

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
JUNE 3, 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: May 6, 2014**

**ORDER OF BUSINESS:**

**7:10 P.M. – Board Member Reports**

**7:15 P.M. – Application Review**

**Application No. 14-009 Fastrac Markets** – For review of final site plan approval of a 6,100 square foot convenience store with drive-thru and eight dispenser gas station on an existing 8.191 acres of land located at 1820 Hylan Drive in a Planned Commercial Development District. Tax Account 161.20-1-5.12.

**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  
June 3, 2014**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, June 3, 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, R. Bud Snyder, Gary Holley, Carol M. Pennington, and Alan Schaurer  
MEMBERS ABSENT: Robbin Ciavaglia  
STAFF PRESENT: None

**2. Approval of Minutes**

On a motion of Gary Holley, seconded by Fabian Grabski, the Minutes of the May 6, 2014 meeting were approved with revisions.

AYES: 6

NAYS: 0

MOTION APPROVED

**3. Board Member Reports**

- The Henrietta Conservation Board Members discussed various topics.

**4. Application Reviews**

**Application No. 14-009 Fastrac Markets** – For review of final site plan approval of a 6,100 square foot convenience store with drive-thru and eight dispenser gas station on an existing 8.191 acres of land located at 1820 Hylan Drive in a Planned Commercial Development District. Tax Account 161.20-1-5.12.

Representing Applicant: Rod Ives, Napierla Consulting

A. The Applicant stated the following:

1. This is a new prototype café/gas station.
2. 8.2 acre long term lease; less than 0.1 acres are federal wetlands and only require water quality certification.
3. The Applicant wants to leave the development as a future possibility.
4. Current stormwater flows from Summer Sky Drive. The storm water pond outlet is designed for current DOT flow.

5. Thirty foot (30') light poles are proposed.
6. Snow storage will be stored on the north perimeter.
7. The earthwork for the site does not balance and will require fill.
8. The berm located at the south corner of the parcel is proposed to be partially removed up to the property line.
9. There is a Zoning Application for variances on the landscape buffers.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Verify that the storm waterflow from the outlet control structure for the pond is less than the current flow from the existing site area.
2. Future development is possible, so the Application should have twenty-five percent (25%) green space in the disturbed area, and future development should be reviewed by the Town application process.
3. Verify that light pole heights meet Town requirements and all lights are non-glare.
4. Fill soil shall be certified, structural material.
5. Verify that enough is done to protect privacy along Summer Sky Drive (light poles, car head lights, etc.). For example, consider locating screening fence on the berm. Is the screening fence long enough? What is the canopy height?
6. Consider transplanting wetland soil on the site, but still limit disturbance area.
7. Verify plantings within thirty-five feet (35') of salted areas are salt tolerant.
8. Verify Applicant has a plan for cleaning a spill/leak before it reaches the wetland.
9. Twenty foot (20') deep landscape mall requirement has not been met along Summer Sky and Hylan Drives. The Henrietta Conservation Board opposes reduction of the buffer.

On the Motion  
R. Bud Snyder

Seconded by  
Carol M. Pennington

AYES: 6  
NAYS: 0

MOTION APPROVED

**Application No. 14-007**

**Enterprise Car Sales** – For review of final site plan approval of the construction of a 3,997 square foot building and parking lot for auto sales on a 3.56 acre parcel located at 4161 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-3.

Representing Applicant:

Adam Freeman, LandTech Surveying & Planning, PLLC  
David Simonetti, A.D. Simonetti Properties, LLC

Jim Pappas, Jim Pappas Commercial Real Estate  
Michael and Barbara Finucane, Property Owners

- A. The Applicant stated the following:
1. Most cars will be prepped and repaired off site.
  2. Recent re-design revised location of disturbance on the site farther east to avoid federal wetlands and flood zones.
  3. Stormwater sheet drains into ponds which are filtered by an infiltration pond; the discharge rate is lower than the current flow.
  4. Snow storage will be along the west perimeter.
  5. There are proposals to request a variance for the landscape mall.
  6. There is a transition in the right-of-way; there is currently a twenty-one to twenty-three feet (21' – 23') landscape buffer to the sidewalk, not the right-of-way.
  7. Updated plans are attached reflecting: 1) the revisions made to the property since the previous site survey, 2) the revisions to minimize disturbance along the flood zone, and 3) revision made to address the DOT driveway request.
  8. Curbs will be installed along the front to prevent cars parking in the buffer zone.
- B. Henrietta Conservation Board recommends to the Planning Board:
1. The proposal is not satisfying the twenty foot (20') landscape mall requirement along the front perimeter. The applicant wants the Town to consider including the area to the sidewalk into the mall measurement in order to meet the requirement.
  2. The Henrietta Conservation Board is concerned with stormwater rates affecting neighbors and it helps that this Application is proposing to reduce the storm water flow rate.

