmental Consultants of New York to represent A.R. Building Company for the development of a project located at 2160 E. Henrietta St. designated as 263200 118-2-4-1 tax parcel including permits, applications and communications for the project and the Town of Henrietta, NY.

Owner: A.R. Building Company

By: Jeremy Starr

Title: Associate

Dated: 12/15/2022

Signed:  _____