



TOWN OF HENRIETTA Subdivision Application

APPLICATION NO. _____

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 4/17/24

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

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

Dated April 17, 2024, consisting of 3 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, NY 14608

Phone #: [REDACTED]

Email: _____

Property Owner: Erie Station Properties LLC
Address: same as applicant

Phone #: _____

Email: _____

Applicant Signature: 

Engineer/Architect: BME Associates
Address: 10 Liftbridge Lane East
Fairport, NY 14450

Phone #: [REDACTED]

Email: [REDACTED]

Business Owner: _____

Address: _____

Phone #: _____

Email: _____

Print Name: Christopher A. DiMarzo

*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: April 17, 2024

Signed: 

Property Owner: Erie Station Properties LLC

By: same as applicant

Title: _____

Dated: April 17, 2024

Signed: _____

April 17, 2024

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

**Re: Erie Ridge Townhomes (Formerly Erie Station Section 4)
Revised Preliminary/Final Subdivision 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 revised application for preliminary and final subdivision review and approval for the above-referenced project. We request to appear at the Board's May 21, 2024, public hearing to present these applications. For your consideration and review, we have included 6 copies of the following application materials:

- Letter of Intent
- Preliminary/Final Subdivision Plat (BME dwg 2549-03)
- Final Site Plan (BME dwg 2549-04)
- Planning Board Subdivision Application Form

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 for-rent 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 a SEQRA negative declaration per Resolution #22-354/2023 for the proposed development, and thus no further SEQRA proceedings are required.

The application is a modification of the subdivision plat submitted on February 14, 2024 for subdivision approval. The revised subdivision consists of 3 lots which will include seventeen (17) for-rent townhomes, six (6) two-story apartment buildings, and a clubhouse served by a proposed dedicated road. Five of the apartment buildings will contain 10 units, and the sixth building will contain 6 units. Lands surrounding the structures will be owned and maintained by ESIV, LLC.

Enclosed with this application is the updated Site Plan which demonstrates that no revisions are proposed to the site plan layout. Therefore, we do not believe the revision of this application

warrants reconsideration of the Site Plan Approval granted at the February 14, 2024 Planning Board meeting. The proposed townhomes are of the same building standards as approved in 2005, and no revision to these standards (minimum lot area, setbacks, lot width) are requested with this application.

We will be in attendance at your May 21, 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

Heather Voss

From: Peter Vars <pvars@bmepc.com>
Sent: Thursday, April 11, 2024 3:31 PM
To: Chris Martin; Stephen Schultz
Cc: Craig Eckert; Heather Voss; Chris DiMarzo; Christian M. Nadler; Megan Sereni
Subject: RE: Erie Ridge Townhomes Subdivision Application
Attachments: 2549 Subdivision Plat (4-10-24).pdf; 2549 Erie Ridge Townhomes Revised Site Plan Progress 4-11-24 #2.pdf

Good afternoon Chris

As requested, please find attached the revised subdivision plat for Erie Ridge Townhomes. As discussed, the applicant is no longer proposing the subdivision of the townhome units. This results in a 3 lot subdivision, with each lot being created via the establishment of road right-of-way. All 73 units, apartments and townhomes will be rentals, and all buildings and lands will owned and maintained by ESIV LLC. As previously directed we will be submitting a revised subdivision application for Planning Board review and approval. The application will be submitted April 17th for the Planning Board's 21st meeting.

As a result of this revision, we request that the current subdivision application, scheduled for the Planning Board's April 16th meeting be removed from the agenda.

The applicant is proposing a subdivision revision only; there is no revisions to site plan layout as shown on the attached updated Site Plan; updated to reflect the elimination of the townhome subdivision lot lines. There is no change to the number of buildings of units, nor to the mix of apartment and townhome units. As such, we do not believe this subdivision revision warrants any reconsideration of the Planning Board granted Site Plan approval or the Town Board's issuance of the Special Use Permit.

Please review and contact our office with any questions.

Thank you.

Peter G. Vars, P.E.
President

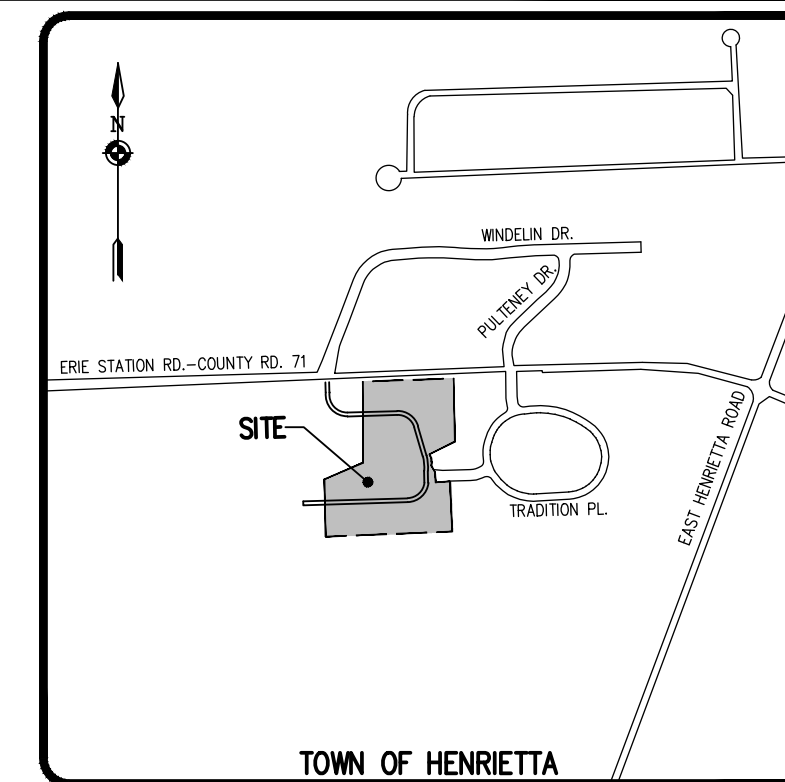
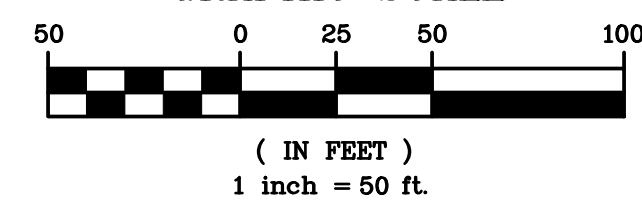


BME Associates
10 Liftbridge Lane East
Fairport, NY 14450
Phone: (585) 377-7360 x112

www.bmepc.com
pvars@bmepc.com

ERIE STATION ROAD - COUNTY ROUTE 71
(49.5' RIGHT-OF-WAY)

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

SUBDIVISION NOTES:

- EXISTING ZONING: RESIDENTIAL R-2-15
- TOTAL PROJECT AREA: ±9.65 ACRES (T.A. #189.12-3-77)
- PROPOSED USE: 1 CLUBHOUSE BUILDING
6 APARTMENT BUILDINGS = 56 UNITS
4 TOWNHOUSE BUILDINGS = 17 UNITS
TOTAL UNITS: 73
- 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. THE TOWN BOARD GRANTED A SPECIAL USE PERMIT ON OCTOBER 25, 2023 (RESOLUTION #22-355/2023) FOR 73 UNITS FOR THIS SECTION.
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MAX. LOT BUILDING COVERAGE	25% MAX	19.5%
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****
- 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)
- 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.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- ANY WORK WITH R.O.W. WILL REQUIRE MCDOT PERMIT.
- THERE ARE NO FEDERAL OR STATE MAPPED WETLANDS ON THE SUBJECT SITE.
- AS NOTED ON THE FEMA PANEL 342 OF 528 COMMUNITY-PANEL NUMBER 360550C0342G EFFECTIVE DATE OF AUGUST 28, 2008 FOR FLOOD ZONE X, NO PORTION OF THE PROPERTY IS LOCATED IN A 100-YEAR FLOODPLAIN.
- THE PROJECT IS CURRENTLY LOCATED WITHIN TOWN OF HENRIETTA LIGHTING DISTRICT #12

SURVEY NOTES:

- PARCEL IS BENEFITED BY A STORMWATER DRAINAGE ACCESS EASEMENT AND MAINTENANCE AGREEMENT AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 12026 OF DEEDS, PAGE 57.
- SEE BME DWG. 2549-3A FOR EASEMENTS TO BE ABANDONED.
- THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) (OR) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM NYSDOT REFERENCE NETWORK CORIS STATION (NYSP 0032).