On the Motion  
Gary Holley

Seconded by  
Alan Schauer

MOTION TO DENY

AYES: 2 - Holley, Schauer

NAYS: 4 - Santos, Grabski, Snyder, Pennington

MOTION FAILED

On the Motion  
R. Bud Snyder

Seconded by  
Fabian Grabski

MOTION TO APPROVE WITH ABOVE COMMENTS

AYES: 4 - Santos, Grabski, Snyder, Pennington

NAYS: 2 - Holley, Schauer

MOTION APPROVED

5. **Committee Reports** – None
6. **Old Business** – Updates to the Conservation Board Manual.
7. **New Business** – None
8. **Next Meeting** – July 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**

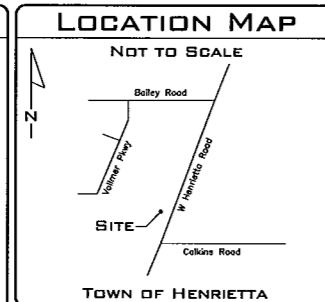
Motion to adjourn was made by Gary Holley, and passed unanimously at 9:55 P.M.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk

### LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Wire Fence	Sign
Overhead Wires	Iron pipe/rebar
Gas Line	Traffic Control M.H.
Water Line	Cleanout
Water Main	Catch basin
Sanitary Sewer	Fire hydrant
Storm Sewer	Signal span pole
Electric	Perc hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	Invert end section
Right-of-Way	Spot elev. x351.00'
Landscaping & Retaining Walls	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer
	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)
LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info. "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Existing "Ex."
	Proposed "Pr."



- ### GENERAL NOTES
- Tax Account Number: 175.070-0001-003
  - Owner: Barbara A Finucane
  - Site address: 4161 West Henrietta Road
  - Total Area: 154,940 sq.ft.; 3.56± acres
  - This project is located in Town Lot 12, Fifth Range of lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
  - This project is located within Flood Zone AE (Base flood elevations determined, Elev=52.7). Other Flood Areas-Zone X (Areas of 0.2% annual chance flood) & Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0334G, dated August 28, 2008.
  - Out of District Sewer User.  
\*Due to concerns regarding the capacity of the existing extension 37 sanitary sewer downstream from this site, the developer will be required to provide development impact fees for improvements to the sanitary sewer system.
  - Existing utilities were plotted from referenced survey and record maps.
  - This project is located outside the Town Lighting District and Sanitary District and within the Original Water District and Consolidated Drainage District.
  - Upon completion of the project, a Record Site Plan must be provided to the Town Engineering Department for review and approval. Swing-tie diagrams will be indicated for the existing and proposed water curb boxes, valves, and all lateral cleanouts. The Record Site Utility Plan will also include all improvements such as gutters, curbs, etc. All structures will be shown with ties to the property lines on all sides.
  - As an integral part of this approval, the Planning Board expressly approves the color, textures, and finish of the building as depicted on site elevations or other documents submitted with this application. Any proposed change in color, texture, or finish of the building, from that approved by the Planning Board shall require a re-application for review and approval of the Planning Board.
  - The Speed Limit in the vicinity of this project is 40 miles per hour.
  - Intersection Sight Distance:  

	Required	Provided
Left turn from stop, combination truck	720 ft	>2000 ft
Right turn from stop, combination truck	620 ft	>2000 ft

- ### SURVEY REFERENCES
- This topographic survey was prepared from notes of an Instrument Survey completed on December 2, 2013 by Landtech Surveying & Engineering, PLLC.
  - Site benchmark: The bonnet bolt of a hydrant on the west side of West Henrietta Road, at the north property line. Elevation=534.82'. Elevations are on the NAVD 88 datum.
  - The horizontal datum is referenced to the New York State Plane Coordinate System Western Zone, Transmercator Projection, North American Datum of 1927, with an indicated accuracy of 1:10,000 or better.
- All distances are ground  
All bearings are grid

