



TOWN OF HENRIETTA  
 County of Monroe  
 State of New York  
 475 Calkins Road, Rochester, NY 14623  
 (585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

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

Appeal No. SP-2023-036  
 Date 9/20/23

Applicant: ESIV LLC [Redacted] \_\_\_\_\_  
Name Email  
301 Exchange Blvd, Suite 200 Rochester, NY 14608 ([Redacted]) \_\_\_\_\_  
No. & Street City State Zip Code Phone Number  
 Business Owner: Same as Applicant \_\_\_\_\_  
Name Email  
 \_\_\_\_\_  
No. & Street City State Zip Code Phone Number

Business Name: Erie Station Section 4 \_\_\_\_\_  
 Business Address: Erie Station Road @ Old Hitching Post Crossing \_\_\_\_\_  
No. & Street City State Zip Code  
 Property Owner: Same as Applicant \_\_\_\_\_  
Name Email

Architect/Engineer: Peter Vars, PE c/o BME Associates [Redacted] \_\_\_\_\_  
Name Email  
10 Liftbridge Lane E Fairport NY 14450 ([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:  
Erie Station Section 4 at Erie Station Road & Old Hitching Point Crossing \_\_\_\_\_  
No. & Street City State Zip Code  
189.12.-3-77 (Old Hitching Post Lane) R-2-15 \_\_\_\_\_  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: N/A \_\_\_\_\_

Under the Zoning Ordinance, a Special Permit is requested pursuant to:  
 Article: V Section: 295 Subsection: 13 Paragraph: C.(1) of the Zoning Ordinance.  
 Description of Proposal: Modification of S.U.P. #14-158/2005 to allow 74 multi-family units in 12  
buildings on 8.2 acres in a residential R-2-15 zone. \_\_\_\_\_

Multiple Dwelling Applications – Dwelling Units per Acre: 9.0units/acre \_\_\_\_\_  
 Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b)  Yes  No

Printed Name: Peter G. Vars, P.E. c/o BME Signature: Peter G Vars \_\_\_\_\_

T Wenzel \_\_\_\_\_ October 25<sup>th</sup> 2023 \_\_\_\_\_ TBD \_\_\_\_\_  
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: ESIV LLC

By: CHRISTOPHER DIMARZO

Title: MANAGER

Dated: 9/15/23

Signed: 

