

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
NOVEMBER 5, 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: October 1, 2013

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 13-018 Marketplace Mall – Retail Redevelopment – For review of final site plan approval of a 55,000 square foot building on an existing 8.58 acres of land located on Miracle Mile Drive in a Commercial B-1 Zoned District. Tax Account No. 161.12-1-1.1/E and 161.12-1-1.1/F.

Application No. PB-294 Graywood Commons Subdivision – For review of preliminary subdivision approval of a subdivision consisting of 63 single family lots and 42 duplex lots (84 units) on an existing 141.36 acres of land located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15, & Industrial Zoned District. Tax Account No. 174.03-2-1.21.

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
November 5, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, November 5, 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, Robbin Ciavaglia, R. Bud Snyder, John Migliorini, Gary Holley, and Carol M. Pennington

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of John Migliorini, seconded by R. Bud Snyder, the Minutes of the October 1, 2013 meeting were approved, with revisions.

AYES: 7

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None

4. Application Reviews

Application No. 13-018 Marketplace Mall – Retail Redevelopment – For review of final site plan approval of a 55,000 square foot building on an existing 8.58 acres of land located on Miracle Mile Drive in a Commercial B-1 Zoned District. Tax Account No. 161.12-1-1.1/E and 161.12-1-1.1/F.

Representing Applicant: Tim Harris, DDS Companies
Bob Trybulski, Architect

A. The Applicant stated the following:

1. Portions of the former DSW Shoe building are proposed to be utilized.
2. The proposed use is retail, with maintenance function.
3. There will be increased landscaping and a ½ acre increase in green space.
4. The proposal removes utilities under the existing building, where possible.
5. The storm water system is capable of handling the redevelopment. Bio-

retention areas are being added for filtering storm water.

- 6. Refer to attached landscape and site plans showing added trees and landscape malls.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. The increase in green space does not include the loss of permeable surfaces that are being converted into impermeable surfaces. However, the green space along the south appears to meet the twenty-five percent (25%) requirement. Please verify.
- 2. Add two (2) trees on east landscape islands along Miracle Mile Drive.
- 3. Add trees, if possible, to other organic landscape islands.

On the Motion
Fabian Grabski

Seconded by
John Migliorini

AYES: 7
NAYS: 0

MOTION CARRIED

Application No. PB-294 Graywood Commons Subdivision – For review of preliminary subdivision approval of a subdivision consisting of 63 single family lots and 42 duplex lots (84 units) on an existing 141.36 acres of land located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15, & Industrial Zoned District. Tax Account No. 174.03-2-1.21.

Representing Applicant: Steve Trobe, Graywood Properties
Michael O'Connor, BME Associates

A. The Applicant stated the following:

- 1. There are one hundred and seven (107) lots on one hundred and forty-one (141) acres.
- 2. Federal and State wetlands have been delineated by Army Corp of Engineers and Dept of Environmental Conservation, respectively.
- 3. The Homeowners Association will maintain duplex rental areas, including the street.
- 4. Single family areas will be maintained by owners. The roads will be dedicated to the Town. Ponds will be maintained by the Town.
- 5. The two (2) stormwater management areas meet the latest regulations.
- 6. There will be one (1) tree and one (1) shrub per lot to match previous development.
- 7. There will be no street lighting.
- 8. The cut and fill is balanced.
- 9. A roadway will be added.

10. There will be one and a half feet (1'-6") of top soil.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Delineate one hundred feet (100') wetland buffer with signage, bollards and trees.
2. Use a diversified mix of trees such that no particular species amounts to more than 50% of the total tree population on this particular site.
3. Consider requiring two (2) trees per lot.
4. Who is going to own the storm ponds and other areas, etc.? Applicant is stating that the Town is going to maintain? Verify, and consider easements for these.

On the Motion
R. Bud Snyder

Seconded by
Carol M. Pennington

AYES: 6

NAYS: 1 (Gary Holley)

MOTION CARRIED CONTINGENT ON RECOMMENDATIONS 1 – 4.

