

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
MARCH 4, 2014**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: February 4, 2014

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 14-004 Suburban Plaza – For review of final site plan approval of the renovation of the plaza's parking area and the building facades on an existing 13.27 acres of land located on 2199 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-1.111.

Application No. 14-006 Dunkin Donuts – For review of final site plan approval of a Dunkin Donuts and two (2) Commercial Lease Spaces on an existing 0.818 acres of land located at 4178 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-8 and -9.

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
March 4, 2014**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, March 4, 2014.

1. Roll Call

The meeting was called to order by William Santos at 7:00 P.M.

MEMBERS PRESENT: William Santos, Chairman, Fabian Grabski, Robbin Ciavaglia, R. Bud Snyder, Gary Holley, Carol M. Pennington, and Alan Schaurer*

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Carol M. Pennington, seconded by R. Bud Snyder, the Minutes of the February 4, 2014 meeting were approved.

AYES: 6
NAYS: 0
MOTION APPROVED

3. Board Member Reports

- Mr. Santos received a call from Alan Schaurer indicating he would be late or absent due to vehicle break-down.

4. Application Reviews

Application No. 14-004 Suburban Plaza – For review of final site plan approval of the renovation of the plaza's parking area and the building facades on an existing 13.27 acres of land located on 2199 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-1.111.

Representing Applicant: Andrew Britton, RLA, ASLA, McFarland Johnson

A. The Applicant stated the following:

1. The owner would like to update the plaza, both the façade and the landscaping.
2. The proposal involves increasing green space, reducing parking, adding a landscape mall, and adding landscaping and trees, as well as pedestrian

* Alan Schaurer arrived at 7:15 P.M. due to vehicle break down; he was in attendance, able to review and vote during Application 14-004. Mr. Schaurer had to miss Application 14-006 in order to meet the tow truck.

- islands.
- 3. Green space is 17.5%, up from 16%.
- 4. Due to the proposed improvements, the expected storm water flow will decrease by 5% to the existing pond at the northwest corner of the parcel.
- 5. Two (2) future outparcels are planned for the front of the plaza. The out parcels' green space will have to have their own calculations during separate site plan applications.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. The green space calculation does not meet the 25% minimum, but there are significant improvements being made to the green space and storm water treatment of the existing site.
- 2. Future outparcels shall be reviewed by the Henrietta Conservation Board, and shall meet the 25% minimum green space requirements.

On the Motion
R. Bud Snyder

Seconded by
Robbin Ciavaglia

AYES: 7
NAYS: 0

MOTION CARRIED

Application No. 14-006

Dunkin Donuts – For review of final site plan approval of a Dunkin Donuts and two (2) Commercial Lease Spaces on an existing 0.818 acres of land located at 4178 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-8 and -9.

Representing Applicant: John Hotto, McMahon LaRue Associates P.C.
Luis Ribeiro, Dunkin Donuts

A. The Applicant stated the following:

- 1. Existing buildings will be removed. The project involves combining two (2) lots into one (1). There will be new curb cuts and a new building with multiple tenant spaces.
- 2. Outdoor rain gardens will filter stormwater. The flow is handled east versus west (back versus front).
- 3. LED lighting will be cut-off style.
- 4. Multiple variances and permits have been granted.
- 5. Green space is 24.72%.
- 6. Most business is done before 11:00 A.M. and the West Henrietta Road traffic issues has been reviewed and considered in selecting this site.
- 7. Future tenants could range in a wide variety.

- B. Henrietta Conservation Board recommends to the Planning Board:
1. Clear up discrepancy of parking space quantity.
 2. The Henrietta Conservation Board disagrees with reduction of front buffer from twenty feet (20') to ten feet (10').
 3. Recommend evergreens and/or pines as additional plantings along the east perimeter to create a buffer for the neighboring church.

On the Motion
Gary Holley

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0

MOTION CARRIED

5. Committee Reports – None

6. Old Business

- Henrietta Conservation Board Members will submit updates to William Santos, Chairman, for the Conservation Board Manual prior to March 25th for approval at the April 1, 2014 meeting.

7. New Business – None

8. Next Meeting – April 1, 2014

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 Robbin Ciavaglia, and passed unanimously at 8:20 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk