



# TOWN OF HENRIETTA Subdivision Application

APPLICATION NO. \_\_\_\_\_

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 2/14/24

FOR THE APPROVAL OF Erie Ridge Townhomes (formerly Erie Station Section 4)  
(Subdivision)

as shown on a map prepared by BME Associates  
(Engineers)

Dated February 14, 2024, consisting of 20 Lots, pursuant to Section (276), or (278) Town Law, and for permission to file said map, in sections as shown on said map, for the property located at: Erie Station Road

Tax Account No. 189.12-3-77

**Applicant:** ESIV, LLC

Address: 301 Exchange Boulevard  
Rochester, NY14608

Phone #: [REDACTED]

Email: \_\_\_\_\_

**Property Owner:** Erie Station Properties LLC

Address: same as applicant

CHRISTOPHER DIMARZO

Phone #: [REDACTED]

Email: [REDACTED]

**Engineer/Architect:** BME Associates

Address: 10 Liftbridge Lane East  
Fairport, NY 14450

Phone #: [REDACTED]

Email: [REDACTED]

**Business Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant Signature: 

Print Name: \_\_\_\_\_

\*Town Law – check one above  
276 – Standard subdivision, standard zoning  
277 – Standard subdivision, standard zoning with land provided for a park or a sum of money for playground or recreational purposes as determined by the Town Board.  
278 – Cluster Development Subdivision, smaller lot sizes permitted, with common open areas, same density as standard subdivision.

**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/Business Owner: ESIV, LLC

By: Christopher A DiMarzo

Title: Member

Dated: February 14, 2024

Signed: 

Property Owner: Erie Station Properties LLC

By: same as applicant

Title: \_\_\_\_\_

Dated: February 14, 2024

Signed: 



February 14, 2024

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

**Re: Erie Ridge Townhomes (Formerly Erie Station Section 4)  
Preliminary/Final Subdivision & Site Plan Application  
Town of Henrietta Special Use Permit #2023-036  
T.A. #189.12-3-77**

**2549**

Dear Board Members:

On behalf of the applicant, ESIV, LLC, owner of the above-referenced project, we submit the enclosed application for preliminary and final subdivision and site plan review and approval for the above-referenced project. We request to appear at the Board's March 19, 2024, public hearing to present these applications. For your consideration and review, we have included 14 copies (unless otherwise noted) of the following application materials:

- Letter of Intent
- Preliminary/Final Subdivision Plan (BME dwg 2549-03)
- Preliminary/Final Site Plans (BME dwgs 2549-01 thru 2549-16)
- Planning Board Subdivision Application Form
- Planning Board Site Plan Application Form
- Subdivision Checklist
- Site Plan Checklist
- Owner Authorization Form
- Owner Fee Reimbursement Agreement
- Engineer's Report (1 copy)
- Preliminary Subdivision Application Fee of \$150
- Subdivision Engineering Review Fee of \$700
- Preliminary Site Plan Application Fee of \$150
- Site Plan Engineering Review Fee of \$700

Erie Ridge Townhomes represents the final section of the Legacy at Erie Station project approved in 2005 for a 55+ age restricted multi-family development. This final section consists of 73 residential units in 17 townhomes and 6 apartment buildings with 56 units, as well as a clubhouse with amenities to serve its residents. This final section consists of ±9.65 acres and the property is zoned Residential R-2-15.

The Town Board issued Resolution #22-355/2023 on October 25, 2023, approving the Special Use Permit (#2023-036) for Erie Station Section 4, now known as Erie Ridge Townhomes. This Permit approved ±18 for-sale townhomes and ±56 apartment units for the subject property, tax parcel #189.12-3-77. As part of their Special Use Permit review, the Town Board conducted the SEQRA process, including referral of the application to the Planning Board for review. The Town Board issued a SEQRA negative declaration per Resolution #22-354/2023 for the proposed development, and thus no further SEQRA proceedings are required. These two resolutions passed by the Town Board supplemented the previous resolution passed by the Town of Henrietta concerning the overall Legacy at Erie Station project

(Resolution #14-158/2005) passed on July 20, 2005, which granted a SEQR Negative Declaration for the overall parcel known as "The Legacy" and approved the Special Use Permit for the mixed-use senior (55+) residential development.