5. Committee Reports – None

6. Old Business

- The Henrietta Conservation Board further discussed the tree recommendations.

7. New Business – None

8. Next Meeting – December 3, 2013

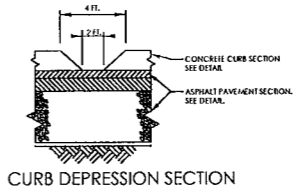
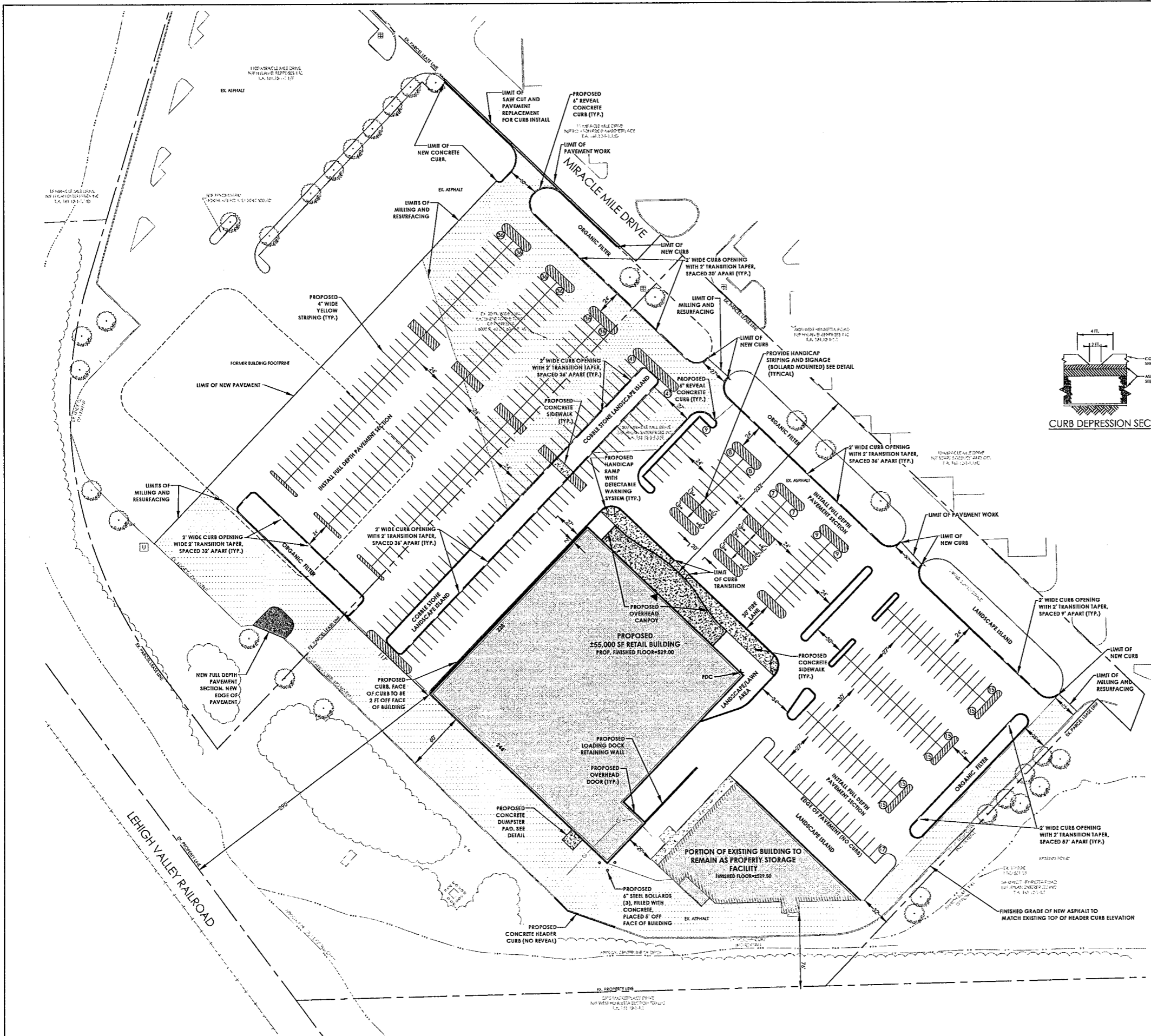
- 7:00 P.M. - Roll Call
- 7:05 P.M. - Minutes
- 7:10 P.M. - Board Member Reports
- 7:15 P.M. - Application Reviews
- 8:15 P.M. - Committee Reports
- 8:30 P.M. - Old Business
- 8:45 P.M. - New Business
- 9:00 P.M. – Adjournment

