

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON OCTOBER 25, 2023 AT 6:00 P.M.

RESOLUTION #22-355/2023

To approve Special Use Permit No. 2023-036 for a proposed Senior Housing Apartment and Townhome Complex to be known as Erie Station, Section 4 submitted by ESIV, LLC to allow the construction of apartments and for-sale townhomes as amended by the Town Board and the Attorney for the Town.

On Motion of
Supervisor Schultz

Seconded by
Councilmember Page

WHEREAS, Town Board Resolution #14-158/2005, passed on July 22, 2005, made a SEQR determination and issued a Negative Declaration for and approved the proposal known as "The Legacy" located at the corner of Erie Station Road and East Henrietta Road, the applicant being Erie Station Property, LLC, which proposal sought approval to construct a mixed-use senior residential development comprising of apartments and for sale townhomes on lands located on the southwest corner of the intersection of Erie Station Road and East Henrietta Road, including former Tax Account #189.02-1-8.1, or as more particularly described in plans on file in the Town Clerk's Office; and

WHEREAS, the Town has recently received an application from ESIV, LLC to amend the Special Use Permit for this project with a proposal to replace a portion of the area originally proposed to be comprised of for sale townhomes, Tax Account #189.12-3-77, with for-sale and/or for rent townhomes and apartments (said portion comprising approximately 8.2 acres); and

WHEREAS, ESIV, LLC has submitted plans for said for-sale and/or for rent townhomes and apartments, as part of their updated proposal in the Residential, R-2-15 Zoning District, all as set forth in their application for an amended Special Use Permit per Special Use Permit No. 2023-036, all as more particularly described in plans on file in the Town Clerk's Office; and

WHEREAS, specifically, the revised proposal calls for senior housing comprising +/- 18 for-sale or rent single family attached dwellings, or townhomes, and 56 apartment units, all as indicated on the Erie Station Townhouses, Section 4 Concept Plan prepared by BME Associates, dated September 12, 2023 (attached hereto and made a part hereof as Exhibit "C"), to be built with a unit density at +/- 9-units per acre, which is below the maximum 12-units per acre allowed for in a R-2-15 Zoning District; and

WHEREAS, a public hearing was held relating to the project on October 25, 2023 at the Town Board meeting, at which time all feedback and concerns from neighbors, residents, and Town Board members were heard and considered; and

WHEREAS, the Town Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Special Use Permit application, the Letter of Intent, other plans and reports, and other materials and information submitted by the Applicant, correspondence and oral testimony from the public, State, County, and local agencies, and other information; and

WHEREAS, the Town Board has considered each of the criteria for granting of the requested Special Use Permit approval, as set forth in Town Code Section Article XII, and the Town Board finds that, given

the conditions imposed herein, the criteria are satisfied as set forth in the Special Use Permit Findings of Fact as indicated in the Letter of Intent from BME Associates dated September 20, 2023 (attached hereto and made a part hereof as Exhibit "B"); and

WHEREAS, on October 25, 2023, in accordance with the New York State Quality Review Act ("SEQR"), the Town Board, as the Lead Agency, issued a Negative Declaration for the Project (the "Negative Declaration").

THEREFORE, BE IT RESOLVED, that the Town Board finds that, given the conditions imposed herein, and for the reasons discussed during public meetings, elaborated upon as part of the SEQR review, and as set forth in the Letter of Intent submitted with their request to amend the approval, submitted by BME Associates (dated September 20, 2023 respectively, which are attached hereto and made a part hereof as Exhibit "B"), the Town Board finds that criteria set forth at Town Code Article XII are satisfied.

BE IT FURTHER RESOLVED, that the proposed unit density aligns with the Residential, R-2-15 Zoning District, including that the proposal continues to align with the underlying assessment of the Special Use Permit factors, and will be sufficiently supported by underlying public infrastructure and services.

BE IT FURTHER RESOLVED, that Special Use Permit Application No. 2023-036 for senior housing comprising for-sale or rent townhomes and apartments as described herein be and is hereby approved, including with a unit density at maximum of up to 9 +/- units per acre, all as per and in accordance with the Concept Plan submitted with the Application, such approval subject to the following conditions:

1. All for-sale and/or rent townhomes shall be designed, built, and operated in accordance with the design and operational criteria as indicated in the conditions for the formerly approved Special Use Permit Application, all as set forth by Resolution #14-158/2005, inclusive of Schedule "A" to such Resolution, which Resolution (and attached Schedule A) is incorporated herein and made a part hereof as Exhibit "A," and compliance with such conditions shall be confirmed prior to the issuance of a building permit.
2. As proposed and offered by the Applicant, the project shall be constructed and operated as senior housing for those of 55 years of age or older, including that the Applicant and any subsequent owners of the property may not enter into a lease of a unit unless at the time of such lease such unit will be occupied by at least one (1) person fifty-five (55) years of age or over.
3. As proposed and offered by the Applicant, the project shall be constructed and operated as senior housing for those of 55 years of age or older, including that the Applicant and any subsequent owners of the property may not enter into an agreement for the sale of a unit unless at the time of such sale such unit will be occupied by at least one (1) person fifty-five (55) years of age or older, and any homeowners association formed in connection with the sale of such units shall enforce the requirement that at the time of sale, such unit will be occupied by at least one (1) person fifty-five (55) years of age or older.
4. The proposal a) shall comply with property line setbacks consistent with and required pursuant to those proposed and approved in the 2005 Special Use Permit, b) shall also comply with Transitional Buffers detailed in Town Code §295-60(E), and, c) notwithstanding a) and b), shall in any event be constructed such that buildings maintain a minimum setback to the southern property line of at least 35 feet.

