



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-01-PEM-05-25

Review Date

5/8/2025

Municipality

PEMBROKE, T.

Board Name

PLANNING BOARD

Applicant's Name

J&R Fancher Property Holdings

Referral Type

Site Plan Review

Variance(s)

Description:

Site Plan Review to connect Brickhouse Drive to NYS Rt. 77 and add two ten-unit townhouse buildings.

Location

Alleghany Rd. (NYS Rt. 77), Pembroke

Zoning District

Interchange (INT) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) The applicant obtains an area variance for front yard setback; 2) The applicant obtains a driveway permit from NYS DOT; 3) The applicant obtains documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources; 4) The applicant obtains any necessary permits from the NYS Department of Environmental Conservation (DEC) as it relates to threatened or endangered species; 5) Given that the project will disturb more than one acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS DEC; and 6) Any additional signage complies with the Town's zoning regulations. With these required modifications, the proposed townhouse development should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that addresses are assigned that meet Enhanced 9-1-1 standards.

Director

May 8, 2025

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:

GCDP Referral # T-01-PEM-05-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 2:31 pm, Apr 11, 2025

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Town of Pembroke Planning Board

Address 1145 Main Rd

City, State, Zip Corfu NY 14036

Phone (585) 599 - 1209 Ext. _____

2. APPLICANT INFORMATION

Name J&R Fancher Property Holdings

Address 13661 Main St

City, State, Zip Akron New York 14001

Phone (716) 863 - 6499 Ext. _____ Email randy@jrbuffalo.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Pembroke

3. TYPE OF REFERRAL: (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☒ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 8705 Brickhouse Dr.

B. Nearest intersecting road Rt. 5 x Rt. 77

C. Tax Map Parcel Number 19.-1-74

D. Total area of the property 17 acres Area of property to be disturbed less than 5

E. Present zoning district(s) INT

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☐ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request to add two ten-unit townhouses.

This will be an extension of the residential portion of the mixed use that is already on this parcel.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☒ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☐ Photos
☐ Other: _____

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name James Wolbert Title CEO / ZEO Phone (585) 599 - 1209 Ext. _____

Address, City, State, Zip 1145 Main Rd. Corfu, NY 14036 Email zoning-codes@townofpembroke.org

TOWN OF PEMBROKE
1145 MAIN ROAD
CORFU, NEW YORK 14036
585-599-4892

APPLICATION FOR:	ZONING APPEAL	DATE APPLIED FOR	3-25-25
☐ SPECIAL USE PERMIT	☐ LAND SEPARATION	APPLICATION NUMBER	176
☐ TEMP. SPECIAL USE PERMIT	☐ SUB DIVISION	REFERRED TO PLANNING	4-23-25
☐ USE VARIANCE	☐ ZONE DISTRICT CHANGE	REFERRED TO ZBA	—
☐ AREA VARIANCE	☒ SITE PLAN REVIEW	PUBLIC HEARING REQ.	—

APPLICANT	JBR FAMILY PROPERTY HOLDINGS			STREET LOCATION #	8705 BRICKHOUSE DR
ADDRESS	13661 MAIN ST AKRON NY 14001			TAX MAP PARCEL #	19-1-74
TELEPHONE #	716-442-5040			ZONING DISTRICT	INT
				SIZE OF PARCEL	17 ACRES
				CORNER LOT	YES
PROPERTY OWNER (IF OTHER THAN ABOVE)					
NAME			CURRENT SET BACK OF BUILDING		
ADDRESS			FRONT 75		
			REAR 30		
TELEPHONE #			SIDE 35		

PERMIT OR VARIANCE FOR:	IF THIS APPLICATION IS FOR A VARIANCE PLEASE STATE THE SECTION OF THE ORDINANCE UNDER WHICH THE VARIANCE REQUESTED
☐ NEW CONSTRUCTION	
☐ ADDITION	
☐ SIGN	
☐ HOME OCCUPATION	DESCRIBE REASON FOR VARIANCE
☐ OTHER	

DOES THIS PROJECT REQUIRE APPROVAL FROM THE FOLLOWING? CHECK THOSE THAT APPLY:	
☐ GENESEE CO. HEALTH DEPARTMENT ☐ GENESEE CO. SOIL & WATER ☒ DEPARTMENT OF TRANSPORTATION ☒ COUNTY PLANNING DEPARTMENT ☒ D.E.C.	☐ TOWN BOARD ☐ Z.B.A. ☒ PLANNING BOARD ☐ PUBLIC HEARING

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST
TO EXTEND ROAD FROM BRICKHOUSE DR TO Rt 77. THEN ADD TO THE RESIDENTIAL PORTION OF THE MAXED USE BY ADDING 2-10 UNIT TOWN HOUSE BUILDINGS

INSTRUCTIONS FOR COMPLETING THIS APPLICATION:
1. INCLUDE SITE SKETCH PLAN, PREFERABLY A LAND SURVEY WITH CURRENT AND PROPOSED SET BACKS.
2. IF APPLICANT IS NOT THE OWNER OF THE LAND ON WHICH THE PROPOSED PROJECT IS LOCATED, THEY ARE THEN REQUIRED TO OBTAIN WRITTEN PERMISSION FROM THE LAND OWNER FOR THE PROJECT.
3. A SEQR FORM (EAF) MUST BE INCLUDED WITH THE APPLICATION.
4. APPLICANT OR REPRESENTATIVE SHOULD ATTEND PLANNING BOARD AND/OR ZBA MEETING.

NOTE: IF THE REQUEST IS FOR A USE OR AREA VARIANCE, THE PLANNING BOARD'S ONLY ACTION WILL BE TO MAKE A RECOMMENDATION TO THE ZONING BOARD OF APPEALS FOR APPROVAL OR DISAPPROVAL.	
APPLICANT SIGNATURE _____	DATE _____

Short Environmental Assessment Form

Part 1 - Project Information

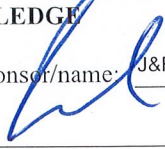
Instructions for Completing

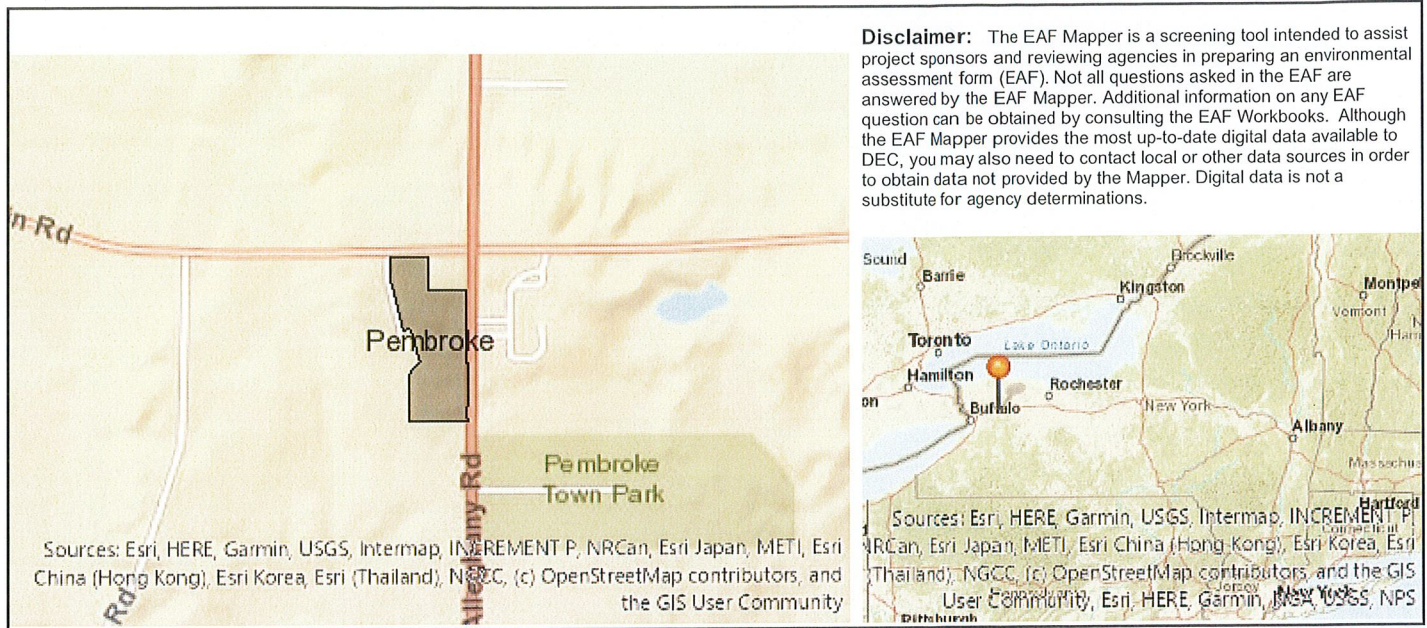
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Site Plan Review J&R Fancher Properties Holdings			
Name of Action or Project: Site Plan Review			
Project Location (describe, and attach a location map): 19.-1-74			
Brief Description of Proposed Action: Applicant wants to extend Brickhouse Corners Drive to Rt. 77. off of that extension he wants to build a service road with 2 ten unit Town Houses. The Town Houses will each have an attached garage. Half of the units will be on the ground floor and will be accessible.			
Name of Applicant or Sponsor: J&R Fancher Properties Holding		Telephone: 716-442-5040 E-Mail: randy@jrbuffalo.com	
Address: 13661 Main Street			
City/PO: Akron		State: New York	Zip Code: 14001
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Pembroke Planning Board Site Plan Approval Pembroke Code Enforcement Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		17 acres	
b. Total acreage to be physically disturbed?		less than 5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
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	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☒	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ about 1 acre will encroach into the buffer zone of the wetlands _____ _____			