9. Adjournment

Motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 8:30 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk



SITE DATA:
 OWNER/DEVELOPER: WILMORITE, INC.
 PROJECT LOCATION: MIRACLE MILE DRIVE (MARKETPLACE MALL), HENRIETTA, NY
 T.A.# 164.150.0001.001.1506 AND 17
 TOTAL AREA: 8.58 ACRES (373,745 S.F.) AND 6.59 ACRES (287,040 S.F.)
 ZONING: COMMERCIAL B-1

PARKING REQUIREMENTS

LOT	USE	BLDG. SIZE(SF)	REQUIREMENT (SITE-9+18)	REQUIRED	PROVIDED
1	RETAIL (STORE)	55,000	1 SPACE PER 200 SF	275	426
TOTAL				275	426

ZONING REQUIREMENTS:

YARD REQUIREMENTS - COMMERCIAL B-1		REQUIRED	PROPOSED
FRONT		125'	232'
SIDE		5'	32'
REAR		40'	76'
MIN. LOT AREA		N/A	N/A
BLDG HEIGHT		40'	<40'

PAVEMENT LIMITS
 AREAS NOT SHOWN TO BE MILLED AND RESURFACED, AND BEING WITHIN THE LIMITS OF PAVEMENT WORK, SHALL HAVE A FULL DEPTH PAVEMENT SECTION INSTALLED IN ACCORDANCE WITH THE DETAILS OF THESE PLANS.

HVAC UNITS
 HVAC AND OTHER MECHANICAL UNITS WILL BE INSTALLED ON THE GROUND OR ON TOP OF BUILDINGS. IN BOTH INSTANCES, THESE UNITS WILL BE PROPERLY SCREENED WITH LANDSCAPING OR OTHER VISUAL SCREENING.

FIRE LANE POSTING
 PARKING FIRE LANE SIGNS SHALL BE POSTED EVERY 100', EITHER MOUNTED ON THE BUILDING OR ON A SIGN POST, ALONG THE LENGTH AND ADJACENT TO THE PROPOSED FIRE LANE.

TOWN OF HENRIETTA PLANNING BOARD ARCHITECTURE NOTE
 AS AN INTEGRAL PART OF THE APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLORS, TEXTURES, AND FINISH OF THE BUILDING AS DEPICTED ON SITE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THE 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.

TOWN APPROVALS

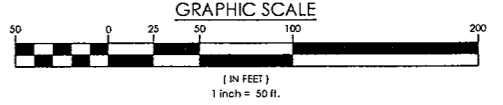
BY: _____ DATE: _____
 PLANNING BOARD CHAIRMAN

BY: _____ DATE: _____
 DIRECTOR OF ENGINEERING AND PLANNING

BY: _____ DATE: _____
 COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
 DIRECTOR OF BUILDING AND FIRE PREVENTION

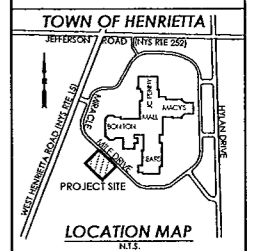
BY: _____ DATE: _____
 DRAINAGE AND SEWERS DEPARTMENT