MONUMENTATION:	PUBLISHED NAD '22:	MEASURED NAD '83:
USGS 1044	N= 1,106,737.55 E= 755,849.20	N= 1,106,776.34 E= 1,404,207.52
NYGS 067	N= 1,109,245.48 E= 750,295.55	N= 1,109,284.61 E= 1,398,653.85

BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GRID COMBINED FACTOR = 0.999981

NOT APPROVED

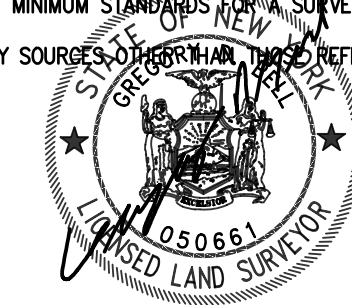
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS

- THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCHP).
- AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
- THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
- ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE COVERAGE UNDER THE NYSDOT GENERAL PERMIT 01-015-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
- NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISIONS BEING SUBMITTED TO AND APPROVED BY THE MCHP.
- PLAN APPROVAL IS LIMITED TO 5 YEARS. THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MCHP BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- PRIVATE WALLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

ME: BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON DECEMBER 5, 2023 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAN AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GVLISA 2017 MINIMUM STANDARDS FOR A SURVEY MAP. THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCE INFORMATION REFERENCED HEREON.

BY: *Gregory D. Bell*
GREGORY D. BELL, NYSPLS NO. 050661



NO.	BEARING	DIST.	NORTHING	EASTING
MON 0508			1109231.79	1403253.92
MON 0640	S53°55'39"E	159.30'	1109137.99	1403382.68
MON 0798	S16°08'32"E	157.35'	1108986.85	1403426.42
MON 0836	S08°55'39"E	45.21'	1108942.18	1403433.44
MON 1517	S66°53'50"W	604.97'	1108704.81	1402876.99

