

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
JUNE 5, 2012**

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:**      May 1, 2012

**ORDER OF BUSINESS:**

**7:10 P.M. - Board Member Reports**

**7:15 P.M. - Application Review**

**Application No. 12-013: Texas Roadhouse** - For review of final site plan approval of a 7,079 square foot Texas Roadhouse Restaurant on an existing 2.15 acres of land, located at 3150 West Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 161.08-1-6. **(SEQRA)**.

**Application No. 12-014: Wright-Wisner Warehouse Addition** – For review of final site plan approval of a 29,200 square foot warehouse addition with project improvements on an existing 9.756 acres of land, located at 3165 Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.19-1-10.2.

**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  
June 5, 2012**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, June 5, 2012.

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 Pennington

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Carol Pennington, seconded by John Migliorini, the Minutes of the May 1, 2012 meeting were approved, with revisions.

AYES: 6 (Robbin Absent)

NAYS: 0

MOTION APPROVED

3. Board Member Reports –

- Gary Holley attended seminar sessions on the Onondaga clean-up, and archeology.

4. Application Reviews

**Application No. 12-013: Texas Roadhouse** - For review of final site plan approval of a 7,079 square foot Texas Roadhouse Restaurant on an existing 2.15 acres of land, located at 3150 West Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 161.08-1-6.

Representing Applicant: Gregg Burnett, Greenberg Farrow

A. The Applicant stated the following:

1. The Texas Roadhouse proposed will be in the existing Kohl's parking lot.
2. The impervious surfaces will be decreased slightly with planting areas.
3. The existing roadway landscape mall between the road and parking lot will

remain the same footprint.

4. The storm water will be sheet flow to the southwest corner. Under drain systems will be added to the perimeter of the building and drain to the swale. The curbing and roadway landscape mall will be revised to into bio-retention system with landscaping.
5. Properly compacted, engineered fill will be used to raise the grade of the parking lot and building two feet (2') higher to contend with the existing flood plain. The flood plain encroachment will be compensated by the swale modifications to the roadway landscape malls. Twelve cubic yards of storm flow compensatory storage capacity has been added.
6. Parking and setback variances were approved by other Town bodies.
7. The lot will be a land lease.
8. The proposal includes adding twelve hundred square feet (1,200') of green space plus landscaping in order to create some green space for the lot.
9. Snow storage has been identified in the southeast corner.
10. Elevations are attached.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Require a minimum six inches (6") of topsoil on drawing C.1 (as opposed to 4-inches).
2. Since the development is a land lease, and the entire existing lot does not meet the 25% green space standards, the HCB is appreciative of the proposed 1200sf of added green space.
3. In addition to the new green space, landscaping and bio-rention systems, the HCB recommends adding trees to the southeast parking islands to increase green space and create a more inviting lot. The trees will also add a visual break to the existing large asphalt area.

On the Motion  
Robbin Ciavaglia

Seconded by  
R. Bud Snyder

AYES: 7  
NAYS: 0  
MOTION CARRIED

**Application No. 12-014: Wright-Wisner Warehouse Addition** – For review of final site plan approval of a 29,200 square foot warehouse addition with project improvements on an existing 9.756 acres of land, located at 3165 Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.19-1-10.2.

Representing Applicant: David Cox, Passero Associates

- A. The Applicant stated the following:
  - 1. The railroad will be removed to the property line.
  - 2. The green space of the lot will be reduced to twenty-four percent (24%).
  - 3. Storm water will discharge to new bio-retention swales.
  
- B. The Henrietta Conservation Board recommends to the Planning Board:
  - 1. Due to Wright-Wisner's history of maintaining their existing trees and landscaping in the front and sides of the existing lot, the HCB recommends that the Planning Board slightly relax the twenty-five percent (25%) green space requirement, and allow this proposal of 24%.

On the Motion  
Fabian Grabski

Seconded by  
John Migliorini

AYES: 7  
NAYS: 0  
MOTION CARRIED

5. Committee Reports - None

6. Old Business

**Application No. 12-010: Garber Automotive**

- a. The Planning Board requested additional paving in the recent minutes.
  
- b. The HCB recommends to the Planning Board that the rear gravel area remain unpaved to maintain the amount of pervious area and assist in the drainage. If there is a concern regarding wreckage storage and fluid containment, then the HCB recognizes that asphalt or concrete may be a necessity, and further recommends that proper management of the leaking fluids (if present) be a concern of the Owner.

7. New Business – None

8. Next Meeting – July 3, 2012

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

CB June 5, 2012

9. Adjournment

Motion to adjourn was made by Gary Holley, and passed unanimously 8:25 P.M.

Respectfully submitted,

Leann C. Case  
Interim Town Clerk