THE DDS COMPANIES

45 HENDRIX ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547

STATE OF NEW YORK
 SEAN G. DONOHOE
 PREPARED BY
 SEAN G. DONOHOE, P.E.
 NYS LIC. #071486



NO. DATE: BY: REVISIONS PER:

NO.	DATE:	BY:	REVISIONS PER:
1	10/29/13	TAM	FIELD INVESTIGATION/TEST PITS

PROJECT NAME:
RETAIL DEVELOPMENT at MARKETPLACE MALL

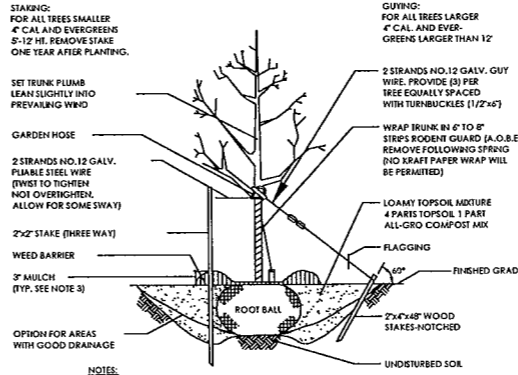
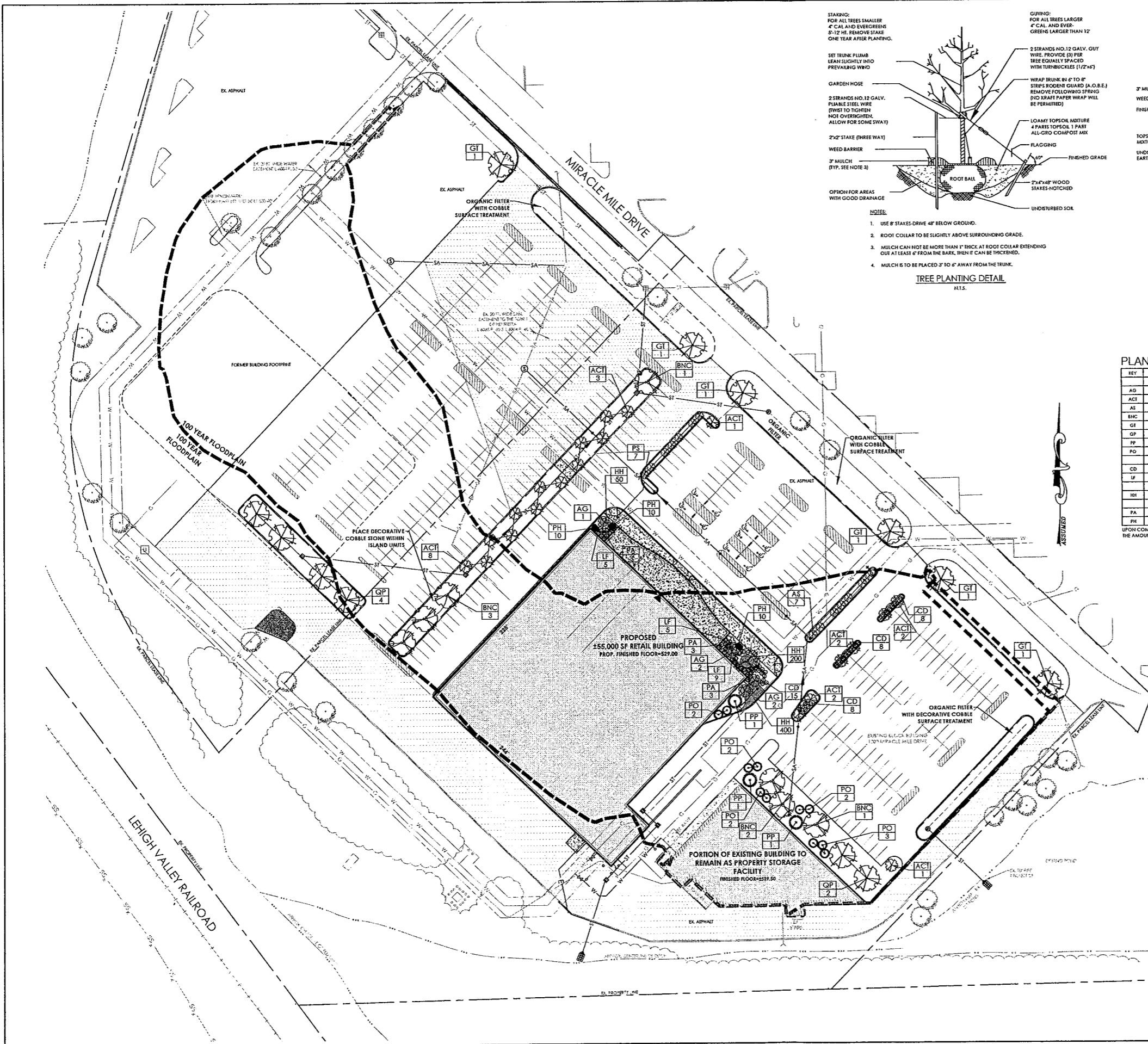
CLIENT:
WILMORITE, INC.
 1265 SCOTTSVILLE ROAD
 ROCHESTER, NY 14624