The application is for both subdivision and site plan approval. The subdivision consists of 17 for-sale townhome lots served by a proposed dedicated road. The remaining lands will include the proposed six (6) two-story apartment buildings and clubhouse. Five of the apartment buildings will contain 10 units, and the sixth building will contain 6 units. All apartment buildings, and the townhomes, will include garages as part of the building construction. Lands surrounding the structures will be owned and maintained by ESIV, LLC.

The proposed project is located on the south side of Erie Station Road and to the west of Old Hitching Post Crossing (Erie Station Section 3). This final section will be accessed by a proposed dedicated road (Erie Ridge Drive) connecting to Erie Station Road at Windelin Drive and completing the internal connection to Old Hitching Post Crossing. The existing rights-of-way for the former Section 4 layout will be abandoned to accommodate the proposed new dedicated road layout.

The proposed townhomes are of the same lot standards as approved in 2005, and no revision to lot standards (minimum lot area, setbacks, lot width) are requested with this application. Also, the proposed layout for development adheres to the setbacks established for the overall project, which are listed on the enclosed site plans. All perimeter setbacks and building separations between existing section 3 units and the proposed units are the same as the approved overall Erie Station plan.

Public utilities (water, sanitary sewers, and storm sewers including a stormwater management facility) will be extended throughout the site to serve the townhomes and apartment buildings. The proposed stormwater management facility design is consistent with 2023 Town and NYSDEC standards. An Engineer's Report has been prepared to provide further detail on the design of the subdivision, including the proposed stormwater management plan. A project SWPPP Book will be provided under separate cover upon completion of the Town Engineer's review of the Report.

As per the conditions of the S.U.P., parking will be provided off of Erie Ridge Drive within the lands of the Town of Henrietta to serve the current Town lands. Parking on-site has been provided per the Code requirements of 2.5 spaces/unit for a total of 183 spaces required, with 203 spaces being provided which includes parking at the proposed clubhouse.

We will be in attendance at your March 19, 2024 meeting to present this application. Please review the enclosed materials and contact our office with any questions, or if any additional information is requested.

Sincerely,  
BME ASSOCIATES



Megan Sereni, E.I.T.

MAS:blr

Encl.

c: ESIV, LLC – Christopher DiMarzo

# TOWN OF HENRIETTA

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## Subdivision & Resubdivision Map Checklist

- X 1. Map is correct size (17" x 22", 22" x 34", or 34" x 44") and on mylar for filing at the Monroe County Clerk's Office.
- X 2. Scale (Max. 1:50)
- X 3. Date
- X 4. Location Map
- N/A 5. If the project is more than 2,500 feet (5000 feet if more than 5 lots) from the nearest Monroe County Monumentation, then the following statement is placed on the map: "This project is more than 2,500 feet from the nearest Monroe County Geodetic Monument and therefore is not tied into that network".
- X 6. Surveyor's signature and New York State License number.
- X 7. Surveyor's seal or stamp (is clearly shown and is legible on prints made from original).
- X 8. Surveyor's certification.
- X 9. Two Signature Lines are provided for: Director of Engineering/Planning and Planning Board Chairman with others, depending on the project.
- X 10. Adjoiners: Property Owners' names with Tax Account Numbers are included.
- X 11. Area of parcels in square feet and/or acres (acres shown to a minimum of 3 decimal places).
- X 12. Lot numbering scheme is logical. Sectioned subdivisions have a numbering system indicating a section of a subdivision followed by the lot number. For instance, lot number 21 in section 4 would be designated as Lot No. 421.
13. If the project is less than 2,500 feet (5000 feet if more than 5 lots) from the nearest Monroe County Monumentation, it is tied into the Monroe County Monumentation System and the following conditions are completed:
- X a. Full nomenclature of these monuments as shown on the data sheets supplied by the Monroe County Surveyor's Office.
- X b. Coordinates, if used in project.
- X c. Elevations, if used in project.
- X d. A statement within the map certification that the perimeter and ties to control monuments

were accomplished procedures necessary to achieve an accuracy 1 part in 20,000 (1:20,000).