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

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

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

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

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



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

# 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.

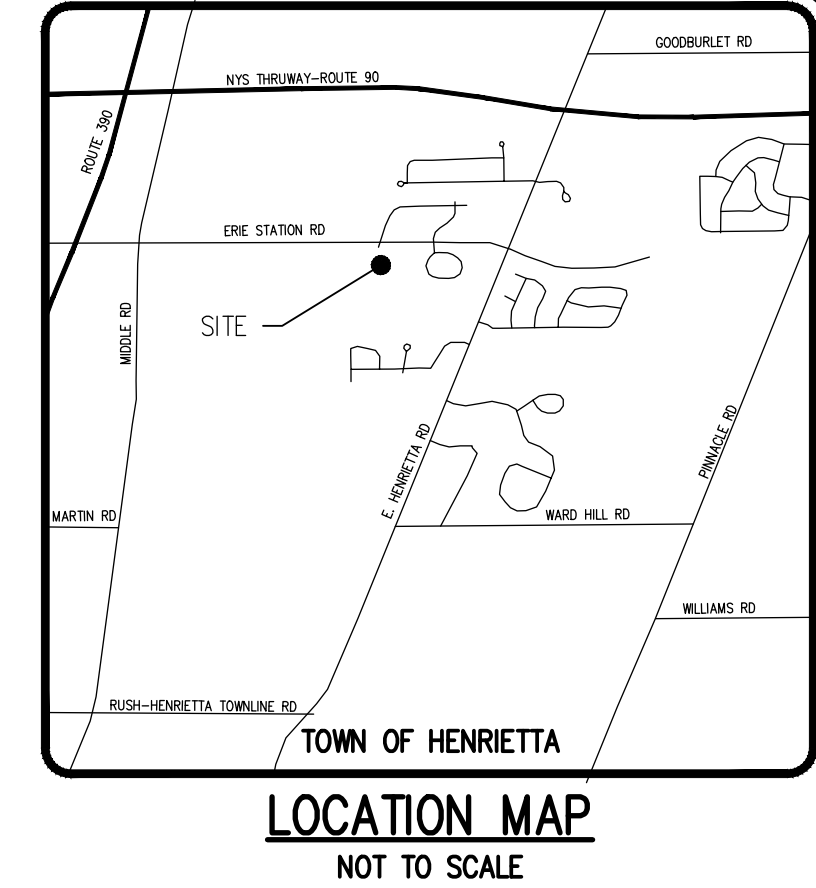
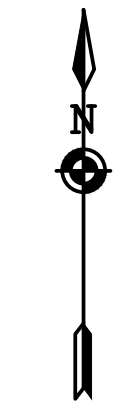
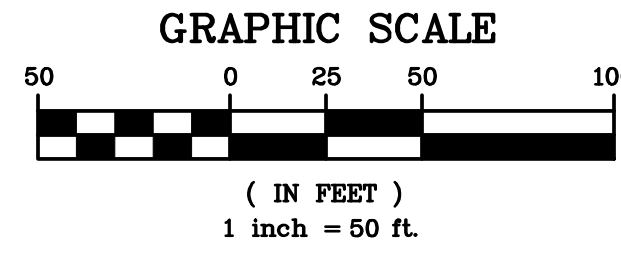
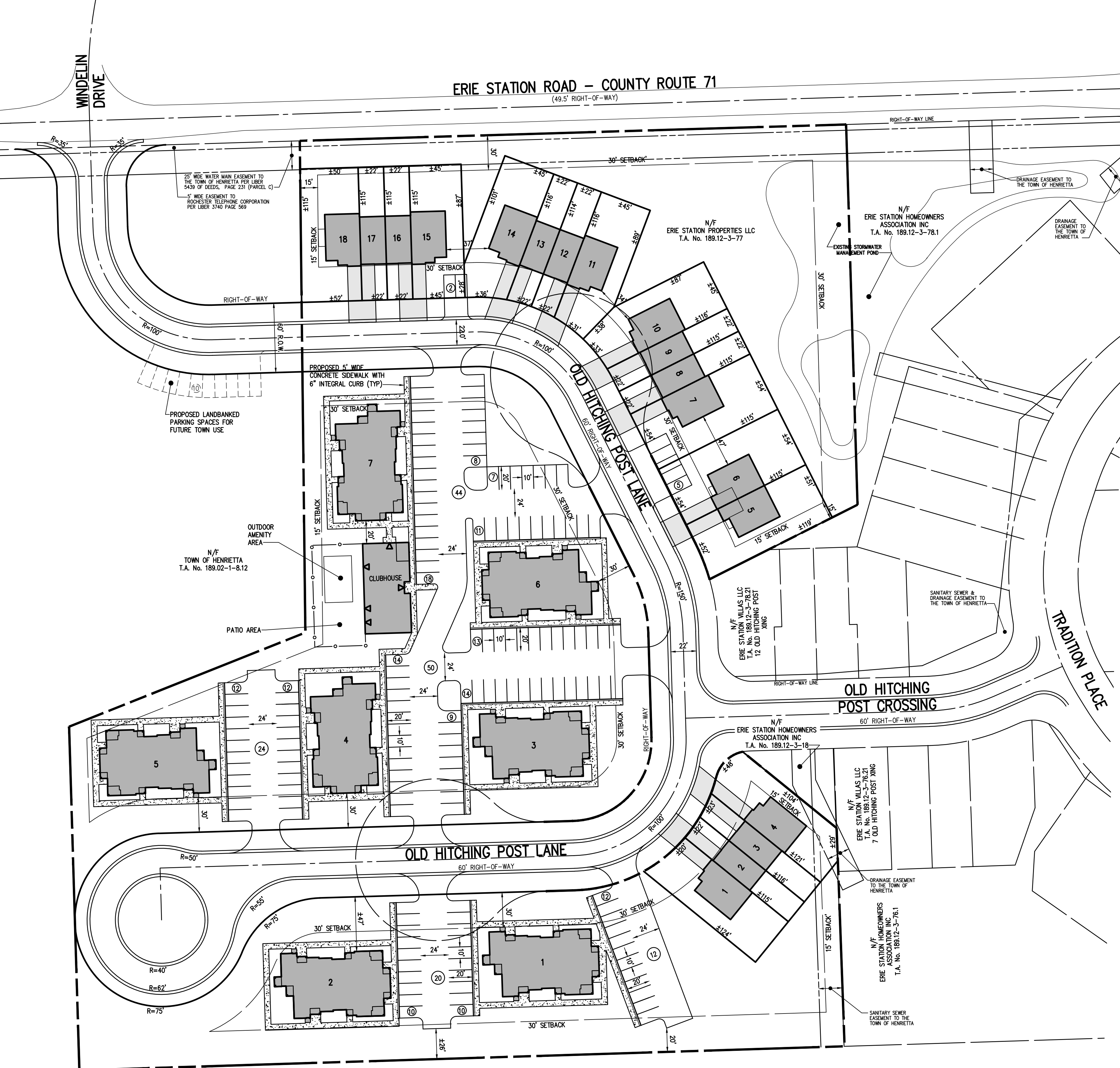
ESIV LLC