### ZONING NOTES

Commercial B-1 Zoning

Code	Proposed
Min Front Setback	125 ft / 136.4 ft
Min Side Setback	5 ft / 40 ft
Min Rear Setback	80 ft / >400 ft
Parking*	21 / 22, incl. 2 handicapped
Display parking	N/A / 85

\*Store: at least one parking space for each 200 square feet of store floor area and one parking space for each two employees.  
Store floor area=2,888 sq.ft. (excludes doll-up and showroom areas); 2,888 sq.ft.\*1 space/200 sq.ft.=14.4 spaces

Assume 1 employee per cubic/office=13 employees;  
13 employees\*1 space/2 employees=6.5 spaces

\*\*An Area Variance is required from the Zoning Board of Appeals to allow a landscaped mall 11 ft wide and without a concrete curb or wall, instead of the Code specified 20 ft wide with a 1 ft high concrete curb or wall on each side.

### PLANT SCHEDULE

Key	Plant Name	Quan.	Size	Root	Remarks
JB	Juniperus sabina 'Buffalo' Buffalo Juniper	12	24" spr., hvy	#3 cont.	6' O.C.
JC	Juniperus chinensis 'Spartan' Spartan Juniper	8	5-6' ht	B&B	6' O.C.
RA	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	22	24" spr.	#3 cont.	3' O.C.
TC	Tsuga canadensis Canadian Hemlock	3	5' ht	B&B	

- ### Landscaping Notes:
- All planting beds shall have a minimum of 15" depth of clean topsoil.
  - Islands shall be raised 12" in the center.
  - All planting beds shall be covered with Dettwilt Pro 5 weed barrier after soil has been fine graded, a 3" minimum compacted shredded hardwood bark mulch. Apply pre-emergent herbicide to all bed areas.
  - Upon completion and acceptance of the landscaping, a two (2) year Maintenance Guarantee is required. A check in the amount of 10% of the total landscaping cost will need to be furnished to the Town of Henrietta.
  - Any proposed deviation to this plan must first be reviewed/approved by the Planning Board Chairman and the Director of Engineering/Planning prior to the installation of these proposed changes.
  - Lawn areas to have 6" min. depth of topsoil, seeded with a mix of Kentucky bluegrass (40%), Pennlawn red fescue (35%), and Pennline perennial rye grass (25%) at a rate of 250 lbs/acre.

### LOT COVERAGE

	Existing	Proposed
Building Coverage:	2.6% (0.1 Ac)	2.6% (0.1 Ac)
Impervious Coverage:	6.2% (0.2 Ac)	32.0% (1.14 Ac)
Green Space:	93.8% (3.36 Ac)	68.0% (2.42 Ac)