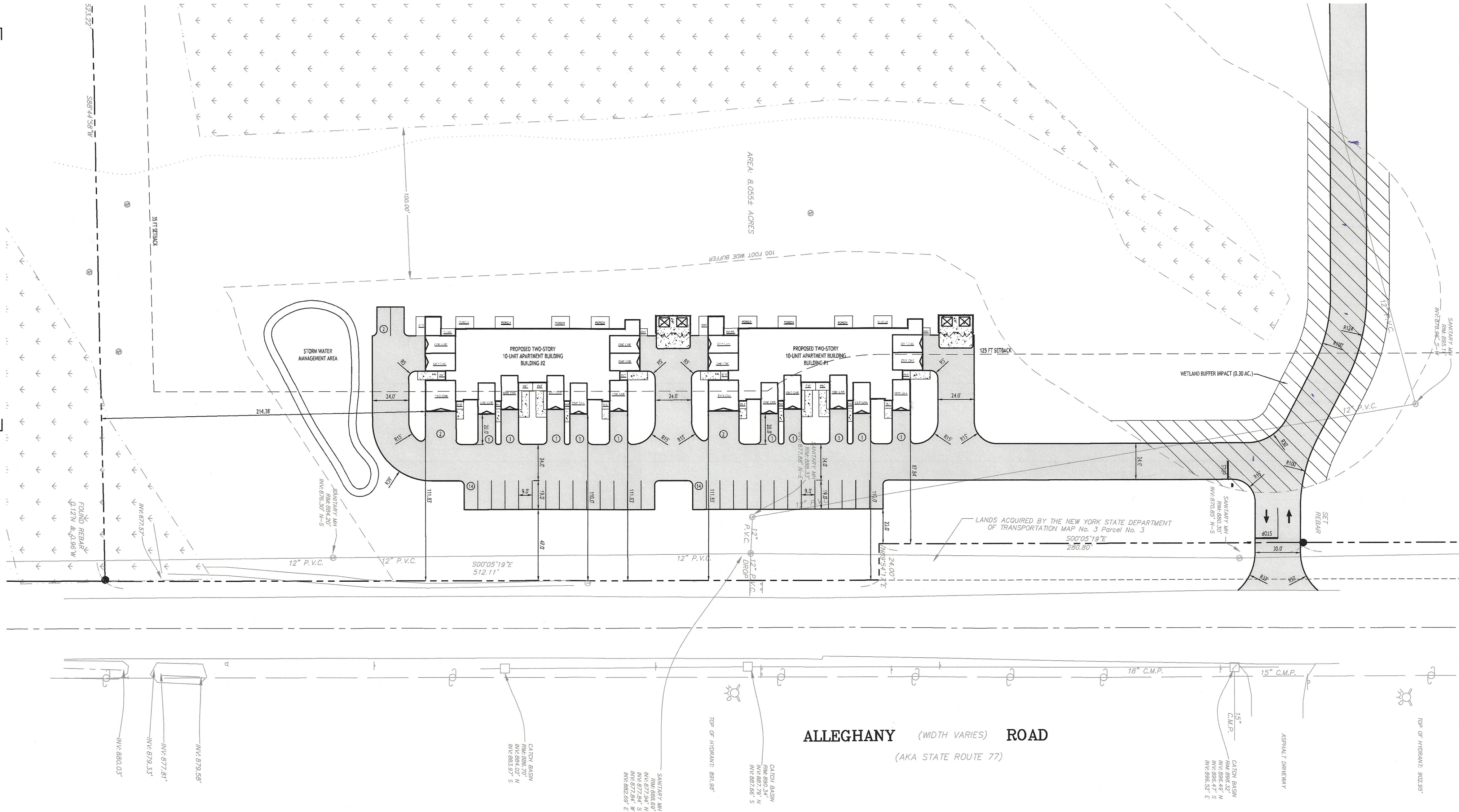
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <u>NORTHERN LONG-EARED BAT</u>	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Storm drainage and DI boxes will control storm runoff to a retention system .		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: this is not calculated yet since applicant is working with the DEC on delineation.	NO	YES
	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>J&R Fancher Properties Holdings</u> Date: <u>04-10-2025</u> Signature: <u></u> Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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Site Plan