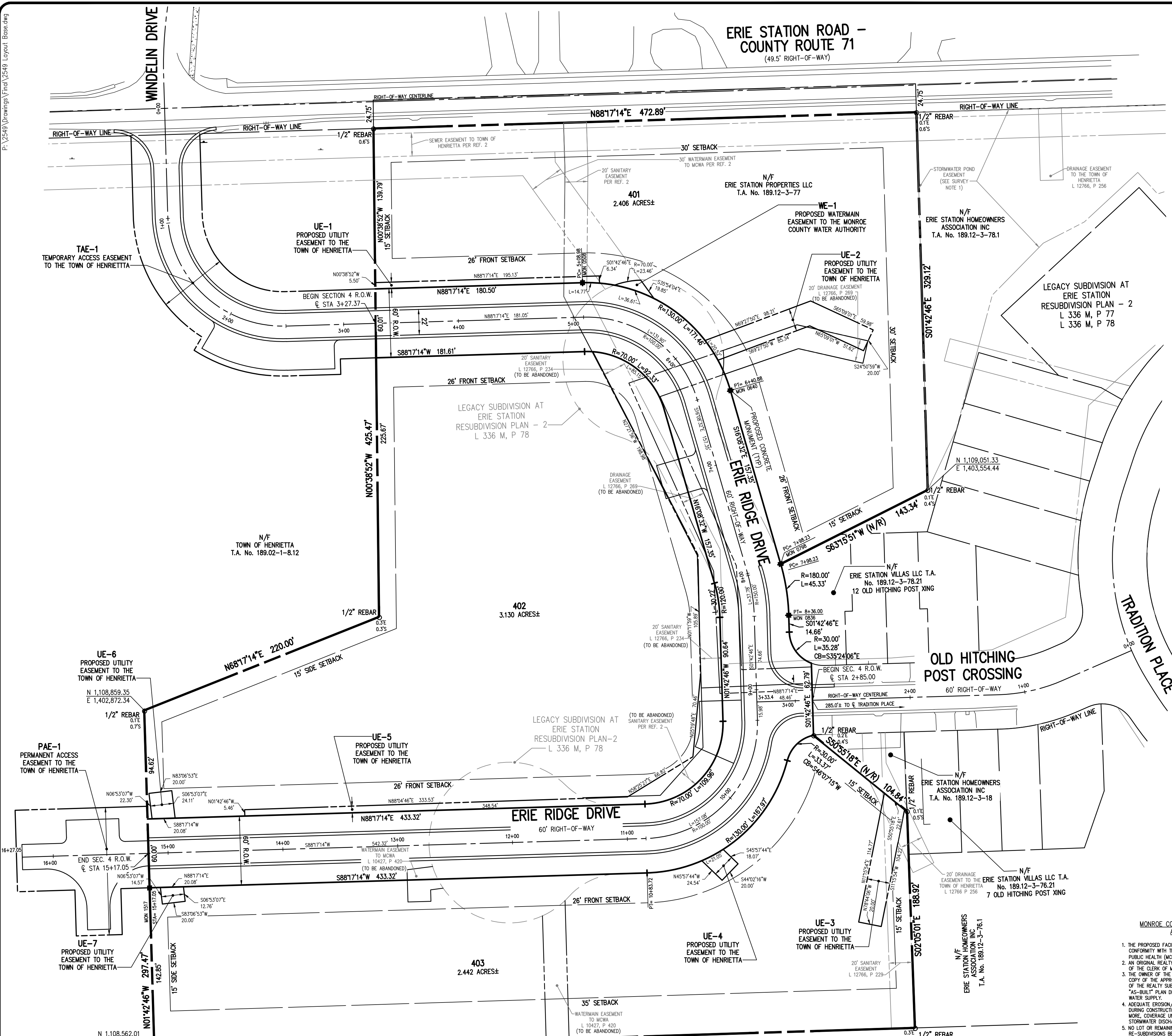
NO.	REVISION NOTES	DATE	BY
1	REVISED LAYOUT AND EASEMENTS	4/10/24	BOG
2		4/16/24	BOG
3		4/10/24	BOG
4			
5			
6			
7			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPCOM
565-377-7360
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450



ERIE RIDGE TOWNHOMES
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
ESV LLC
301 EXCHANGE BOULEVARD, SUITE 200
ROCHESTER, NY 14608
LEGACY SUBDIVISION AT ERIE STATION SECTION 4 BEING A RESUBDIVISION OF LOT R-7C (L-336 M, P. 78)

PROJECT MANAGER
P.G. VARS
PROJECT SURVEYOR
G.D. BELL
DRAWN BY
BC GOODING
SCALE
1" = 50'
DATE ISSUED
FEBRUARY 14, 2024
PROJECT NO.
2549
DRAWING NO.
03



LEGEND

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

TOWN OF HENRIETTA UTILITY DISTRICT NOTES:

- THESE LANDS ARE WITHIN THE HENRIETTA CONSOLIDATED DRAINAGE DISTRICT.
- THESE LANDS ARE WITHIN EXT. 138 TO THE ORIGINAL HENRIETTA WATER DISTRICT.
- THESE LANDS ARE WITHIN EXT. 180 TO HENRIETTA SEWER DISTRICT No. 1.
- THESE LANDS ARE WITHIN EXT. 10 TO THE HENRIETTA CONSOLIDATED LIGHTING DISTRICT.

REFERENCES:

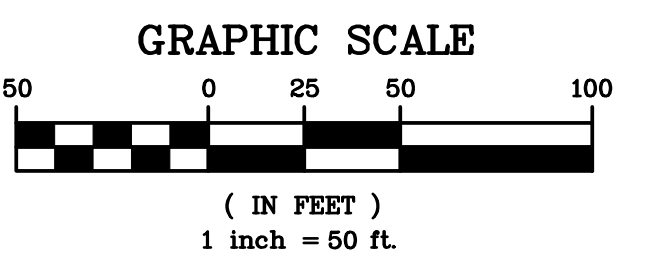
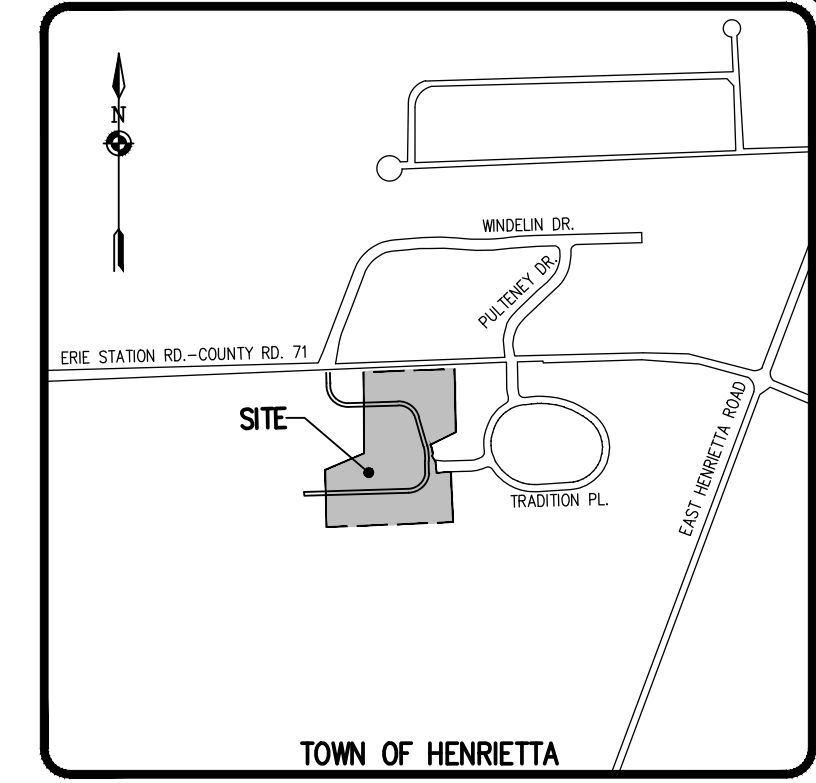
- A PLAN ENTITLED "LEGACY SUBDIVISION AT ERIE STATION, SUBDIVISION PLAN-1," LAST REVISED MARCH 12, 2007, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 331 OF MAPS, PAGE 18.
- A PLAN ENTITLED "LEGACY SUBDIVISION AT ERIE STATION, SUBDIVISION PLAN-2," LAST REVISED MARCH 12, 2007, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 331 OF MAPS, PAGE 19.
- A PLAN ENTITLED "LEGACY RESUBDIVISION AT ERIE STATION, SUBDIVISION PLAN-1," LAST REVISED APRIL 20, 2009, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 336 OF MAPS, PAGE 77.
- A PLAN ENTITLED "LEGACY RESUBDIVISION AT ERIE STATION, SUBDIVISION PLAN-2," LAST REVISED APRIL 20, 2009, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 336 OF MAPS, PAGE 78.
- A PLAN ENTITLED "LEGACY SUBDIVISION AT ERIE STATION, RESUBDIVISION PLAN-3," LAST REVISED FEBRUARY 4, 2010, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 336 OF MAPS, PAGE 44.
- A DEED FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 10427 OF DEEDS, PAGE 420.
- A DEED FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 12744 OF DEEDS, PAGE 408.

PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 26, THIRD RANGE OF LOTS, TAX MAP NUMBER 189.12-3-77

ERIE STATION ROAD - COUNTY ROUTE 71

(49.5' RIGHT-OF-WAY)

NOTE:
WORK WITHIN COUNTY ROAD 71 RIGHT-OF-WAY WILL REQUIRE MCDOT PERMIT.