DESIGNED BY: T.A.H.
 CHECKED BY: J.P.C.
 APPROVED BY: S.G.D.
 DATE: 10/10/13
 PROJECT NO: 13-1035

DRAWING TITLE
SITE PLAN

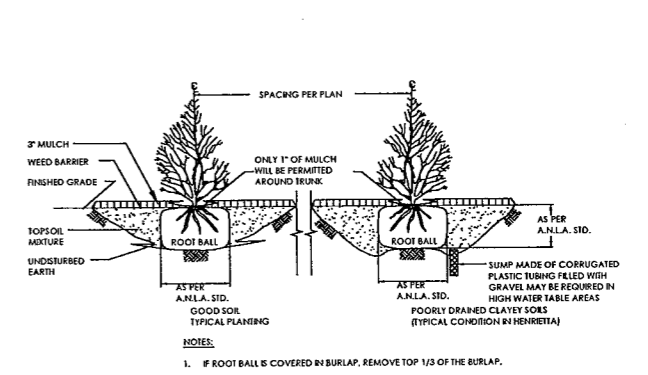
DRAWING SCALE
1"=50'

DRAWING NO.
13-1035-C4



- NOTES:**
- USE 8\"/>
 - ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
 - MULCH CAN NOT BE MORE THAN 1\"/>
 - MULCH IS TO BE PLACED 3\"/>

TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SHR.	ROOT	COUNT
TREES						
AG	Acer glabrum x albicans 'Ginzam'	Ginzam Paperbark Maple	3"		B&B	5
ACI	Ametancler canadensis 'Itazam'	Itazam Serviceberry	3"		B&B	20
AS	Ametancler canadensis 'Sprizam'	Sprizam Serviceberry	3"		B&B	14
BNC	Betula nigra	River Birch		8"	B&B	8
GT	Gleditsia triacanthos 'Inermis Skyline'	Skyline Honeylocust	3"		B&B	6
QP	Quercus palustris 'coccinea Crowson'	Crowson oak	3"		B&B	6
PP	Picea pungens 'Montgomery'	Montgomery Spruce	6"		B&B	3
PO	Picea omorika	Siberian Spruce	6"		B&B	11
SHRUBS						
CD	Coloniastrum domersei 'Royal Beauty'	Royal beauty Coloniastr		24"	B&B	30
LF	Leucothoe fontanesiana 'Jordan's Rainbow'	Rainbow Leucothoe		24"	B&B	19
GROUND COVERS						
HH	Hedera helix	English Ivy			Flats	650
ORNAMENTAL GRASSES						
PH	Pennisetum alopecuroides	Fountain Grass			#2Cant	9
PA	Pennisetum alopecuroides 'horvathii'	Dwarf Fountain Grass			#2Cant	30

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.

