

## Chris Martin

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**From:** Kristie Foryt  
**Sent:** Thursday, May 28, 2015 7:29 AM  
**To:** cmartin@henrietta.org  
**Subject:** planning meeting on 5/26

Chris,

I have a concern over the ethics and character of the Atlas Construction builder for the Beckwith subdivision. He would never commit to not allowing college students or rentals to take over the housing development. The way I interpreted things is he doesn't live in Henrietta, so he has no vested interest in keeping the area decent. He saw a piece of land that was cheap to get and he'll come in and make quick money, and then leave when his job is done and never look back to ensure things remain cared for. I question his morals and ethics. I know there is a history with the town and him, and I have a hard time accepting that the town could support and allow this contractor to come back into Henrietta. His information was incorrect. The house that is for sale on our street is listed at \$200,000, not 129,000. Again, this shows he doesn't know or care about the area and what we have all worked so hard to build and keep in the neighborhood.

The attorney made an interesting point in saying to us before the meeting started that this area was going to be developed eventually. And while that may be inevitable, is this particular builder the one who the Town would back for the job? Is this the kind of developer that has our town's best interests at heart? He appears vague in his true intentions and appears willing to say anything to eliminate the resistance the residents most affected are offering up. His history is questionable as a business man and he does not seem an ideal candidate to build a development in our town. Just because the property will be bought and developed doesn't mean the town needs to back this individual to do it. It has set vacant for 50 years.

The planning committee seemed lenient towards this developer and seemed more interested in protecting his legal rights than the property and the numerous concerned residents. It was said more than once that there are many more concerned residents with this development than with many others in Henrietta. Is there anything that can be done to discourage this builder so that he'll go someplace else, ideally to another town?

I said it last night and I reiterate it now, just because he's legally allowed to develop the land doesn't mean it's a good idea for the residents, the property itself or the affected residents.

Kristie and Tobin Foryt



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[www.avast.com](http://www.avast.com)

May 20, 2015

Christopher Martin  
Director of Engineering and Planning  
Town of Henrietta

Mr. Martin,

It has come to our attention that there is a concept to develop a subdivision off of Beckwith Road in a forever wild area. As a resident that will be affected and impacted by any change to the wildlife area, I have some concerns that I would like to address before a decision is made to continue with the concept plan:

- 1) What is the subdivision intended for – housing for local college students, low income housing, senior housing, or something else?
- 2) Was the area between the two homes on Beckwith rezoned for the sole purpose of the subdivision development? Was any other part of the planned area also rezoned? If so, why was a variance granted and what precedence does this set for future development?
- 3) The green belts in Henrietta are a tremendous community asset and resource for families and residents throughout the town. The forever wild area is even better as it provides a habitat for multiple forms of wildlife and plant life that will be destroyed by a subdivision development. Why would the Town consider this destruction for the development of such a small subdivision?
- 4) The Town of Henrietta's Strategic Plan from 2011 specifically outlines goals to preserve green space. The Plan is described as a "needed" and "highly desired project." Henrietta has an imbalance with the over population of "grey" infrastructure" and documents "equally important to the success of the town and the quality of life of its residents are Henrietta's "green" infrastructure resources, such as agricultural landscapes," as cited on the town website under the green infrastructure section. The forever wild area backs up to Galway, Cattaragus and Beckwith and provides one of the more beautiful wildlife areas in the midst of the community, more precious than any green belt. Any development would seemingly be in direct contradiction to the Town's strategic plan to increase green infrastructure in preservation plans. Why would the Town consider such a deviation from a well thought out strategic plan for environmental preservation?

I would like an opportunity to have my concerns addressed either publicly or privately as many residents who are aware of this planning concept also have many of the same concerns and reservations. Please feel free to contact me at your earliest convenience.

I would also welcome the opportunity to personally show you the concept planning area in question so as to allow you the opportunity to see the unique forever wild area that makes it different than most areas in Henrietta.

Thank you for your prompt attention to this very important matter.