5. The proposal shall require Site Plan review by the Planning Board.
6. Security shall be provided as per Section §295-34[N] of the Code.
7. The proposed right of way shall abut the adjoining properties at the southwest corner of the property on which this development is proposed.
8. The proposed apartments and townhomes shall be built such that they maintain building separation from other existing townhomes equal to the building separation required for section 4 buildings as approved in 2005.
9. The buildings proposed shall be constructed such that their architecture is consistent with those buildings existing at Old Hitching Post Lane and Traditions Place, all subject to and in the discretion of the Town of Henrietta Planning Board during site plan review.
10. The drainage and erosion control shall be sufficiently designed and implemented, all to the satisfaction of the Town Engineer, including in accordance with all laws and regulations, and all subject to approval by the Town of Henrietta Planning Board during site plan review.
11. All required variances shall be obtained from the Zoning Board of Appeals.

Duly put to a vote:

Councilmember Sefranek	Aye
Councilmember Bolzner	Aye
Councilmember Page	Aye
Councilmember Bellanca	Aye
Supervisor Schultz	Aye

RESOLUTION ADOPTED

Exhibit A

RESOLUTION #14-158/2005

On Motion of
Supervisor Breese

Seconded by
Councilman Mulligan

WHEREAS, the Town Board has received a request for rezoning from the Owner, Erie Station Property, LLC, for the rezoning of approximately 45.1 acres of land identified as Tax Account Number 189.02-1-8.1 located on the southwest corner of East Henrietta and Erie Station Roads from Residential R-1-20 to Residential R-2-15, and

WHEREAS, the Town Board has also received a request from the owner for a Special Permit under Section 295-12 of the Town Code to authorize use of portions of the property for Multiple Dwellings, and

WHEREAS, a map and description of the land under consideration are on file in the Office of the Town Clerk, and

WHEREAS, after consideration by the Henrietta Town Board, the requested zoning change exceeds one or more thresholds for a Type I Action, as stated by Section 617.4 of the New York State Environmental Quality Review Act (SEQRA), and

WHEREAS, pursuant to SEQRA, such an Action is a Type I Action, and

WHEREAS, an Environmental Assessment Long Form (EAF) has been prepared and reviewed for the proposed rezoning and the Town Board has completed Part II and Part III of the EAF, and

WHEREAS, the Henrietta Town Board declared its intent to be the Lead Agency for the environmental quality review, and

WHEREAS, the Henrietta Town Board is the sole approval board or agency affected by this action, and

WHEREAS, the Henrietta Town Board has identified all potentially adverse environmental impacts pursuant to SEQRA and taken a hard look at the environmental issues raised by this request, all pursuant to Section 617.4 of SEQRA, and

WHEREAS, pursuant to an Order, a Public Hearing was held on May 18, 2005, and

WHEREAS, the Owner's proposal will require other governmental approvals, including but not limited to, site plan approval from the Town Planning Board.

THEREFORE, BE IT RESOLVED, that the Henrietta Town Board does formally designate itself and accepts Lead Agency status for the environmental review of the above-described rezoning under the State Environmental Quality Review Act (SEQRA) and has determined that the proposed action therein described, including the proposed zoning change and the proposed issuance of a Special Permit authorizing use of portions of the property for Multiple Dwellings, will not have a significant effect on the environment and that a Draft Environmental Impact Statement will not be required and therefore issues a Negative Declaration.

BE IT FURTHER RESOLVED, that the Henrietta Town Board hereby ratifies, confirms and adopts the rezoning of approximately 45.1 acres of land identified as Tax Account Number 189.02-1-8.1 located on the southwest corner of East Henrietta and Erie Station Roads from Residential R-1-20 to Residential R-2-15, upon the terms and conditions set forth on the Record at the Henrietta Town Board Public Hearing held on May 18, 2005, and including specifically:

1. The easterly portion of the property will be used for a two-story Independent Living residence with approximately 96 apartment suites, including approximately 64 one-bedroom units, 16 studio unites and 16 one-bedroom plus den/bedroom units. Each unit shall be occupied by at least one (1) person fifty-five (55) years of age or older. The residence will also be designed to include dining room(s), fitness facilities, living rooms, music rooms, library, hairdresser, wellness suite and recreation and craft rooms.

2. The center portion of the property shall be used for up to 29 building groups containing up to 104 housing units for rent or sale.

3. The westerly portion of the property, as offered by the Applicant, and containing approximately ten (10) acres, shall be conveyed to the Town of Henrietta.

BE IT FURTHER RESOLVED, that a Special Permit be, and it hereby is, issued for the use of the easterly and center portions of the property for multiple residences upon the terms and conditions set forth on the Record at the Henrietta Town Board Public Hearing held on May 18, 2005, and including specifically the following requirements:

1. That the housing units in the center portion of the property be designed, built and operated in accordance with design and operational criteria which are customary for senior housing per the attached "Schedule A."

2. That the Applicant and subsequent owners of the property may not enter into a lease of a unit unless at the time of such lease such unit will be occupied by at least one (1) person fifty-five (55) years of age or older.

3. That the Applicant and subsequent owners of the property may not enter into an agreement for the sale of a unit unless at the time of such sale such unit will be occupied by at least one (1) person fifty-five (55) years of age or older, and any homeowners association formed in connection with the sale of such units shall enforce the requirement that at the time of sale such unit will be occupied by at least one (1) person fifty-five (55) years of age or older.

BE IT FURTHER RESOLVED, the Board reserves the right to modify the design and operational criteria contained in "Schedule A" at the request of the Owner upon a showing that the criteria will prevent orderly development of the property in a manner consistent with the best interests of the Town.

BE IT FURTHER RESOLVED, the Board hereby makes the following findings based on the Board's own knowledge and investigation and from testimony and other information submitted to the Board in connection with the owner's request:

1. The proposed use of portions of the property for multiple dwellings will not have an undesirable impact on the orderly development and character of the neighborhood of the proposed use, upon the development and conduct of other lawful uses in the vicinity, or upon the property values of other properties in the vicinity.

2. The proposed use will be in harmony with the existing and probable future development of the neighborhood in which the property is situated.

3. While there are few similar multi-family developments in the immediate area, there is a demonstrated need for alternative housing opportunities in the Town, and the Town and its citizens will benefit from the availability of independent living facilities and multi-family developments required for occupancy by persons fifty-five (55) years of age and older.

4. The requirement that the housing units in the center portion of the property be designed, built and operated in accordance with design and operational criteria described in "Schedule A" provides assurance that the property will be occupied by persons fifty-five (55) years of age and older.

5. The proposed use will not be a nuisance in law or in fact and will not be noxious, offensive or injurious by reason of production of or emission of dust, smoke,

refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions or will contaminate waters.

6. The proposed use will not create hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of automobiles or other causes.

SUPERVISOR BREESE

Under discussion, we've had two (2) months, or more, of discussions and input on this, and I'm very pleased that we're at this point now where we can deliver on a commitment we've made to the people in Henrietta that we will support good senior housing projects, and this is one of those kind of projects, and while we can't make everybody happy I think it's the right thing to do. When I look at the projects that they have, the same developer has in Penfield, Greece, Brighton and so forth, I'd like to see a project like this in Henrietta. I think we deserve it, and I think it's a very good use of the land, and I'm very proud to support this Resolution.

COUNCILWOMAN McCABE

Under discussion, Mr. Supervisor, I would only ask that when it comes time for the sale or the lease and the development of an association, that the Town be given copies of the association rules, a copy of the lease and a copy of the sale, the deed agreements so that we can see that the stipulation of age fifty-five (55) and older is in those documents.

SUPERVISOR BREESE

That's fine. That will be done. Anybody else? Call the roll, please.

Duly put to a vote:

Councilwoman McCabe	voting	Aye
Councilman Mulligan	voting	Aye
Councilman Yudelson	voting	Aye
Councilwoman Zinck	voting	Aye
Supervisor Breese	voting	Aye

Carried

"SCHEDULE A"

1. Residential units shall feature no-step entry porches, front doors and interior garage access;
2. Garages will feature extra-width garages and garage doors;
3. Subject to site plan approval, the development will include a lighted hard-surface sidewalk loop and a soft-surface walking trail with resting benches spaced at appropriate intervals;
4. The development will include exterior maintenance of the entire property, including snow shoveling, lawn and shrub care, painting and exterior repairs, provided by professional staff retained by the developer;
5. Residential units will be designed and built to provide an accessible path to all rooms on the first floor of the residence so that mobility-impaired individuals can navigate without assistance;
6. Carpeted areas will feature textures appropriate for ease of operation of wheelchairs;
7. Room and closet doors will be at least 36" wide and will have lever-type handles;
8. Kitchens will be designed and built to provide access to all appliances and sinks from a wheelchair;
9. Bathrooms will be designed and built featuring an oversized stall shower that will permit unassisted transfer from a wheelchair or walker;
10. Bathrooms will be designed and built featuring a soaking tub with backer boards permitting installation of grab bars;
11. Toilets will be located to permit front or side transfer from a wheelchair;
12. Sinks at vanity cabinets will be designed to permit easy modification to provide wheelchair access;
13. Electrical sockets will be located at a height that will eliminate the need to bend over to plug in appliances or other electrical devices;
14. Electrical switches will be located at a height permitting accessibility from a wheelchair;
15. Residential units shall be designed and built with master bedroom suites and laundry rooms on the ground floor;

16. Occupants of residential units will be permitted to purchase any of the services offered at the Senior Living Center to be constructed on the easterly portion of the property, including but not limited to personal care services, socialization programs, respite care programs, wellness and fitness programs and dining services; and
17. Residential units will feature personal monitoring services by telephone and wireless emergency call devices available from a licensed home care agency.

Exhibit B



September 20, 2023

Town Board
Town of Henrietta
475 Calkins Road
Rochester, NY 14623

**Re: Erie Station Section 4
Special Use Permit
T.A. #189.12-3-77**

2549

Dear Board Members:

On behalf of the applicant, ESIV LLC, owner of the above-referenced tax parcel, we submit the enclosed application for a Special Use Permit for Erie Station Section 4. We request to be placed on the Town Board's October 25, 2023 Special Use Permits hearing agenda. We enclose for your use and review the following application materials:

- Letter of Intent
- Concept Site Plan (BME Dwg. #2549-01)
- Building Architectural Elevations (apartment building & townhouse units)
- Special Use Permit Application Form
- Short Form EAF Part I
- Owner Authorization Form
- Owner Fee Reimbursement Agreement
- \$100 Check – Application Fee

Erie Station Section 4 is a proposed age 55+ multiple-dwelling residential project, which will be the last section of the Erie Station development, which received a Special Use Permit (#14-158/2005) from the Henrietta Town Board for a multiple-dwelling residential community at the corner of Erie Station Road and East Henrietta Road. The original permit allowed for 104 units in 29 buildings total, and with this proposal, we are requesting a modification to allow 145 total units in 29 building total at Erie Station. This results in a proposed density in Section 4 of nine (9) units/acre, which is still well below the allowed maximum of 12 units/acre in an R-2-15 district per 295-13.E(i)(b).

Section 4 is proposed as a 74 unit project on 8.2 acres. The property is zoned Residential R-2-15, and the Special Use Permit is allowed per Section 295-13.C(1) of the Town Code and is applied for under Article XII, Section 295-54. The project will consist of 56 apartments in seven (7) buildings at eight (8) units per building, and 18 townhouse units in multiple unit blocks. A clubhouse and outdoor amenity space will be provided for the Section 4 resident's use.