SEED SCHEDULE "A" (LAWN AREAS)

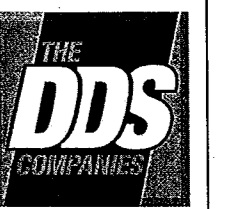
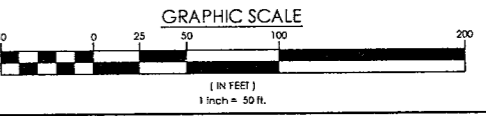
- 4-5 LB/1,000 S.F.
 - 15% KENTUCKY BLUEGRASS BLEND (USE AT LEAST 3 CULTIVARS)
 - 45% FINE FESCUE (BELMONT OR BELJART)
 - 20% PERENNIAL RYEGRASS (ALL STAR OF DSAHER II)
- SEED SCHEDULE "B" (1 on 2 SLOPES)**
- 6-8 LB/1,000 S.F.
 - 20% INCULCATED EMPIRE BIRDFOOT TREFOLI
 - 40% PERENNIAL RYEGRASS
 - 10% FESCUE

PLANTING NOTES

- ALL ISLANDS SHOWN NOT TO RECEIVE SOD; SHALL HAVE SHREDDED HARDWOOD BARK MULCH APPLIED.
- ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- NO IRRIGATION SYSTEM TO BE INSTALLED. CONTRACTOR SHALL PROVIDE HARDY TREES SUITABLE FOR USE IN THE SOIL AND CLIMATE CONDITIONS OF THE PROJECT, AND PROVIDE THE OWNER WITH A BONDED WRITTEN TWO-YEAR MAINTENANCE/WARRANTY AGREEMENT FOR THE SPECIFICATIONS.
- ALL DECIDUOUS TREES SHALL BE A MINIMUM OF 3 - 3.5' IN DIAMETER, AS MEASURES AT CALIPER (6" ABOVE GRADE).
- ALL ORNAMENTAL DECIDUOUS TREES MUST BE A MINIMUM OF 2.5 - 3" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GRADE).
- ALL EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF 6'-8', BAGGED AND BALLED.
- LOW SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT.
- NO CHANGES, INCLUDING SUBSTITUTIONS SHALL BE MADE TO THE LANDSCAPE PLAN WITHOUT FIRST BEING APPROVED BY THE PLANNING BOARD CHAIRMAN AND THE DIRECTOR OF ENGINEERING AND PLANNING.
- BIRCH VARIETIES ARE A FALL PLANTING HAZARD. THE CONTRACTOR SHALL TAKE SPECIAL CARE IN PLANTING AND WATERING THE PLANTS.

TOWN APPROVALS

BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN



45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547



SEAN G. DONOHOE, P.E.
NYS LIC. #071486

TOWN OF HENRIETTA



LOCATION MAP

N.T.S.

NO.	DATE:	BY:	REVISIONS PER:
1	10/27/13	TAR	FIELD INVESTIGATION/TEST PITS

PROJECT NAME:
RETAIL DEVELOPMENT at MARKETPLACE MALL

BING PART OF TOWN LOTS 3 AND 5 IN THE 4TH RANGE OF LOTS, TOWNSHIP 12, 7TH RANGE OF TOWNSHIPS OF THE PHIPPS AND GORHAM PURCHASE, TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK

CLIENT:
WILMORITE, INC.
1265 SCOTTSVILLE ROAD
ROCHESTER, NY 14624

DESIGNED BY: T.A.H.
CHECKED BY: J.P.C.
APPROVED BY: S.G.D.
DATE: 10/10/13
PROJECT NO.: 13-1035

DRAWING TITLE
LANDSCAPE PLAN

DRAWING SCALE
1"=50'

DRAWING NO.
13-1035-C7

Recommendations
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.

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 COMMERCIAL 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, 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.

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 balance being either functional or ornamental trees.

Biological classification:

- Kingdom
- Order
- Family
- Genus
- Species

DEFINE TREE -
 EQUIVALENT LANDSCAPING.