Kristie and Tobin Foryt  
29 Cattaragus Drive  
Rochester, NY 14623

## Chris Martin

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**From:** NaomiPless@Rochester.RR.Com  
**Sent:** Tuesday, May 19, 2015 11:48 AM  
**To:** cmartin@henrietta.org  
**Cc:** Tracy Burdick  
**Subject:** Beckwith Rd subdivision project

Dear Mr. Martin,

Thank you for your letter of May 15th. We were unaware that an 18 lot residential subdivision had been proposed for Beckwith Rd. Given that it is proposed on a 12.8 acre lot, it seems that some part of this will back up to our and our neighbors' property.

Is there a map or drawing of the proposed subdivision available before next Tuesday's meeting? Would any of the current trees and vegetation be maintained as a privacy border?

Is there an environmental impact statement? We and our neighbors already have fairly significant seasonal flooding. If due to development, the contiguous land is even less able to absorb water than it is now, then we would be concerned about an increase in flooding.

What levels of noise, fumes, debris and toxins could we expect during construction?

We have an extensive vegetable garden in our back yard. Will we need to be concerned about food safety during or after construction?

Is there an available construction timeline?

Who owns the property?

Who are the developers? Do they have a local track record?

Our sincere thanks for being in touch,  
James T Burdick  
Naomi Pless  
83 Cattaragus Drive  
Rochester, NY 14623

## Chris Martin

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**From:** James Abrey  
**Sent:** Friday, May 22, 2015 8:52 AM  
**To:** cmartin@henrietta.org  
**Subject:** Beckwith Rd Subdivision concerns

James Abrey  
200 Beckwith Rd  
W. Henrietta, NY 14586  
(585)290-2168

Christopher Martin  
Director of Engineering and Planning  
Town of Henrietta

Mr. Martin:

After reviewing the aerial map set forth for the conceptual Beckwith Road Subdivision, I strongly oppose the development of this project.

1) A road would be created in close proximity to my house. What make my house so unique, and the main reason I purchased it was the fact it was built approximately 200 feet away from the road itself. By design, this house was originally positioned away from the road to improve quality of life for its occupants, and this proposal set-forth jeopardizes that standard of living.

2) Many residents including myself enjoy the wildlife and greenery this area provides, and we find it very disturbing to lose that wonderful asset we have become accustom to.

3) The lot sizes themselves in this proposed plan appear very narrow in width, and somewhat crammed close to one another. These lot sizes seem similar to lots one would find located in the city, I can't imagine Henrietta residents would want subdivisions built in this manner. I'm sure there are many larger sites that would provide more space for this development.

For the reasons I have stated and for the many residents that oppose this project, I hope and trust that this board will vote against this Beckwith subdivision development proposal, and I want to thank you for your time and consideration.

James Abrey

## Chris Martin

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**From:** Joan Chandler  
**Sent:** Friday, May 22, 2015 8:02 AM  
**To:** cmartin@henrietta.org  
**Subject:** proposed Beckwith Subdivision

The purpose of this e-mail is to express my thoughts on the proposed Beckwith Subdivision. When we bought our property in 1999 we looked carefully for a property that did not have houses in view from the rear of the house. We were told that the property behind us was a forever wild site. We have enjoyed the peace and privacy of this setting and are not in favor of several months of noisy building followed by a permanent loss of peace and privacy. I understand that big money interests and the Town of Henrietta will benefit from these added houses, but we are the losers and we are not happy.

## Chris Martin

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**From:** Dan Wood  
**Sent:** Friday, May 22, 2015 9:42 AM  
**To:** cmartin@henrietta.org; alang@henrietta.org  
**Subject:** Beckwith Subdivision?

Dear Mr. Martin:

It has come to my attention over the past few days that there is a plan to develop the grove behind mine and my neighbors property. I, as well as every neighbor I have spoken with so far (15 - 20) are very much against development of this particular track of land. Additionally every one of these neighbors have all stated that the area was 'forever wild' and would never be built on. Some of these homeowners go back 25+ years with this quoted to them upon purchase. Now I understand that there is no such thing as what we laypersons call forever wild. That's fine, but how can every person that has purchased a home around this field with one of the main selling points being 'forever wild' or not ever going to be developed on, be wrong? Especially going that far back?

