

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
OCTOBER 1, 2013**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: September 3, 2013

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. PB-293 **Queens Park Subdivision** – For review of preliminary subdivision approval of a 125 lot subdivision on an existing 59.15 acres of land located on the corner of Martin Road and Moore Road in a Residential R-1-15 District. Tax Account No. 188.03-1-52.121.

Application No. 13-014 **Dunkin Donuts** – For review of final site plan approval of a building consisting of 2 restaurants (one being a Dunkin Donuts) and 2 retail spaces on an existing 1.419 acres of land located at the corner of Brighton Henrietta Townline Road and Clay Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111.

Application No. 13-015 **Restaurant Depot** – For review of final site plan approval of a 60,057 square foot one-story pre-cast concrete warehouse on an existing 8.773 acres of land located on the north side of Ridgeland Road, north of Jefferson Road, in an Industrial/Limited Commercial Zoned District. Tax Account No. 162.07-1-15.

Application No. 13-017

West Herr Mercedes Benz – Vehicle Storage Lot –

For review of final site plan approval of an overflow parking lot consisting of 232 parking spaces to service the existing Mercedes Benz dealership on an existing 2.604 acres of land located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-87.

8:15 P.M. – Committee Reports

8:25 P.M. – Old Business

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 1, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, October 1, 2013.

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, John Migliorini, Gary Holley, and Carol M. Pennington

MEMBERS ABSENT: Robbin Ciavaglia

2. Approval of Minutes

On a motion of Carol M. Pennington, seconded by R. Bud Snyder, the Minutes of the September 3, 2013 meeting were approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None

4. Application Reviews

Application No. PB-293 Queens Park Subdivision – For review of preliminary subdivision approval of a 125 lot subdivision on an existing 59.15 acres of land located on the corner of Martin Road and Moore Road in a Residential R-1-15 District. Tax Account No. 188.03-1-52.121.

Representing Applicant: Walt Baker, DSB Engineers

A. The Applicant stated the following:

1. Town Law 278 being applied in the Application. Usable space was figured with exception of the stream and wetlands.
2. Federal wetland will be incorporated into the storm water system.
3. Storm water flows through various ponds in a southwest direction. The flow will be enhanced to improve adjacent property drainage.
4. Posts and signage, as well as deed restrictions are proposed for the conservation easement.

5. The proposal includes street trees, lot trees, sidewalks, and lighting.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Consider adding trees to the sign post line to help delineate the conservation easement.
2. Concerned citizen asked about sidewalks on Martin Road and Moore Road.
3. Recommend following HCB standard for residential lots of five (5) trees per acre and two (2) trees per lot.
4. Set a maximum of no more than fifty percent (50%) of single species of tree.

On the Motion
R. Bud Snyder

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0

MOTION APPROVED

Application No. 13-014 Dunkin Donuts – For review of final site plan approval of a building consisting of 2 restaurants (one being a Dunkin Donuts) and 2 retail spaces on an existing 1.419 acres of land located at the corner of Brighton Henrietta Townline Road and Clay Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111.

Representing Applicant: David Cox, Passero Associates

A. The Applicant stated the following:

1. Subdivided outparcel of land that was not included in previous application.
2. Proposal includes thirty-nine percent (39%) green space.
3. Storm water system on previous application was designed to handle this parcel's storm water.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Landscaping and green space meet the Henrietta Conservation Board's standard recommendations.

On the Motion
John Migliorini

Seconded by
Gary Holley

MOTION TO APPROVE

AYES: 6
NAYS: 0

MOTION APPROVED

Application No. 13-015 Restaurant Depot – For review of final site plan approval of a 60,057 square foot one-story pre-cast concrete warehouse on an existing 8.773 acres of land located on the north side of Ridgeland Road, north of Jefferson Road, in an Industrial/Limited Commercial Zoned District. Tax Account No. 162.07-1-15.

Representing Applicant: Mark Borgman, Mannik & Smith Group

A. The Applicant stated the following:

1. Company is a warehouse for restaurants that started in New York City. They supply equipment and food, etc. The business is catering to small restaurants and non-profits.
2. Extra parking requested is based on the company's experience. A large canopy is used for customer loading; some spaces are used for loading, and thus, need additional space.
3. Storm water flows northeast into pond. Pond emergency overflow heads to railroad right of way. Normal flow is cleaned and sent in a controlled manner to the south and connected at Ridgeland Road.
4. Landscaping was concentrated to the customer entrance areas along the south.
5. The grading resultant cut and fill is positive.
6. Dock area is recessed, and the storm drainage structures have sumps.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Recommend following the Henrietta Conservation Board standard for commercial lots of eight (8) trees per impervious acre, which would equate to roughly thirty-two (32) trees (3.9 acres impervious).
2. The South perimeter appears to violate the twenty foot (20') landscape mall required by Town Code §295. Recommend the Planning Board require the Applicant to provide the required area.
3. Consider adding an oil separator for the dock storm grate basins.
4. The parcel is one piece of land now. Recommend any future subdivision be submitted for review when appropriate. The Henrietta Conservation Board has a concern that both lots shall meet the standard Twenty-five percent (25%) minimum green space requirement.
5. Requesting that the Director of Engineering & Planning and the Planning Board confirm compliance of the drawing revisions.