(see: The Monroe County Monumentation Law: "A Handout for Surveyors and Engineers", for examples)

- N/A 14. If a New York State or County Monument exists within the scope of this plat, then a note is shown concerning responsibility for its preservation.
- X 15. North arrow and origin.
16. Right of Way information shown:
- X a. The R.O.W. record width of existing roads is clearly indicated. ("width varies" is not acceptable without additional information).
- X b. The width of all existing internal and proposed road(s) (with 60 foot right-of-way) is clearly shown.
- X 17. A tie distance to the nearest public R.O.W.
- X 18. The Town and County where parcel(s) is/are located is shown, along with the Town Lot Number, Range of Lots and Townships.
- X 19. Distances shown on all property lines. Where the plat has been tied into the State Plane Coordinate System, a statement as to whether distances are "grid" or "ground", is shown.
- X 20. Angles/Bearings/Azimuths is shown on all property lines. Note: on coordinated plats, only azimuths or bearings referenced to the coordinate system are accepted.
- X 21. For azimuths and bearings a reference datum and a statement of supporting data for that datum is shown. Examples of acceptable datums: grid, assumed, magnetic, deed reference, or true.
- X 22. On coordinated plats, a minimum of three pairs of coordinates is shown.
- X 23. On coordinated plats tied to the State Plane Coordination system, a grid and elevation factor, or a combined factor shall be shown.
- X 24. Curve data (curve length, radius, and delta angle).
- X 25. If elevations are shown, a project bench mark along with its elevation and the reference datum used in establishing the project bench mark shall be shown.
- X 26. A minimum of two points (iron pins, pipes, or concrete monuments) found or set on each subject parcel is shown. An established baseline existing adjacent to the parcel being surveyed may be used as long as the complete mathematical tie is shown.
- X 27. Town Utility Districts are noted. For example, Henrietta Sanitary Sewer District Extension No. 151.
- X 28. Map references and legal sources are listed.

- X 29. Deed references are provided.
- X 30. Statement regarding existence or non-existence of Federal or New York State Wetlands on the site noted.
- X 31. FEMA Floodplain information is noted, such as zone designation, Community Panel Number, and map date (If applicable, floodplain and floodway boundaries are delineated).
- X 32. The lines and dimensions of proposed lots, which shall be numbered. If a proposed lot contains one or more existing buildings, the yard dimensions for such buildings shall be indicated. Existing buildings outside the limits of the plat, but within 75 feet of any proposed street or 25 feet of any proposed lot line, shall also be shown.

# ESIV LLC

301 EXCHANGE BOULEVARD  
ROCHESTER, NEW YORK 14608

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September 20, 2023

Town Board  
Town of Henrietta  
475 Calkins Road  
Rochester, New York 14623

**RE: Erie Station Phase IV  
T.A. # 189.12-3-77**

Dear Board Members

This letter authorizes BME Associates to act as agent on behalf of ESIV LLC for applications to and before the Town of Henrietta for Erie Station Section Phase IV.

ESIV LLC



Chris DiMarzo, Manager

CC: P. Vars



**Statement of Applicant and Owner with Respect to Reimbursement  
of Professional and Consulting Fees**

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Applicant: ESIV LLC

By: CHRISTOPHER DIMARZO

Title: MANAGER

Dated: 9/15/23

Signed: 

Owner: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_