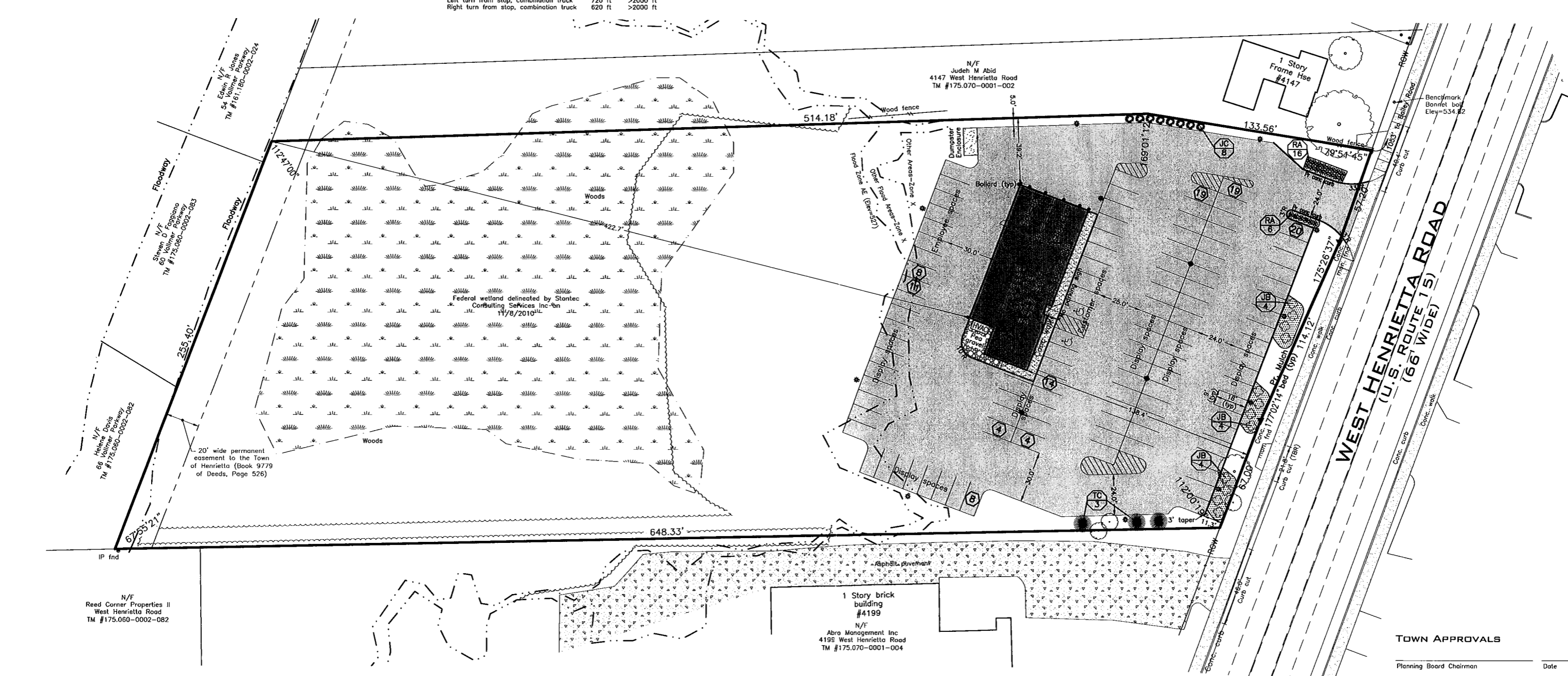
### LANDSCAPING CERTIFICATION

Kyle VanPutte, CNLP #701 Date \_\_\_\_\_

*HCB Received 6/3/2014*

Underground Facilities Protective Organization  
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.  
1-800-962-7962



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

### ENTERPRISE CAR SALES

4161 WEST HENRIETTA ROAD  
TOWN OF HENRIETTA  
COUNTY OF MONROE  
STATE OF NEW YORK

## SITE PLAN

SCALE: 1"=30'  
DATE: 4/9/14  
DRAWN BY: AEF  
CHECKED BY: ESM 6/3/14  
PROJECT NUMBER: 13415  
REVISIONS

NO.	DATE	DESCRIPTION
1	6/3/14	Revise landscaping AEF
2	5/9/14	Move driveway south per NYSDOT comments AEF

### TOWN APPROVALS

Planning Board Chairman	Date
Director of Engineering/Planning	Date
Drainage & Sewers Department	Date

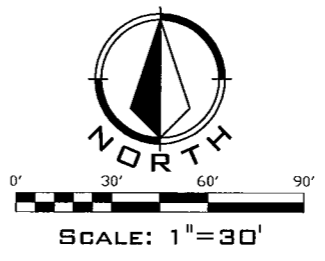
SHEET 1 OF 5

HAS RECEIVED 6/3/2014

LEGEND	
LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Force Main	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	Invert end section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Silt Fence	Utility manhole
Drainage Flow	Storm Sewer
Sump Pump Discharge	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)
LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info. "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Existing "Ex."
	Proposed "Pr."

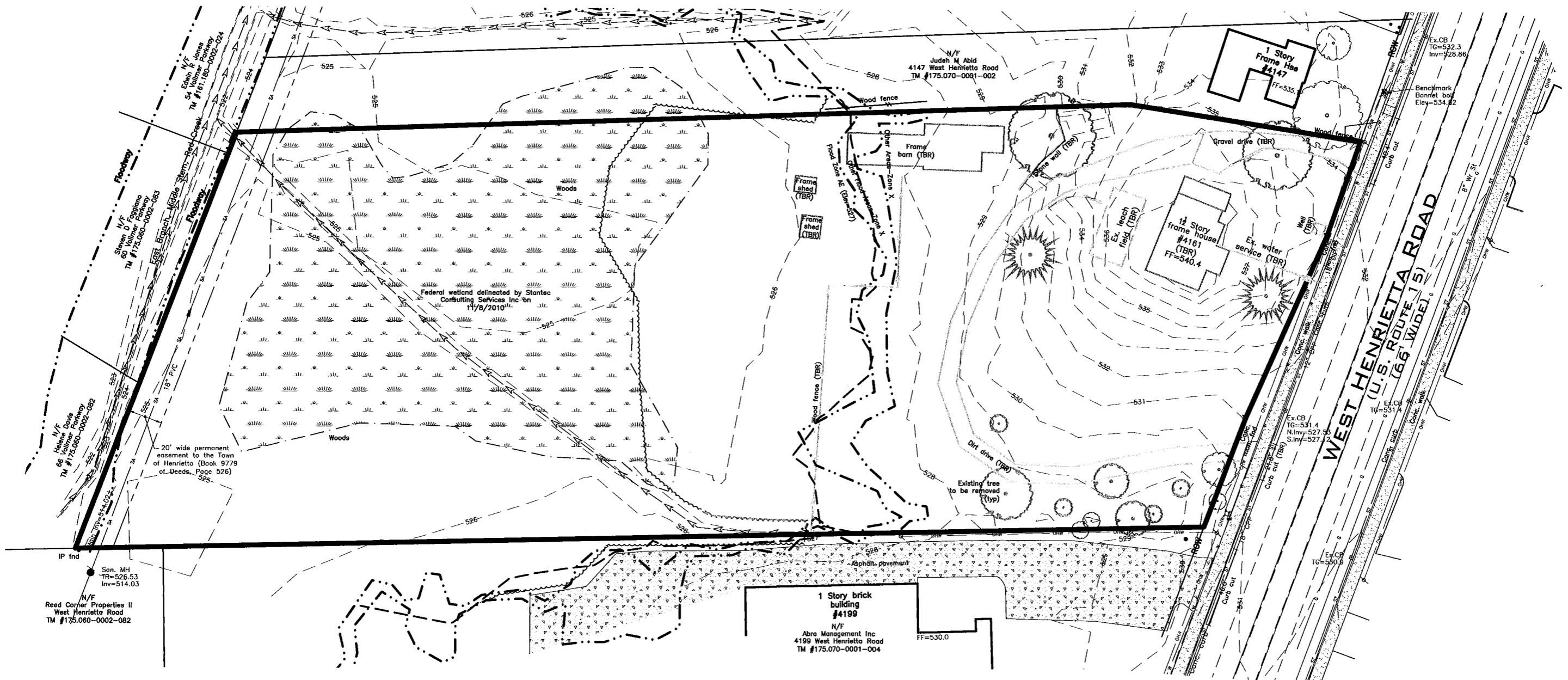
**DEMOLITION NOTES**

- The developer is to obtain all appropriate State, County and Town permits prior to any site work.
- Underground utility locations are approximate. All utilities shall be field staked before commencing work. Contractor is to notify Central Stakeout (1-800-962-7962) a minimum of three (3) business days prior to construction for the location of underground utilities. Any discrepancies between mapping and field conditions shall be brought to the attention of LandTech immediately.
- Demolition debris, including topsoil, to be disposed of in accordance with local regulations. Stumps and brush shall not be buried.
- The existing leach field, septic tank, distribution box, piping, etc. are to be removed and disposed of in accordance with local regulations.
- See Utility & Grading Plan (sheet 3) for Construction Sequence.



Underground Facilities Protective Organization  
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.  
1-800-962-7962



**LANDTECH**  
SURVEYING & PLANNING P.L.L.C.  
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617  
PHONE (585) 442-9902 - FAX (585) 271-3012



SCALE: 1"=30'	DATE: 4/9/14	DRAWN BY: AEF	CHECKED BY: ESM	PROJECT NUMBER: 13415	REVISIONS
					6/3/14 Update existing tree locations per previous tree removal

**ENTERPRISE CAR SALES**  
4161 WEST HENRIETTA ROAD  
TOWN OF HENRIETTA  
COUNTY OF MONROE  
STATE OF NEW YORK

**EXISTING CONDITIONS**

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

TOWN APPROVALS  
Director of Engineering/Planning \_\_\_\_\_ Date \_\_\_\_\_