On the Motion
Gary Holley

Seconded by
Carol M. Pennington

AYES: 6
NAYS: 0

MOTION APPROVED CONTINGENT ON RECOMMENDATIONS 1 - 5.

Application No. 13-017 West Herr Mercedes Benz – Vehicle Storage Lot –
For review of final site plan approval of an overflow parking lot consisting of 232 parking spaces to service the existing Mercedes Benz dealership on an existing 2.604 acres of land located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-87.

Representing Applicant: David Cox, Passero Associates

A. The Applicant stated the following:

1. Function is for car storage, not for display. Most cars will be used cars or leased cars. The lot will not be used as a sales lot.
2. Lighting is for security rather than display; so the levels will be lower.
3. Green space is twenty-six percent (26%).
4. Grading resultant cut and fill is positive.
5. The eight foot (8') fence and tree line along west is meant to block light pollution from cars, and to help mitigate the current light pollution issue originating from the dealership across the street.
6. Underground storm water storage, bio-retention, and swales will filter and treat water before heading to offsite storm pond, which then heads north to the Red Creek tributary.
7. Storm water calculations of both before and after proposal indicate that the flow will decrease, and thus, improve the storm water issue with the neighboring downhill properties.

B. Henrietta Conservation Board recommends to the Planning Board:

1. The site may contain fill from West Henrietta Road construction project. Recommend testing compaction and stability.
2. Please confirm that storm water volumes will not adversely affect adjacent properties. These properties already have flooding issues.
3. Please confirm that the existing DePaul storm pond is sized to handle these new storm water volumes.
4. The northeast corner of the site appears to allow storm water flow into an adjacent lot.
5. Consider curbs along north pavement line and bio-retention for north islands to help address heavy storm water volumes.

6. Southeast corner appears to not adhere to the twenty foot (20') landscape mall required by Town Code §295.
7. Coordinate clearing of hedgerow along south boundary with adjacent construction project.
8. The planting schedule and landscape layouts do not match quantities.
9. Recommend the Planning Board question the applicant regarding personnel safety issues crossing West Henrietta Road.
10. Requesting that the Director of Engineering & Planning and the Planning Board confirm compliance of the drawing revisions.

On the Motion
Fabian Grabski

Seconded by
R. Bud Snyder

AYES: 4 (William Santos, Chairman, Fabian Grabski, R. Bud Snyder, Gary Holley)
NAYS: 2 (John Migliorini, Carol M. Pennington)

MOTION APPROVED BASED CONTINGENT ON RECOMMENDATIONS 1 - 10.

5. **Committee Reports** – None

6. **Old Business**

- The Henrietta Conservation Board discussed a list of their standard recommendations for trees. The attached document was distributed for review and will be discussed at the November meeting.

7. **New Business** – None

8. **Next Meeting** – November 5, 2013

- 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

Prelim. HCB TREE RECOMMENDATION
(FOR NOV. DISCUSSION)

(10/1/2013 DISCUSSION)

TREE REQUIREMENTS FOR RESIDENTIAL LOTS

The Henrietta Conservation Board recommends the planting of trees base on the following formula;

Five (5) trees per acre per tax account parcel ~~rounded up to the nearest whole tree.~~

Examples:

- a parcel with an acreage of .33 acres would require two (2) trees to be planted.
- a parcel with an acreage of .45 acres would require three (3) trees to be planted.
- a parcel with an acreage of 1.15 acres would require six (6) trees to be planted.

A variety of deciduous and coniferous trees should be planted within a sub-division, with no more than fifty (50) percent of one Species from its Genus of the total required trees to be planted.

At least one (1) tree shall be a functional tree with the remainder being either functional or ornamental trees.

TREE REQUIREMENTS FOR COMMERICAL AND INDUSTRIAL ZONE LOTS

The Henrietta Conservation Board recommends the planting of trees base on the following formula;

Eight (8) trees per area per tax account parcel, ~~rounded up to the nearest whole tree,~~ for all area lost due to the land being made impervious by construction. This area shall include all parking lots (including to the back of any curbs), driveways, sidewalk and structures which will not allow water to seep back into the ground ~~at the point where the water falls onto it.~~

A variety of deciduous and coniferous trees should be planted, with no more than fifty (50) percent of one Species from its Genus of the total required trees to be planted.

At least twenty-five (25) percent of the trees shall be a functional tree with the ~~remainder~~ being either functional or ornamental trees.

BALANCE

Kingdom
↳ ORDER
↳ FAMILY
↳ GENUS
↳ SPECIES