The layout of Section 4 will consist of an extension of Old Hitching Post Crossing, a town dedicated street, from Section 3 as planned for with the overall Erie Station project development. A second dedicated street, Old Hitching Post Lane, will be constructed providing a new access point to Erie Station Road. The proposed alignment of this new public street is proposed through lands of the Town of Henrietta to the west and will create a four-way intersection with Erie Station Road and Windelin Drive. Acknowledging these Town lands are used by the public as an informal sledding hill, the applicant as part

of the new road construction will provide off-street parking from the newly constructed road for use by the public.

Parking for the proposed development will be provided and meet the requirements of the Town Code. Town Code requires 2.5 spaces/unit for a total of 185 required spaces. The project plan proposes 193 resident parking spaces plus ten (10) additional spaces in the Town lands for public use.

The project layout has been prepared to meet setback requirements of the R-2-15 zoning district, except for where variances were granted in 2006 by the Henrietta ZBA for Erie Station for front parking setback, side setbacks/building separation and internal side setbacks (0' line setback), all of which are noted on the enclosed concept site plan, including the appropriate references to the ZBA application numbers.

The project complies with the building lot coverage standard as Section 4 proposes 14.7% coverage where up to 25% is allowed. Also, all buildings are proposed at two story and thus will be below the maximum 35 building height allowed in the R-2-15 district.

The project will be served by public water and sanitary sewer, which will be extended from Section 3. Stormwater runoff will be managed on site and utilize the existing stormwater pond constructed with Section 3 to serve both Sections 3 & 4. The Site Plan application to the Planning Board will contain all the necessary design information and calculations for the utility systems to serve Section 4 development.

As required per Section 295-54 of the Town Code, we provide the following information for the Town Board's review of the nine (9) factors per 295-54A-I:

- A. *Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency.*

Section 4 is proposed as an age 55+ multiple-dwelling residential community is consistent with the residential built surrounding area, consistent with the developed previous sections of Erie Station, and consistent with conditions of the Special Use Permit previously issued for Erie Station, including Section 4 (Town Board #14-158/2005).

- B. *Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.*

Section 4 fulfills the goals of the Comprehensive Plan by providing a mix of housing types, townhomes, and apartments, for a Plan identified housing need, age 55+ households.

- C. *Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.*

The proposed multiple-dwelling use is allowed per Special Use Permit in the R-2-15 district. No change in the zoning district is proposed or required. Section 4 represents the last section of Erie Station, which already has a Special Use Permit. This application is to modify that permit to allow for a different mix and increase in the number of units to meet 2023 market demand for the type of housing and for the number of units available.

- D. *Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive, or injurious by reason of the production of or emission of dust, smoke, refuse,*

poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness, or similar conditions, or will contaminate waters.

The proposed project is a multiple residential housing project, which will be developed per the Town of Henrietta Design and Construction Standards and the NYS Building Code. The proposed residential use is compatible with the existing surrounding land uses and will not result in any of the conditions noted in this Section of the Code.

- E. *Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.*

The proposed residential development is compatible with surrounding land uses and does not introduce a new land use into the neighborhood. This proposal is consistent in principal to the Special Use Permit previously issued for this development, and thus consideration for traffic, parking, utilities, etc., has been given. This proposal provides the Code required parking, public streets, and a new point of access to Erie Station Road, which will serve the overall development.

- F. *Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services, or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).*

All of these areas were reviewed in 2005 as part of the original Special Use Permit application and SEQRA proceedings. The requested modification for Section 4 does not alter the previous findings as the type of use and area for development remain unchanged. While there is an increase in the number of units proposed, the total number of buildings remain unchanged along with the development footprint area. The additional number units requested at 41 units (from 104 to 145) does not reach any thresholds of probable detrimental effect on services, utilities, or transportation. The Site Plan application to the Planning Board will provide the necessary design information in compliance with the Town of Henrietta standards. Finally, the first three sections of Erie Station have been developed successfully with no detrimental effect on the environment.

- G. *Whether the physical conditions and characteristics of the site are suitable for the proposed use considering the size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.*

Section 4 is proposed for the same area as proposed on the original overall development plan and the 2005 Special Use Permit. Utilities, a public road, and stormwater infrastructure have been installed in previous sections to serve Section 4. Given the proposed residential use, no screening or buffering is required to adjoin residential zoned lands and uses.

- H. *Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.*

Erie Station has been developed to date in anticipation to serve Section 4. This includes installation of public water and sewer, a stormwater management system, and a public street. Capacity exists within this infrastructure to serve Section 4, and there has been no concern raised

to date over the inability of service providers, including emergency services, to adequately serve this planned residential development.

- I. *Whether the proposed use will provide, maintain, or enhance, as necessary, safe, and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.*

The proposed plan will include the extension of the public street system and complete a planned loop back out to Erie Station Road. Internal sidewalks will be installed to provide pedestrian circulation between buildings and resident parking areas. This revised proposal adds public road access and new parking within adjoining Town of Henrietta lands to provide access to the informal sledding hill used by the public on these Town lands.

Please review this enclosed information as our request for modification of the current Special Use Permit, where we request Section 4 to consist of 74 units on 8.2 acres. We request to appear before the Town Board at your October 25, 2023 hearing.

Per a letter submitted on September 12, 2023, we requested the Town Board to declare their intent to be lead agency for the purposes of SEQRA for what is an Unlisted Action, which we believe occurred at your September 13, 2023 meeting. We have enclosed a completed Part 1 of the Short Form EAF.

If you require any additional information, please contact our office.