I do have a few questions with regard to the last statement. Since it is not a 'forever wild', It does show up as a Wildlife Management Unit on the DEC website (using SLIM), but not a Conservation Easement, at any rate - who exactly owns this land?

Is the land behind my home available for purchase by me to ensure that if the area is developed, I have a little more space between my future neighbor and I leaving the current foliage in place as a better privacy barrier? I'm sure the future homeowner would appreciate that as well.

Is there a plan already in place online, or something that you can send to me (doesn't matter how big really 50mb filesize is my limit) so I can see what has been proposed?

Who is the person or company developing this land and how is their track record in Henrietta?

Do they have any other subdivisions in Henrietta?

Is this subdivision intended for multi-family, single family, or low income housing? I have had issue with some college student renting a house across the street, police & fire were called there more than once is why I ask. I'd hate to have this type of behavior in my backyard.

In speaking to two neighbors, where we believe the access road will go to get into the proposed subdivision, they had stated that there was not enough room between their respective homes to put a road in. I believe it is minimum of 60 feet from each house, plus the size of the road itself...does not look to be adequate space (correct me if I'm wrong please). Was this area rezoned? Were the size restrictions adjusted to meet the wants of this developer?

Thanks for your time sir. I appreciate it.

Semper Fi,  
Dan Wood  
585-755-7994  
41 Cattaragus Dr  
14623

## Chris Martin

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**From:** NaomiPless@rochester.rr.com  
**Sent:** Friday, May 22, 2015 9:36 AM  
**To:** Chris Martin  
**Cc:** Tracy Burdick; Peter Minotti; alang@henrietta.org  
**Subject:** Re: Beckwith Rd subdivision project

Dear Mr. Martin,

Thank you for getting back to us so promptly. One of our neighbors came by last evening with a copy of the plan. We note that the water drainage issue is being addressed by a storm water control pond just beyond our property line. We already have an abundance of mosquitos, especially in our back yard. The proposed pond would dramatically increase our summer mosquito problem and that of our Cattaragus neighbors to the west, as well as residents south of us on Galway.

We also note that this pond would cross four property lines. Who would be in charge of managing it? Since it would be a shared resource, will the town be required to take responsibility for managing it? If unmanaged it will become choked with weeds and water plants, further increasing breeding areas for mosquitos and mosquito borne diseases such as West Nile Virus and Eastern Equine Encephalitis Virus. Both of these viruses have been reported isolated from mosquito pools in nearby counties by the New York State Department of Health. It is only a matter of time before these viruses migrate.

We strongly favor leaving the area off Beckwith Rd as a "forever wild" area. The Town of Henrietta's Strategic Plan from 2011 specifically outlines goals to preserve green space. The Plan is described as a "needed" and "highly desired project." Henrietta has an imbalance with the overpopulation of "'grey' infrastructure" and the Strategic Plan notes "equally important to the success of the town and the quality of life of its residents are Henrietta's "green" infrastructure resources, such as agricultural landscapes," as sited on the town website under the green infrastructure section. The area planned for development backs up to Galway, Cattaragus and Beckwith and provides one of the most beautiful wildlife areas in the midst of the community. Any development would seemingly be in direct contradiction to the Town's strategic plan to increase green infrastructure in preservation plans.

We believe that having this undeveloped area abutting our property and that of our neighbors increases our quality of life, providing a sense of backyard tranquility rarely found in suburbs today. This is something on which we place great value. While we realize that quality of life is a subjective measure, we have little doubt that the prosed development, if implemented, would also translate into diminished property values for us and our neighbors.

We would welcome the chance to have you visit our backyard garden and personally experience the benefits of this undeveloped area.

Our sincere thanks for being in touch,  
Naomi Pless, M.D.  
James T Burdick  
83 Cattaragus Drive  
Rochester, NY 14623

On May 19, 2015, at 5:00 PM, Chris Martin wrote:

## **Chris Martin**

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**From:** Victor Nachar  
**Sent:** Tuesday, May 26, 2015 9:38 AM  
**To:** cmartin@henrietta.org; pminotti@henrietta.org  
**Subject:** Beckwith Subdivision  
**Attachments:** Town Of Henrietta\_Beckwith\_Subdivision.docx

Mr. Martin:

I am the owner of the property located on 53 Cattaragus Drive. I sincerely oppose the plan for proposed Beckwith Subdivision development. I reside at 53 Cattaragus Drive since Dec of 2016 (total of 20 years). Attached is my letter with questions and answers that I need answered from the town of Henrietta. I am requesting that concerns and questions contained within the letter will be publicly answered, documented and shared with all residents/owners affected / bordering this proposed development.

BR;

Victor Nachar  
53 Cattaragus Drive  
Rochester, NY 14623  
585-359-3536



May 22, 2015

Christopher Martin

Director of Engineering and Planning

Town of Henrietta

Mr. Martin,

It has come to our attention that there is a concept to develop a subdivision off of Beckwith Road in a forever wild area. As a resident that will be affected and impacted by any change to the wet land drainage & wildlife area, I have concerns and questions that I am requesting from the town to address before proceeding with the project

1. What is the subdivision intended for – housing for local college students, low income housing, senior housing, or else?
2. Was the area rezoned for the sole purpose of the subdivision development? Was any other part of the planned area also rezoned? If so, why was a variance granted and what precedence does this set for future development?
3. The green belts in Henrietta are a tremendous community asset and resource for families and residents throughout the town. The forever wild area is even better as it provides a habitat for multiple forms of wildlife and plant life that will be destroyed by a subdivision development. Why would the Town consider this destruction for the development of such a small subdivision?
4. The Town of Henrietta's Strategic Plan from 2011 specifically outlines goals to preserve green space. The Plan is described as a "needed" and "highly desired project." Henrietta has an imbalance with the overpopulation of "grey" infrastructure" and documents "equally important to the success of the town and the quality of life of its residents are Henrietta's "green" infrastructure resources, such as agricultural landscapes," as sited on the town website under the green infrastructure section. The forever wild area backs up to Galway, Cattaragus and Beckwith and provides one of the more beautiful wildlife areas in the midst of the community, more precious than any green belt. Any development would seemingly be in direct contradiction to the Town's strategic plan to increase green infrastructure in preservation plans. Why would the Town consider such a deviation from a well thought out strategic plan for environmental preservation?
5. Has a SWPPE been developed?
6. What is the SEQR Status, type I or Type II?
7. What are the soil types, is it Hydric?
8. The wet land acts as a water collection area, my home and many other homes on Cattaragus drive have water problems in their basements. How will the town guarantee water drainage management so my property does not become a loss?
9. I have lived in my house for twenty years. Before putting an offer on the house my first major concern was what will happen to the wet land behind the property. I was told by Nothnagle who contacted the town that the area is classified wet land and will never be developed.
10. How do you guarantee the privacy that I have now.
11. I have witnessed foxes, deer, rabbits, ducks and wild birds on my property for twenty years. The wild animals use the wet land as a shelter and for reproduction. Also the greenery detox the environment form carbon dioxide minimizing health risk issues which are on the rise.

I would like an opportunity to have my concerns addressed publicly as many residents who are aware of this planning concept also have many of the same concerns and reservations. Please feel free to contact me at your earliest convenience.

I would also welcome the opportunity to personally show you the concept planning area in question so as to allow you the opportunity to see the unique forever wild area that makes it different than most areas in Henrietta.

Thank you for your prompt attention to this very important matter.

Victor Nachar

53 Cattaragus Drive

Rochester NY 14623

Phone: Home: 585-359-3536

Cell: 585-402-3923

## Chris Martin

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**From:** Isa Herrera  
**Sent:** Friday, May 22, 2015 11:07 AM  
**To:** cmartin@henrietta.org  
**Subject:** Beckwith Project

Dear Mr. Martin:

I am opposed to the Beckwith project because it's the children's only place to play, and our neighborhood is precious to us. I believe that we should think about a place like a park so that our children will benefit. Please do not destroy a natural beauty that is rarely seen now a days. If the project is completed it will only bring negative outcomes to our neighborhood. **We pay the taxes, therefore, we have the right to stop this from being completed at this location.**

I hope that you and your team will reconsider starting such a project in our neighborhood. There is plenty of land here in Rochester where that project will be welcomed.

Isa Herrera and Dr. Alfonso Herrera