Chris DiMarzo, Manager

CC: P. Vars

P:\2549 Drawings\2549 Layout\_Bose.dwg 9-12-23.dwg



**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<br>(2.5x74 = 185 SPACES)                                                                                                                                                                        |          |
| PROVIDED:                  | 36 TOWNHOME SPACES<br>(INCLUDES 1 DRIVEWAY SPACE AND 1 GARAGE SPACE PER UNIT)<br>7 ON-STREET VISITOR SPACES FOR TOWNHOMES<br>150 APARTMENT SPACES<br>193 TOTAL RESIDENT SPACES<br>+ 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.

**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

PROJECT: ERIE STATION TOWNHOUSES  
LOCATION: SECTION 4  
CLIENT: ESV, LLC

PROJECT MANAGER: P. VARS  
PROJECT ENGINEER: M. BOGOSJEVSKI  
DRAWN BY: M. SERENI  
SCALE: 1"=50'  
DATE ISSUED: SEPTEMBER 12, 2023

PROJECT NO.: 2549  
DRAWING NO.: 01

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

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



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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\"
  - 5.2 2x6 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE
  - 5.3 5\"
- 6.0 WOODS & PLASTICS**
  - 6.1 6\"
  - 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 MOULDING
  - 6.10 PVC PLASTERS AND BRACKET SEE SECTION 'J' & 'K' SHT. A-G.1
  - 6.11 PVC WRAPPED BOX BEAM
  - 6.12 12\"
  - 6.13 PVC WRAPPED 1x10 OJ DECK RIM JOIST
  - 6.14 ALUMINUM REINFORCED PVC GUARDRAIL AND NEWEL POST
  - 6.15 16\"
  - 6.16 WOOD BRACKET, SEE SECTION 'K' SHT. A-G.1
- 7.0 THERMAL & MOISTURE PROTECTION**
  - 7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES, MFR., TYPE & COLOR T.B.D.
  - 7.2 6\"
  - 7.3 5\"
  - 7.4 RIDGE VENT
  - 7.5 AWNING ROOF SEE SECTIONS 'J' & 'K' SHT. A-G.1
- 8.0 WINDOWS AND DOORS**
  - 8.1 SILVERLINE 2800 SERIES L62/ARGON SINGLE HUNG WINDOWS
  - 8.2 6068 SILVERLINE 5700 SERIES SLIDING GLASS DOOR (ADA SILL KIT & 32\"
  - 8.3 THERMA TRU S210 ENTRY DOOR (LOWER LEVEL UNIT DOORS TO HAVE ADA COMPLIANT THRESHOLDS & MIN. 32\"
  - 8.4 THERMA TRU S116 (ADA SILL KIT & 32\"
- 16.0 ELECTRICAL**
  - 16.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ALL ENTRY DOORS, PATIO AND DECK LOCATIONS.