Sincerely,

BME ASSOCIATES



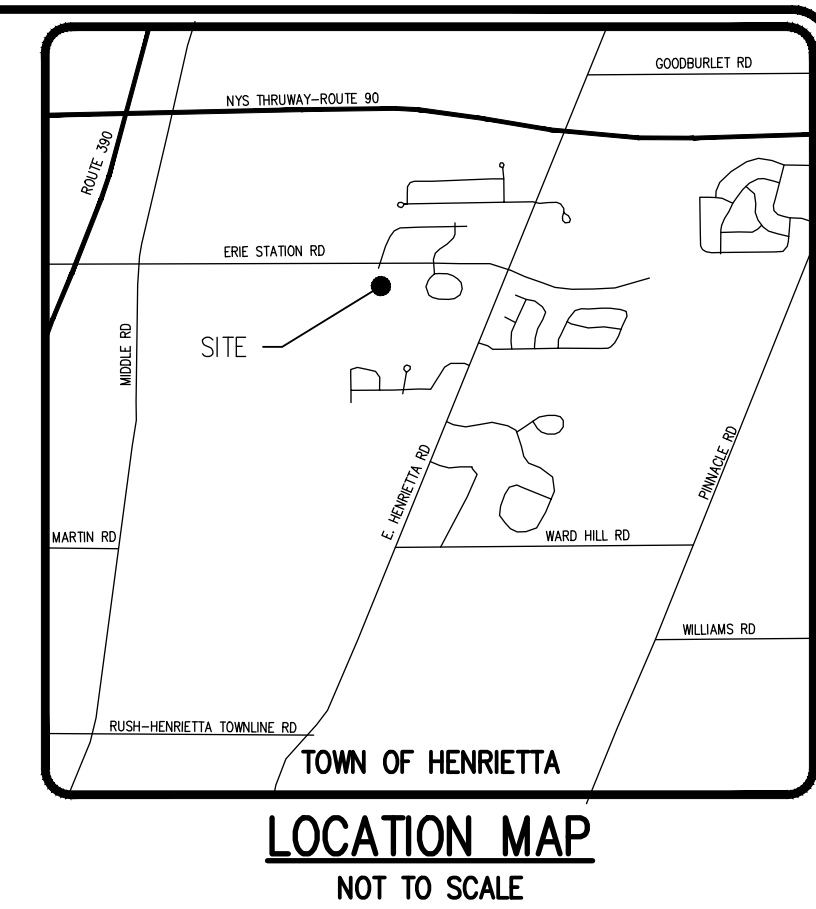
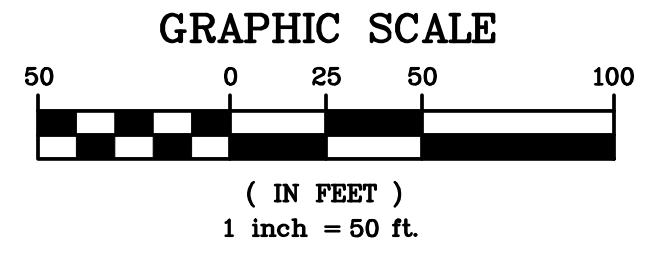
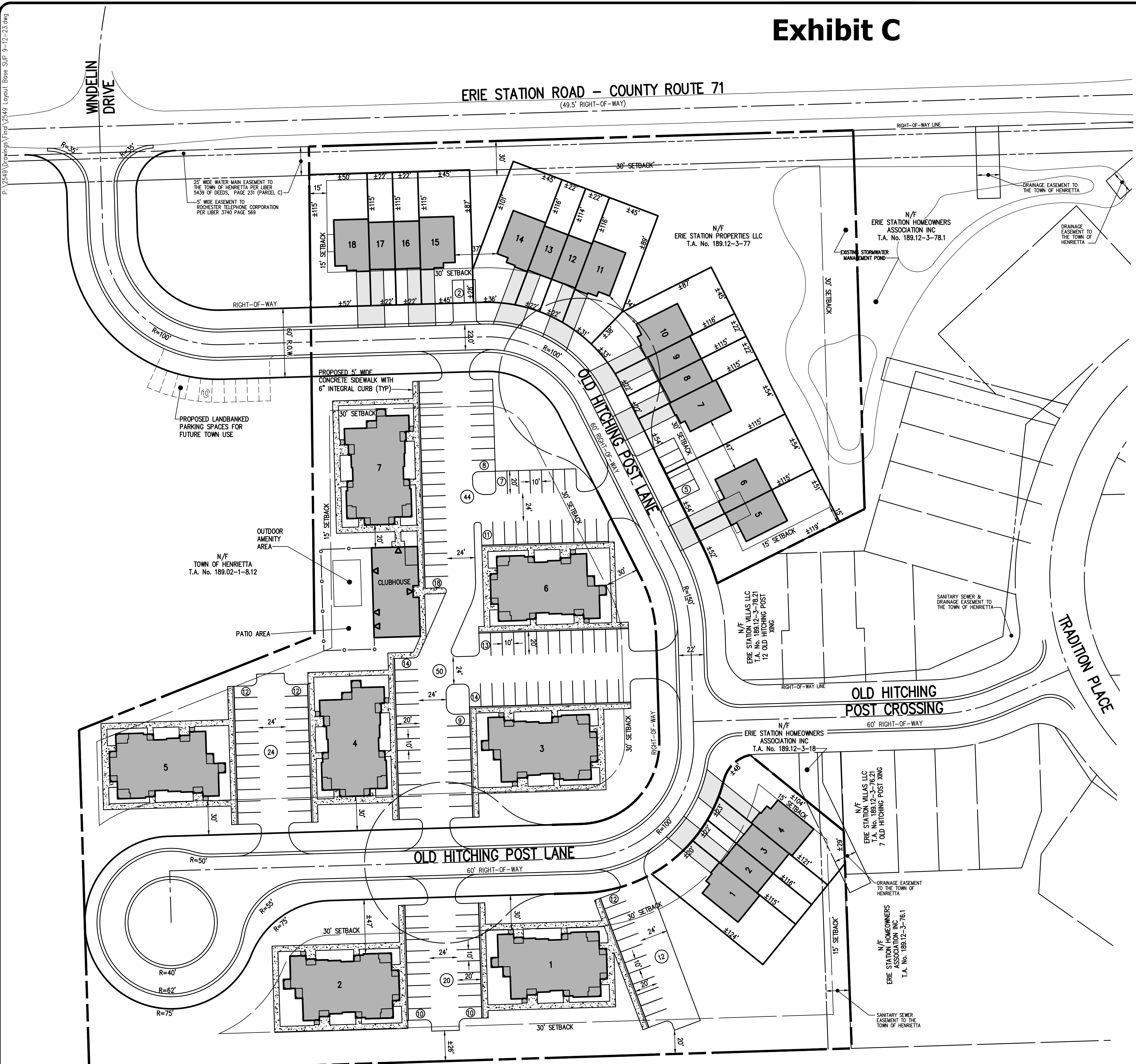
Peter G. Vars, P.E.

PGV:blr

Encl.

c: C. DiMarzo; ESIV LLC
C. Nadler; ESIV LLC

Exhibit C



SITE NOTES:

- EXISTING ZONING: RESIDENTIAL R-2-15
- TOTAL PROJECT AREA FOR SECTION 4: ± 8.2 ACRES. T.A. #189.12-3-77
- PROPOSED USE: 1 CLUBHOUSE BUILDING
APARTMENT BUILDINGS = 56 UNITS (7 BUILDINGS x 8 APARTMENTS)
TOWNHOMES = 18 UNITS
TOTAL UNITS: 74
- THE TOWN OF HENRIETTA TOWN BOARD GRANTED A SPECIAL USE PERMIT FOR UP TO 29 BUILDINGS AND UP TO 104 HOUSING UNITS PER RESOLUTION #14-158/2005.
WE ARE REQUESTING MODIFYING THE SPECIAL USE PERMIT TO ALLOW 145 UNITS IN 29 BUILDINGS.

	# OF BUILDINGS	# OF UNITS
EXISTING	17	67
PROPOSED	12	74
TOTAL	29	141

5. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MAX. LOT BUILDING COVERAGE	25% MAX	14.7%
MIN. FRONT SETBACK	60 FT	30 FT***
MIN. REAR SETBACK	10 FT	15 FT***
MIN. SIDE SETBACK	10% OF LOT WIDTH/8' MAX	0 FT**
PARKING STALL	10'x20'	10'x20'
PARKING REQUIRED:	2.5 SPACES/UNIT (2.5x74 = 185 SPACES)	
PROVIDED:	36 TOWNHOME SPACES (INCLUDES 1 DRIVEWAY SPACE AND 1 GARAGE SPACE PER UNIT) 7 ON-STREET VISITOR SPACES FOR TOWNHOMES 150 APARTMENT SPACES 193 TOTAL RESIDENT SPACES + 10 TOWN LAND PARKING SPACES	

- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA, MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- PER THE DECISION OF THE ZBA DATED 2/23/06, THE FOLLOWING VARIANCES WERE GRANTED:
 - * APPLICATION 06-053, 295.12.B (4), ALL INTERIOR SIDE BUILDING SETBACKS TO BE 0'.
 - ** APPLICATION 06-054, 295.12.B (4), ALL FRONT PARKING SETBACKS TO BE 0'.
 - *** APPLICATION 06-055, 295.12.B (4), VARIOUS SIDE BUILDING SETBACKS FOR END UNITS. (TABLE WITH SETBACK DETAILS ON FILE WITH THE BUILDING AND FIRE PREVENTION DEPARTMENT AT TOWN HALL)
 - **** APPLICATION 06-054, 295.12.B (4), VARIOUS FRONT AND REAR BUILDING SETBACKS. (TABLE WITH SETBACK DETAILS ON FILE WITH THE BUILDING AND FIRE PREVENTION DEPARTMENT AT TOWN HALL)

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPERTY MARKER FOUND
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

N/F
DAVID CROSTON
T.A. No. 189.02-1-11

NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1	REVISED PARKING NOTE	9/19/23	DIT

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PHONE: 585-577-7360
FAX: 585-577-7369
10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14610
WWW.BMEPC.COM



ERIE STATION TOWNHOUSES
SECTION 4
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
ESV, LLC
301 EXCHANGE BOULEVARD, SUITE 200
ROCHESTER, NY 14608

CONCEPT PLAN

PROJECT: LOCATION: CLIENT: DRAWING TITLE:

PROJECT MANAGER: P. VARS
PROJECT ENGINEER: M. BOGOSJEVSKI
DRAWN BY: M. SERENI
SCALE: DATE ISSUED: 1"=50' SEPTEMBER 12, 2023
PROJECT NO.: 2549
DRAWING NO.: 01

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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION SPECIFICATION NOTES:

- 2.0 SITE WORK
 - 2.1 GRADE VARIES (REFER TO SITE ENGINEER'S GRADING PLAN)
- 3.0 CONCRETE
 - 3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING
 - 3.2 CONCRETE PORCH. FLUSH WITH INTERIOR CONCRETE SLAB. SLOPE AWAY FROM BUILDING
 - 3.3 RAMP SIDEWALK TO PORCH. 1:1.2 MAX SLOPE. LOCATION MAY VARY. (LOWER UNITS ONLY REQUIRED)
- 4.0 MASONRY
 - 4.1 CONCRETE BLOCK FOUNDATION WALL
 - 4.2 LIGHT WEIGHT STONE VENEER WITH STONE SOLDIER COURSE AND PRE-CAST STONE CAP, MFR., TYPE & COLOR T.B.D.
 - 4.3 PRE-CAST STONE WINDOW SILL AT STONE VENEER LOCATIONS
- 5.0 METALS
 - 5.1 1/2" OVER 2x6 ALUMINUM WRAPPED RAKES
 - 5.2 2x6 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE
 - 5.3 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. SEE SUGGESTED LOCATIONS SHEET A-5
- 6.0 WOODS & PLASTICS
 - 6.1 6" VINYL CORNER BOARDS
 - 6.2 1x6 PVC FRIEZE BOARD AT GABLES AND WALLS PER ELEVATION
 - 6.3 1x6 PVC FRIEZE BOARD
 - 6.4 PYPON WCH X9 CROSSHEAD AT WINDOWS AND DOORS
 - 6.5 1 x 6 PVC SIDE CASING AT WINDOWS AND DOORS
 - 6.6 1 x 6 PVC APRON AT WINDOWS IN LOCATIONS WITH SIDING.
 - 6.7 PYPON WCH X6 CROSSHEAD AT GABLE VENTS
 - 6.8 1x4 PVC SIDE AND APRON CASINGS AT GABLE VENTS
 - 6.9 PVC PANEL WITH APPLIED MOLDING
 - 6.10 PVC PLASTERS AND BRACKET SEE SECTION 'J' & 'K' SHT. A-G, I
 - 6.11 PVC WRAPPED BOX BEAM
 - 6.12 12" PVC BOX COLUMN SEE DETAIL '1'8' SHT. A-7
 - 6.13 PVC WRAPPED 1x10 OJ DECK RIM JOIST
 - 6.14 ALUMINUM REINFORCED PVC GUARDRAIL AND NEWEL POST
 - 6.15 16" W. x30" H. DECORATIVE GABLE VENT
 - 6.16 WOOD BRACKET. SEE SECTION 'K' SHT. A-G, I
- 7.0 THERMAL & MOISTURE PROTECTION
 - 7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES. MFR., TYPE & COLOR T.B.D.
 - 7.2 6" T.W. VINYL CLAPBOARD SIDING. TYPE & COLOR T.B.D.
 - 7.3 5" T.W. VINYL SHINGLE SIDING. TYPE & COLOR T.B.D.
 - 7.4 RIDGE VENT
 - 7.5 AWNING ROOF SEE SECTIONS 'J' & 'K' SHT. A-G, I
- 8.0 WINDOWS AND DOORS
 - 8.1 SILVERLINE 2800 SERIES L62/ARGON SINGLE HUNG WINDOWS
 - 8.2 6066 SILVERLINE 5700 SERIES SLIDING GLASS DOOR (ADA SILL KIT & 32" MIN. CLR. OPNG. REQUIRED AT LOWER UNITS)
 - 8.3 THERMA TRU 5210 ENTRY DOOR (LOWER LEVEL UNIT DOORS TO HAVE ADA COMPLIANT THRESHOLDS & MIN. 32" CLR. OPNG.) THERMA TRU 5118 (ADA SILL KIT & 32" MIN. CLR. OPNG. REQUIRED AT LOWER UNITS)
 - 8.4

LEGEND

- Ⓢ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030
- Ⓣ WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING PER 2020 BCNYS SECTION 2406
- Ⓜ WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION PER 2020 BCNYS SECTION 1015.8

PROJECT:
LEHIGH PARK
PHASE II
8 UNIT APARTMENT

1282 LEHIGH STATION RD
BUILDING #32
UNITS 3201-3208

CLIENT:
LEHIGH PARK
ASSOCIATES LLC

DRAWING TITLE:
FRONT & RIGHT SIDE ELEVATIONS

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.:
A20-050

PROJECT NO.:
MULTI FAMILY

DRAWN BY:
ART

DRAWING NO.:

CHECKED BY:
AQR

DATE:
07-20-2020

A-1



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AUTHENTIC CERTIFICATION
SHOWN IN RED INK

SEP - 4 2020

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

PROJECT:
 LEHIGH PARK
 PHASE II
 3 UNIT TOWNHOME:
 2 CAPES/1 RANCH

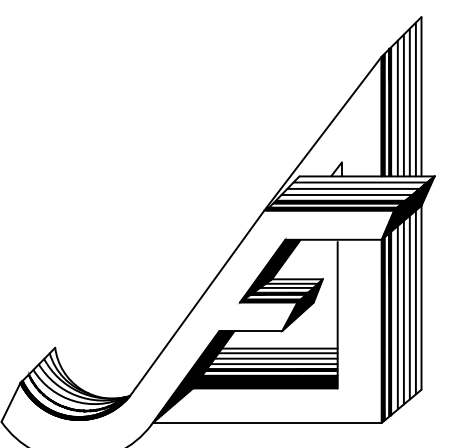
LOTS 100-102, 200-202,
 300-302, 400-402,
 500-502, 600-602