SCALE: 1"=30'

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE DATA

SITE AREA = 16.65+ ACRES OVERALL
ZONED: INTERCHANGE (INT)
BUILDING: (2) TWO-STORY 10-UNIT APARTMENT BUILDINGS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT (FROM RTE 77):	125 FT	87.84 FT MIN.*
SIDE:	35 FT	> 35 FT MIN.
REAR:	30 FT	> 30 FT MIN.
ROADWAY FRONTAGE:	200 FT MIN.	> 200 FT
PARKING (4' x 19'):	34	44 9' x 19'
		22 GARAGE
		66 TOTAL
BUILDING HEIGHT:	60 FT MAX.	< 60 FT
SITE COVERAGE:	35% MAX. (5.83 AC)	< 35%

*VARIANCE REQUIRED

PARKING CALCULATION:

*APARTMENTS
5 SPACES PER 3 DWELLING UNITS
(20 UNITS) / 3 x 5 = 34 SPACES

SITE LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	==
PROPOSED SIDEWALK / CONCRETE PAD	----
NUMBER OF PARKING SPACES	27
PROPOSED SIGN	■
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▨

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Brickhouse Apartments

NYS Rt. 77
Town of Pembroke

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Concept Site Plan

Date: 3/13/25

Drawn By: A. Pandolfo

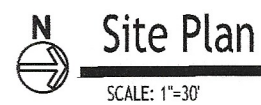
Scale: As Noted

DRAWING NO.:

C-100

Project No: 23-4033

VOID



VOID

Brickhouse Apartments
NYS Rt. 77
Town of Pembroke

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

Date: 3/13/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.
C-101
Project No: 23-4033

From: [Zoning Codes](#)
To: [Felipe Oltramari](#)
Subject: RE: County App for Site Plan Review
Date: Thursday, May 1, 2025 9:28:52 AM
Attachments: [Site Plan 4-30-25 revised.pdf](#)

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Felipe,
There has been a change in the site plan due to DEC timeframe regarding the Buffer Zone
Please see attached for new site plan.
We will be dealing with the setbacks as they move forward.

Jim

James Wolbert

Code Enforcement Official

Town of Pembroke

(585) 599-1209

From: Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>
Sent: Wednesday, April 30, 2025 10:25 AM
To: Zoning Codes <Zoning-Codes@townofpembroke.org>
Subject: RE: County App for Site Plan Review

Hi Jim,

Looking at the application, it looks like it requires a front yard setback variance. Do you want us to review that at our meeting?