**LEGEND**

|   |                                                                                                      |
|---|------------------------------------------------------------------------------------------------------|
| C | WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030                          |
| T | WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING PER 2020 BCNYS SECTION 2406 |
| S | WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION PER 2020 BCNYS SECTION 1015.6   |

**REVISIONS:**

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**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:<br>A20-050  | PROJECT NO.<br>MULTI FAMILY |
| DRAWN BY:<br>ART    | DRAWING NO.<br>A-1          |
| CHECKED BY:<br>AQR  |                             |
| DATE:<br>07-20-2020 |                             |

**James Fahy Design**

2024 W. Henrietta Rd., Suite 3K  
 Rochester, New York 14623  
 tel: 585-272-1650  
 e-mail: info@jamesfahy.com  
 website: www.jamesfahy.com

AUTHENTIC CERTIFICATION  
 SHOWN IN RED INK  
 SEP - 4 2020

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

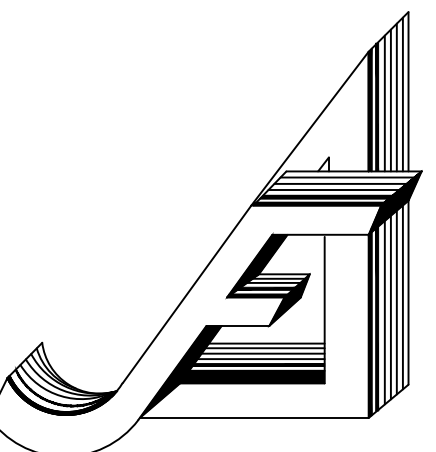
LOTS 100-102, 200-202,  
300-302, 400-402,  
500-502, 600-602

