

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
October 6, 2015**

William Santos, Chairman  
Fabian Grabski  
Robbin Ciavaglia  
R. Bud Snyder  
Carol M. Pennington  
Alan Schaurer  
Christian Chamberlain

**ROLL CALL: 7:00 P.M.**

**APPROVAL OF MINUTES:** September 1, 2015

**ORDER OF BUSINESS:**

**7:10 P.M. – Board Member Reports**

**7:15 P.M. – Application Review**

**Application No. 15-014**      **Dome Redevelopment at Town Center** - For review of final site plan approval of a redevelopment of the Dome Arena to include upgraded lighting, parking, pedestrian access and new facilities located at 2695 East Henrietta Road in a B-1 Commercial Zoned District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1.

**Application No. 15-015**      **Town Center Apartments** – For review of final site plan approval of development of 124 rental apartment units located at property to be known as 655 Calkins Road in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-59.

**Application No. 15-016**      **Proposed Restaurant Expansion** - For review of final site plan approval of a 2,160 S.F. building addition located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.111.

**8:15 P.M. – Committee Reports**

**8:25 P.M. – Old Business**

- Updates to Henrietta Conservation Board Manual

**8:55 P.M. – New Business**

**9:30 P.M. – Adjournment**

\*FOLDERS WILL BE HELD IN THE DPW OFFICE FOR PICK-UP\*

**TOWN OF HENRIETTA  
CONSERVATION BOARD MINUTES  
October 6, 2015**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, October 6, 2015.

**1. Roll Call**

The meeting was called to order by William Santos at 7:00 PM

MEMBERS PRESENT: William Santos, Chairman, Fabian Grabski, R. Bud Snyder, Carol M. Pennington, Alan Schaurer\*, and Christian Chamberlain  
MEMBERS ABSENT: Robbin Ciavaglia  
STAFF PRESENT: None

**2. Approval of Minutes**

On a motion of R. Bud Snyder, seconded by Christian Chamberlain, the Minutes of the September 1, 2015 meeting were approved.

AYES: 5  
NAYS: 0

MOTION APPROVED

**3. Board Member Reports** – Robbin was unable to attend the meeting due to a family commitment.

**4. Application Reviews**

**Application No. 15-014 Dome Redevelopment at Town Center** - For review of final site plan approval of a redevelopment of the Dome Arena to include upgraded lighting, parking, pedestrian access and new facilities located at 2695 East Henrietta Road in a B-1 Commercial Zoned District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1.

Representing Applicant: Applicant not present.

**A. The Henrietta Conservation Board poses the following questions to the Applicant:**

1. Is the future building included in the proposal?
2. Is the stormwater pond sized for the entire future plan of the property?
3. Is the lighting dark sky or of similar compliance?
4. Is the property twenty five percent (25%) greenspace or better?
5. How much impervious surface is being added compared to existing pervious space?
6. Are eight (8) trees per disturbed acre being added? It appears over eleven (11) acres are being disturbed.
7. Are there any sustainable or green stormwater practices being utilized?

**B. The Henrietta Conservation Board recommends to the Planning Board:**

1. This application has been tabled due to no applicant present.

\*Alan Schaurer arrived at 7:07 PM.

On the Motion to Table  
Alan Schaurer

Seconded by  
Christian Chamberlain

AYES: 6  
NAYS: 0

MOTION APPROVED

**Application No. 15-015 Town Center Apartments** – For review of final site plan approval of development of 124 rental apartment units located at property to be known as 655 Calkins Road in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-59.

Representing Applicant: Applicant not present.

A. The Henrietta Conservation Board poses the following questions to the Applicant:

1. The existing storm pond for the fairgrounds property appears to be proposed for infill?
2. Is structurally sound, clean fill being utilized?
3. Does the new storm pond extend off of the property?
4. Are there additional walkways considered to tie the park, recreation, library and apartments together?
5. Are the existing trees being protected to keep/maintain the forest look?
6. Are there eight (8) trees per acre included in the landscape plan? How many total acres are being disturbed?
7. How will stormwater be addressed; ponds versus red creek tributary? Applicant must describe the flow design.

B. The Henrietta Conservation Board recommends to the Planning Board:

1. This application has been tabled due to no applicant present.

On the Motion to Table  
R. Bud Synder

Seconded by  
Fabian Grabski

AYES: 6  
NAYS: 0

MOTION APPROVED

**Application No. 15-016 Proposed Restaurant Expansion** - For review of final site plan approval of a 2,160 S.F. building addition located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.111.

Representing Applicant: Matthew Oates, P.E., Benderson Development Company, LLC

A. The Applicant stated the following:

1. They will build out the site pad to match the existing design architecture of the plaza.
2. The plaza has enough parking.
3. There is only six thousand square feet (6000 S.F.) of disturbed space.

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4. The percent of greenspace on the site will remain well above the twenty five percent (25%) requirement. The percent of greenspace on the pad will also remain the same.
5. The roof storms are piped to the existing storm pond.

B. The Henrietta Conservation Board recommends to the Planning Board:

1. The Henrietta Conservation Board agrees with the landscape plan.

On the Motion  
Alan Schaurer

Seconded by  
Carol M. Pennington

AYES: 6  
NAYS: 0

MOTION APPROVED

5. **Committee Reports** – None

6. **Old Business** – None

7. **New Business** – None

8. **Next Meeting** – November 3, 2015

7:00 P.M. - Roll Call

7:05 P.M. - Minutes

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Reviews

8:15 P.M. - Committee Reports

8:30 P.M. - Old Business

8:45 P.M. - New Business

9:00 P.M. – Adjournment

9. **Adjournment**

Motion to adjourn was made by Carol M. Pennington, and passed unanimously at 8:10 PM.

Respectfully submitted,



Heather Voss  
Deputy Town Clerk