CLIENT:
 LEHIGH PARK II LLC

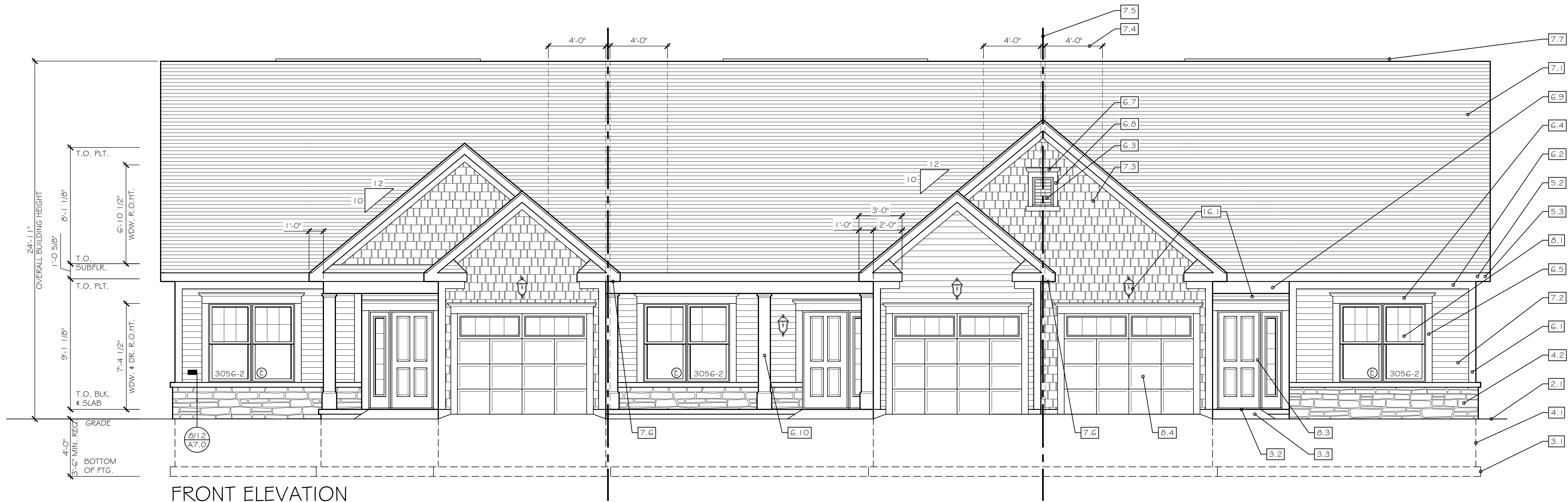
DRAWING TITLE:
 FRONT ELEVATION

PHASE:
 CONSTRUCTION DOCUMENTS

JOB NO. A20-038	PROJECT NO. TOWNHOMES
DRAWN BY: CRB	DRAWING NO.: A1.0
CHECKED BY: KAD	
DATE: 07-23-2020	



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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION SPECIFICATION NOTES:

<p>2.0 SITE WORK 2.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)</p> <p>3.0 CONCRETE 3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING 3.2 CONCRETE PORCH, FLUSH WITH INTERIOR CONCRETE SLAB. SLOPE AWAY FROM BUILDING 3.3 RAMP SIDEWALK TO PORCH, 1:12 MAX SLOPE, LOCATION MAY VARY.</p> <p>4.0 MASONRY 4.1 CONCRETE BLOCK FOUNDATION WALL 4.2 LIGHT WEIGHT STONE VENEER AND PRE-CAST STONE CAP. MFR., TYPE & COLOR T.B.D. SEE DETAIL '8' & '12', SHT. A7.0</p> <p>5.0 METALS 5.1 1x2 OVER 2x8 ALUMINUM WRAPPED RAKES 5.2 2x8 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE 5.3 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS, SEE SUGGESTED LOCATIONS SHEET A5.0</p> <p>6.0 WOODS & PLASTICS 6.1 6" VINYL CORNER BOARDS 6.2 1x6 PVC FRIEZE BOARD AT GABLES AND WALLS PER ELEVATION 6.3 1 6" W. x24" H. DECORATIVE GABLE VENT 6.4 PYPON WCH X9 CROSSHEAD AT WINDOWS AND DOORS 6.5 1 x 6 PVC SIDE CASING AT WINDOWS AND DOORS 6.6 1 x 6 PVC APRON AT WINDOWS IN LOCATIONS WITH SIDING. 6.7 PYPON WCH X6 CROSSHEAD AT GABLE VENTS 6.8 1x4 PVC SIDE AND APRON CASINGS AT GABLE VENTS 6.9 PVC WRAPPED BOX BEAM 6.10 1 0" PVC BOX COLUMN SEE DETAIL '7' SHT. A7.0 6.11 PRIVACY FENCE SEE DETAIL '20'</p>	<p>7.0 THERMAL & MOISTURE PROTECTION 7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES, MFR., TYPE & COLOR T.B.D. 7.2 6" T.W. VINYL CLAPBOARD SIDING, TYPE 4 COLOR T.B.D. 7.3 7" T.W. VINYL SHINGLE SIDING, TYPE 4 COLOR T.B.D. 7.4 FIRE RATED DECKING 4'-0" EACH SIDE OF 2 HR. SEPARATION WALL PER 2020 RCNYS R302.2.2 7.5 DWELLING UNIT SEPARATION WALL CENTERLINE 7.6 2-LAYERS OF 5/8" TYPE 'X' GYP. BD. AT UNDERSIDE OF SOFFIT WITH VINYL SOFFIT COVER OVER. SEE ROOF FRAMING PLAN FOR ALL LOCATIONS 7.7 RIDGE VENTS. BREAK VENTS AT FIRE RETARDANT DECKING ROOF BEYOND</p> <p>8.0 WINDOWS AND DOORS 8.1 SILVERLINE BY ANDERSEN 2900 SERIES (V1) LOW-E W/ ARGON SINGLE HUNG WINDOWS (U VALUE: .30, SHGC: .27, AIR INFILTRATION RATE < 0.3CFM/FT.²) 8.2 6068 SILVERLINE 5800 SERIES (V3) LOW-E W/ ARGON SLIDING GLASS DOOR (U VALUE: .30, SHGC: .30, AIR INFILTRATION RATE < 0.3CFM/FT.²) 8.2a 3068 SILVERLINE 5800 SERIES (V3) LOW-E W/ARGON FIXED PANEL (U VALUE: .30, SHGC: .30, AIR INFILTRATION RATE < 0.3CFM/FT.²) 8.3 THERMA-TRU S2 I/O ENTRY DOOR WITH SIDELIGHT 8.4 9/0 x 7/0 RAISED PANEL OVERHEAD GARAGE DOORS WITH WINDOW INSERTS.</p> <p>16.0 ELECTRICAL 16.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS, PATIO AND OVERHEAD DOOR LOCATIONS.</p>
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LEGEND:

- WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 RCNYS SECTION R310.2
- PROVIDE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090 PER 2020 RCNYS R312.2 & R312.2.2
- WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATION NEEDING SAFETY GLAZING PER 2020 RCNYS SECTION R308.4