CLIENT:  
LEHIGH PARK II LLC

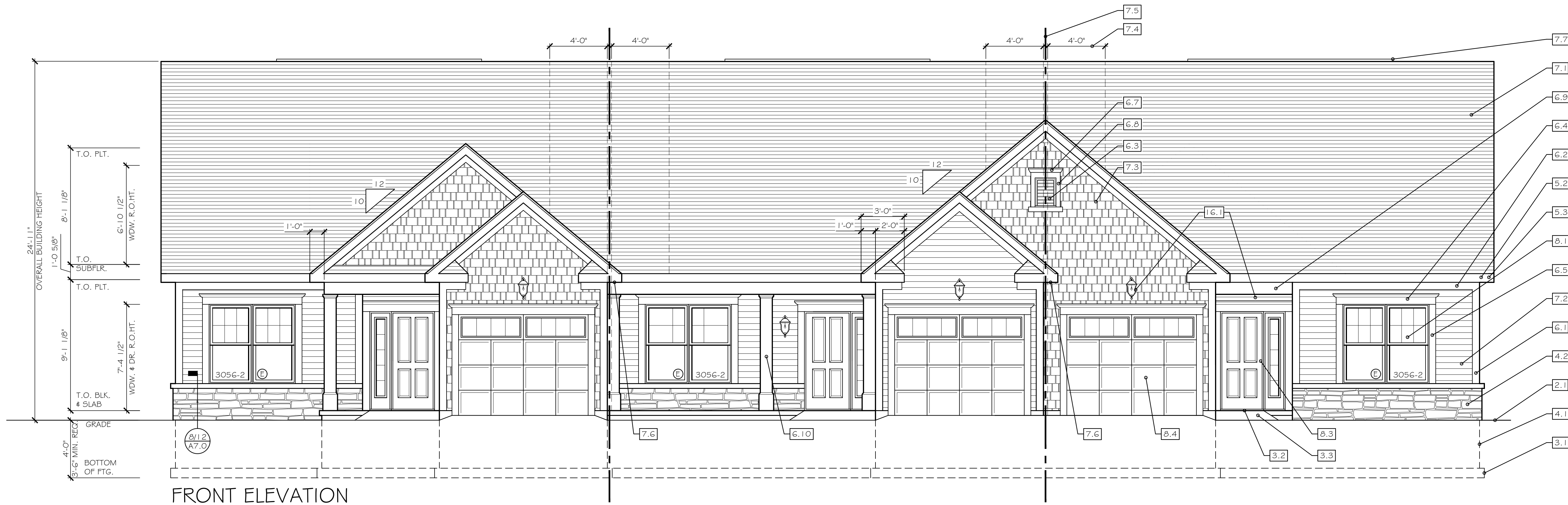
DRAWING TITLE:  
FRONT ELEVATION

PHASE:  
CONSTRUCTION DOCUMENTS

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



James Fahy Design  
2024 W. HENNETTA RD., SUITE 3K  
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e-mail: info@jamesfahy.com  
website: www.jamesfahy.com



FRONT ELEVATION

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

ELEVATION SPECIFICATION NOTES:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>2.0 SITE WORK</b><br/>2.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)</p> <p><b>3.0 CONCRETE</b><br/>3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING<br/>3.2 CONCRETE PORCH, FLUSH WITH INTERIOR CONCRETE SLAB. SLOPE AWAY FROM BUILDING<br/>3.3 RAMP SIDEWALK TO PORCH, 1:1.2 MAX SLOPE, LOCATION MAY VARY.</p> <p><b>4.0 MASONRY</b><br/>4.1 CONCRETE BLOCK FOUNDATION WALL<br/>4.2 LIGHT WEIGHT STONE VENEER AND PRE-CAST STONE CAP. MFR., TYPE &amp; COLOR T.B.D. SEE DETAIL 08 *12', SHT. A7.0</p> <p><b>5.0 METALS</b><br/>5.1 1x2 OVER 2x8 ALUMINUM WRAPPED RAKES<br/>5.2 2x8 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE<br/>5.3 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS, SEE SUGGESTED LOCATIONS SHEET A5.0</p> <p><b>6.0 WOODS &amp; PLASTICS</b><br/>6.1 6" VINYL CORNER BOARDS<br/>6.2 1x6 PVC FRIEZE BOARD AT GABLES AND WALLS PER ELEVATION<br/>6.3 16" W. x24" H. DECORATIVE GABLE VENT<br/>6.4 PYPON WCH_X9 CROSSHEAD AT WINDOWS AND DOORS<br/>6.5 1 x 6 PVC SIDE CASING AT WINDOWS AND DOORS<br/>6.6 1 x 6 PVC APRON AT WINDOWS IN LOCATIONS WITH SIDING.<br/>6.7 PYPON WCH_X6 CROSSHEAD AT GABLE VENTS<br/>6.8 1x4 PVC SIDE AND APRON CASINGS AT GABLE VENTS<br/>6.9 PVC WRAPPED BOX BEAM<br/>6.10 1 0" PVC BOX COLUMN SEE DETAIL 7" SHT. A7.0<br/>6.11 PRIVACY FENCE SEE DETAIL '20'</p> | <p><b>7.0 THERMAL &amp; MOISTURE PROTECTION</b><br/>7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES, MFR., TYPE &amp; COLOR T.B.D.<br/>7.2 6" T.W. VINYL CLAPBOARD SIDING. TYPE &amp; COLOR T.B.D.<br/>7.3 7" T.W. VINYL SHINGLE SIDING. TYPE &amp; COLOR T.B.D.<br/>7.4 FIRE RATED DECKING 4'-0" EACH SIDE OF 2 HR. SEPARATION WALL PER 2020 RCNYS R302.2.2<br/>7.5 DWELLING UNIT SEPARATION WALL CENTERLINE<br/>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<br/>7.7 RIDGE VENTS. BREAK VENTS AT FIRE RETARDANT DECKING ROOF BEYOND</p> <p><b>8.0 WINDOWS AND DOORS</b><br/>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.<sup>2</sup>)<br/>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.<sup>2</sup>)<br/>8.2a 3068 SILVERLINE 5800 SERIES (V3) LOW-E W/ARGON FIXED PANEL (U VALUE: .30, SHGC: .30, AIR INFILTRATION RATE ≤ 0.3CFM/FT.<sup>2</sup>)<br/>8.3 THERMA-TRU S2 I0 ENTRY DOOR WITH SIDELIGHT<br/>8.4 9/0 x 7/0 RAISED PANEL OVERHEAD GARAGE DOORS WITH WINDOW INSERTS.</p> <p><b>16.0 ELECTRICAL</b><br/>16.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS, PATIO AND OVERHEAD DOOR LOCATIONS.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 |