-Felipe

Felipe A. Oltramari AICP CNUa

Director

Genesee County Department of Planning

3837 West Main Street Road

Batavia, NY 14020-9404

Felipe.Oltramari@geneseeny.gov

(585) 815-7901

Visit our website: geneseeny.gov/planning

From: Zoning Codes <Zoning-Codes@townofpembroke.org>
Sent: Friday, April 11, 2025 2:03 PM
To: Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>
Subject: County App for Site Plan Review

Felipe,

The attached files are for a Site Plan Review for parcel 19.-1-74. This parcel has a mixed use building presently. This project will expand the residential portion of the mixed use.

Jim

From: [Randy Fancher](#)
To: [Felipe Oltramari](#)
Cc: [James Wolbert](#); [Erik Lang](#); [Pfalzer Doneen](#)
Subject: RE: Genesee County Planning Board Referral Receipt
Date: Tuesday, May 6, 2025 3:37:59 PM
Attachments: [image001.png](#)
[Site Plan 4-30-25.pdf](#)

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Good afternoon Felipe, I apologize as I just got your message from last week. Regarding the Brickhouse Commons project in Pembroke we have run into a number of wetland issues. We had a meeting last week with Genesee County IDA and they made a suggestion that we revise our site plan to completely avoid the wetlands. We are waiting to hear if this acceptable to the DOT. Please see the attached revised site plan. At this point we can still meet this Thursday at 6:30 or we can wait to hear back from the DOT. Please let me know if you have any questions or how you would like to proceed. Thanks



Randy Fancher
President
13661 Main Street Akron, NY 14001
Cell (716)863-6499

From: Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>
Sent: Tuesday, April 15, 2025 4:13 PM
To: randy@jrbuffalo.com
Cc: James Wolbert <zoning-codes@townofpembroke.org>; Erik Lang (zoning@townofpembroke.org) <zoning@townofpembroke.org>; 'Pfalzer Doneen' <zoning-clerk@townofpembroke.org>
Subject: Genesee County Planning Board Referral Receipt

Please be advised that the Genesee County Department of Planning is in receipt of planning referral **T-01-PEM-05-25** in the Town of Pembroke, NY.

Applicant's Name: **J&R Fancher Property Holdings**
Type of Referral: **Site Plan Review**

The Genesee County Planning Board will review this referral at its meeting at County Building 2, 3837 W. Main Street Rd., Batavia, NY on Thursday, May 8, 2025 at 7:00 P.M.
Attendance by the applicant is encouraged but not mandatory. Virtual attendance (via Zoom) is possible, please inquire if desired.

Please note: Doors open at 6:30 PM at which time a sign-in sheet will be available. Referrals are heard in the order of the sign-in sheet.

Referral Recommendations/meeting results are emailed to the municipalities the day after the meeting

and are also usually posted the next day on the following website:

<https://www.geneseeny.gov/Department-Content/Planning/Referral-Recommendation>

Please do not hesitate to contact me with any questions

-Felipe

Felipe A. Oltramari AICP CNUa

Director

Genesee County Department of Planning

3837 West Main Street Road

Batavia, NY 14020-9404

Felipe.Oltramari@geneseeny.gov

(585) 815-7901

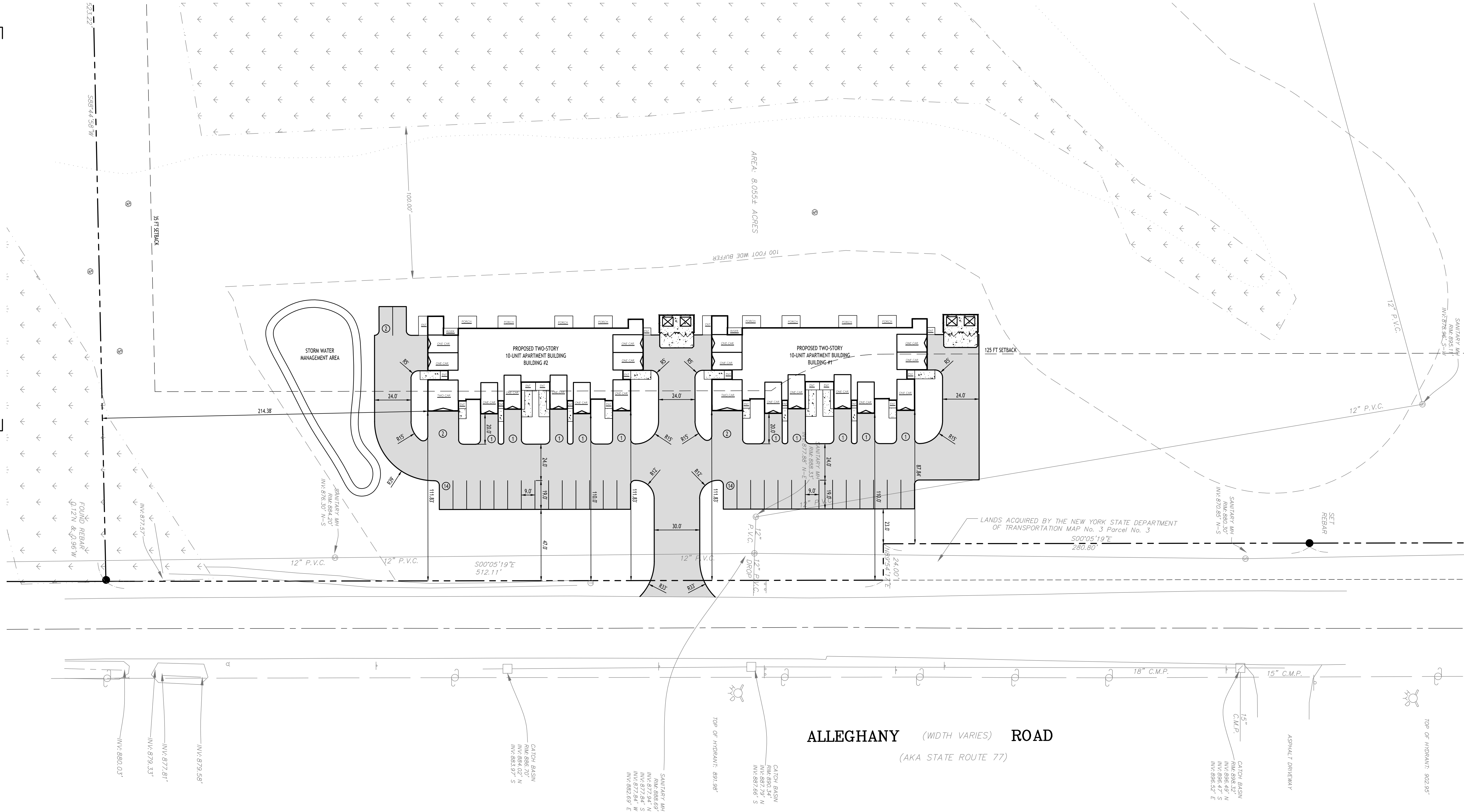
Visit our website: [geneseeny.gov/planning](https://www.geneseeny.gov/planning)

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© CARMINA WOOD DESIGN



Site Plan

SCALE: 1"=30'

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3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE DATA

SITE AREA = 16.65± ACRES OVERALL
ZONED: INTERCHANGE (INT)
BUILDING: (2) TWO-STORY 10-UNIT APARTMENT BUILDINGS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT (FROM RTE 77):	125 FT	87.84 FT MIN.*
SIDE:	35 FT	> 35 FT MIN.
REAR:	30 FT	> 30 FT MIN.
ROADWAY FRONTAGE:	200 FT MIN.	> 200 FT
PARKING (9 x 19'):	34	44 9x19 22 GARAGE 66 TOTAL
BUILDING HEIGHT:	60 FT MAX.	< 60 FT
SITE COVERAGE:	35% MAX. (5.83 AC)	< 35%

*VARIANCE REQUIRED

PARKING CALCULATION:

*APARTMENTS:
5 SPACES PER 3 DWELLING UNITS
(20 UNITS) / 3 x 5 = 34 SPACES

SITE LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	-----
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▲
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	■

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Brickhouse Apartments

NYS Rt. 77
Town of Pembroke

REVISIONS:	No.	Description	Date
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PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Concept Site Plan

Date: 4/29/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

C-100

Project No: 23-4033



Riverton Parcel E
Park Grove Realty, LLC
Town of Henrietta, NY

Front Elevation
10-Unit Apartments
Color Scheme A



James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY



10-Unit Apartment
Front Elevation - Style 2



James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

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04/02/2023

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