POSTED SPEED LIMIT ERIE STATION ROAD: 35 mph
 REQUIRED DISTANCES:
 (DESIGN SPEED = 40 mph)
 REQUIRED INTERSECTION SIGHT DISTANCE: 445'
 REQUIRED STOPPING SIGHT DISTANCE: 305'

MEASURED DISTANCES EAST VICTOR ROAD: (EASTBOUND) (WESTBOUND)	
SIGHT DISTANCE (● PROPOSED ENTRANCE):	560' >1,000'
STOPPING DISTANCE (● PROPOSED ENTRANCE):	560' >1,000'

- SITE NOTES:**
- EXISTING ZONING: RESIDENTIAL R-2-15
 - TOTAL PROJECT AREA: ±9.65 ACRES (T.A. #189.12-3-77)
 - PROPOSED USE: 1 CLUBHOUSE BUILDING, APARTMENT BUILDINGS = 56 UNITS (6 BUILDINGS; BLDG #1, AND 3-6 ● 10 UNITS, #2 ● 6 UNITS), TOWNHOMES = 17 UNITS, TOTAL UNITS: 73
 - 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. THE TOWN BOARD GRANTED A SPECIAL USE PERMIT ON OCTOBER 25, 2023 (RESOLUTION #22-355/2023) FOR 73 UNITS FOR THIS SECTION.
 - APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MAX. LOT BUILDING COVERAGE	25% MAX	19.5%
MIN. FRONT SETBACK	60 FT	26 FT***
MIN. REAR SETBACK	10 FT	15 FT***
MIN. SIDE SETBACK	10% OF LOT WIDTH/8' MAX	0 FT/1'***
PARKING STALL	10'x20'	10'x20'
PARKING REQUIRED:	2.5 SPACES/UNIT (2.5x73 = 183 SPACES)	220 TOTAL RESIDENT SPACES + 15 TOWN LAND PARKING SPACES
PROVIDED:		

- 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.
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- THERE ARE NO FEDERAL OR STATE MAPPED WETLANDS ON THE SUBJECT SITE.
- AS NOTED ON THE FEMA PANEL 342 OF 528 COMMUNITY-PANEL NUMBER 3605500342G, EFFECTIVE DATE OF AUGUST 28, 2008 FOR FLOOD ZONE X, NO PORTION OF THE PROPERTY IS LOCATED IN A 100-YEAR FLOODPLAIN.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE APPLICATION AND EASEMENT TO THE TOWN OF HENRIETTA. A SIGN PERMIT WILL BE REQUIRED FROM THE BUILDING DEPARTMENT.

APPROVALS

BY: PLANNING BOARD CHAIRMAN	DATE:
BY: DIRECTOR OF ENGINEERING AND PLANNING	DATE:
BY: DIRECTOR OF BUILDING AND FIRE PREVENTION	DATE:
BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: HIGHWAY SUPERINTENDENT	DATE:
BY: FIRE MARSHAL	DATE:

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.

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 WWW.BMEPC.COM
 565-377-7360
 10 LIFT BRIDGE LANE EAST
 FAIRPORT, NEW YORK 14450



ERIE RIDGE TOWNHOMES
 TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
 ERY LLC
 301 EXCHANGE BOULEVARD, SUITE 200
 ROCHESTER, NY 14608
 PRELIMINARY/FINAL
 SITE PLAN

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER: P.G. VARS
 PROJECT SURVEYOR: M.A. SERENI
 DRAWN BY: J. SOUER/A. D'ANGELO
 SCALE: 1" = 50'
 DATE ISSUED: FEBRUARY 14, 2024
 PROJECT NO.: 2549
 DRAWING NO.: 04



NOTE:
A RECORD SITE PLAN MUST BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT. SWING THE DIAGRAMS WILL BE INDICATED FOR THE EXISTING AND PROPOSED WATER CURB BOXES, VALES, AND ALL LATERAL CLEANOUTS. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO THE PROPERTY LINES ON ALL SIDES.

LEGEND

--- (dashed line)	BOUNDARY LINE
- - - (long dashed line)	PROPOSED LOT LINE
— (solid line)	CENTERLINE
- - - (short dashed line)	SETBACK LINE
○ (circle)	PROPERTY MARKER FOUND
— (dotted line)	EXISTING EASEMENT LINE
- - - (dash-dot line)	PROPOSED EASEMENT LINE

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 26, THIRD RANGE OF LOTS, TAX MAP NUMBER 189.12-3-77