# Short Environmental Assessment Form

## Part 1 - Project Information

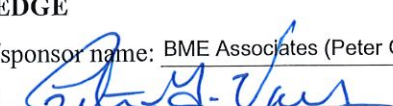
### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 - Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                      |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|-------------------------------------|-------------------------------------|
| Name of Action or Project:<br>Erie Station Section 4                                                                                                                                                                                                                                                                                                 |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| Project Location (describe, and attach a location map):<br>South side of Erie Station Rd. near Windelin Drive intersection, and connecting to Old Hitching Post Crossing                                                                                                                                                                             |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| Brief Description of Proposed Action:<br>The proposal is to modify the existing Special Permit granted by the Town of Henrietta, per Town Board Resolution #14-158/2005. The modification proposed is to allow for Erie Station Section 4 (T.A.# 189.12-3-77) to consist of 74 units within 12 buildings on 8.2 acres.                               |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| Name of Applicant or Sponsor:<br>ESIV LLC                                                                                                                                                                                                                                                                                                            |                                     | Telephone: [REDACTED]<br>E-Mail: [REDACTED] |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| Address:<br>301 Exchange Boulevard, Suite 200                                                                                                                                                                                                                                                                                                        |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| City/PO:<br>Rochester                                                                                                                                                                                                                                                                                                                                |                                     | State:<br>NY                                | Zip Code:<br>14608                                                                                                                                                                                                                                                                                        |    |     |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. |                                     |                                             | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                                 |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>            |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>A. Town Board - Special Use Permit B. Planning Board - Subdivision & Site Plan Approval C. MCWA & MCHD - Public water, public sanitary sewer & realty subdivision                    |                                     |                                             | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                                 |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| 3.a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                               |                                     | 8.2 acres                                   |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |                                     | 8.2 acres                                   |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |                                     | 8.2 acres                                   |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.                                                                                                                                                                                                                                                                        |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)                                                                                                                                   |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____                                                                                                                                                                                     |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |                                     |                                             |                                                                                                                                                                                                                                                                                                           |    |     |                                     |                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                    | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                                                | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                                                   | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                                                  | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| b. Are public transportation service(s) available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?                                                                                                                                                                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____                                                                                                                                                                                                                            | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                 | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                    | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?                                                                                                                                                                                                                                                                                              | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the proposed action located in an archeological sensitive area?                                                                                                                                                                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                         | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                                                                                            | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 16. Is the project site located in the 100 year flood plain?                                                                                                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES                                                                                                                                                                  | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br>Stormwater will be directed to existing storm sewer system and existing stormwater management area. _____                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |

|                                                                                                                                                                                                                                                                                                                                     |                                               |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____<br>_____<br>_____                                                                                               | NO<br><br><input checked="" type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____<br>_____                                                                                                                                             | NO<br><br><input checked="" type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>_____<br>_____                                                                                                                                           | NO<br><br><input checked="" type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>BME Associates (Peter G. Vars, P.E.) Agent</u>      Date: <u>9/12/2023</u></p> <p>Signature: <u></u></p> |                                               |                                     |