

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
MAY 1, 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:** April 3, 2012

**ORDER OF BUSINESS:**

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

**7:15 P.M. - Application Review (Part I)**

**Application No. 12-005**    **Goose Landing II** – For review of final site plan approval of a 20-unit senior apartment facility on an existing 1.426 acres of land located at 4885 East River Road in a Residential R-1-15 Zoned District. Portion of Tax Account No. 188.01-1-8.121.

**Application No. 12-007**    **Golden Corral Restaurant** – For review of final site plan approval of an 11,088 S.F. Golden Corral Restaurant on an existing 3.80 acres of land located at 3085 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.07-1-7.11.

**Application No. 12-008**    **Tim Hortons Restaurant** – For review of final site plan approval of a 1,333 S.F. Tim Hortons Restaurant on an existing 0.74 acres of land located at 2190 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.18-2-6.

**Application No. 12-009**    **Clay Road – Brighton Apartments** - For review of final site plan approval of a 100 unit apartment project on an existing 6.61 acres of land located at 2299 Brighton Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111.

**8:35 P.M. - Break**

**8:45 P.M. - Part II Applications**

**Application No. 12-010 Garber Automotive Sales Office** – For review of final site plan approval of a 4,400 S.F. automotive sales office on an existing 4.62 acres of land located at 3890 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.19-1-11 & 161.19-1-12.1.

**Application No. 12-011 Greater Rochester Immediate Care** – For review of final site plan approval of a single-story 7,488 S.F. medical office building on an existing 1.425 acres of land located at 2665 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-69.

**Application No. 12-012 Home2 Hotel** – For review of final site plan approval of a four-story hotel on an existing 2.145 acres of land located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./l.

**9:45 P.M. - Committee Reports**

**9:50 P.M. - Old Business**

**9:55 P.M. - New Business**

**10:00 P.M. – Adjournment**

**\*Agenda items listed, and order of applications, may vary based upon Applicant attendance, review progress, and revisions by the Board.**

**TOWN OF HENRIETTA  
CONSERVATION BOARD MINUTES  
May 1, 2012**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, May 1, 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, R. Bud Snyder, John Migliorini, Gary Holley, and Carol Pennington

MEMBERS ABSENT: Robbin Ciavaglia

STAFF PRESENT: Christopher Martin, PE

2. Approval of Minutes

On a motion of Gary Holley, seconded by Fabian Grabski, the Minutes of the April 3, 2012 meeting were approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports - None

4. Application Review

**Application No. 12-005 Goose Landing II** – For review of final site plan approval of a 20-unit senior apartment facility on an existing 1.426 acres of land located at 4885 East River Road in a Residential R-1-15 Zoned District. Portion of Tax Account No. 188.01-1-8.121. **(SEQRA)**.

Representing Applicant: Joe Ardieta, Vanguard Engineering

A. The Applicant stated the following:

1. New land was purchased; this is a separate parcel, and a separate corporation.
2. The existing trees along East River Road will be saved. The plantings will match Phase I.
3. The storm pond will be expanded, and will be Storm Water II compliant. (Deeper than four feet (4') deep, so no aerator needed.)

4. Impervious is kept minimal.
5. The sanitary system will be extended to both Phase I and Phase II.
6. Banked parking is part of Phase I; Phase II was reduced by a variance.
7. A Sixty foot (60') setback creates meadow green space similar to Phase I.
8. North and west perimeters are lined with conifers.
9. The building will be similar in appearance to Phase I.

B. Henrietta Conservation Board comments to the Planning Board:

1. The HCB was pleased with the green space and the number of tree plantings.

On the Motion  
Gary Holley

Seconded by  
R. Bud Snyder

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-012 Home2 Hotel** – For review of final site plan approval of a four-story hotel on an existing 2.145 acres of land located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./I. **(SEQRA)**.

Representing Applicant: Joe Ardieta, Vanguard Engineering

A. The Applicant stated the following:

1. This Application is a four-story hotel with eighty-nine (89) units. A variance has been received.
2. The existing trees will be removed.
3. Impervious will be reduced from eighty-eight percent (88%) to seventy-one percent (71%). Green space is twenty-nine percent (29%). The landscaping will be increased, and a trail will be added.
4. The landscape mall is less than Town Code.
5. The cut and fill is currently balanced.
6. Snow storage will be towards the pond.

B. The Henrietta Conservation Board recommends to the Planning Board:

1. Consider pervious surfaces for the walking trail.
2. HCB disagrees with reduction of landscape mall, and recommends maintaining the twenty foot (20') wide mall, as required by Town Code §295-16a.
3. Please review the recent research against utilizing Virginia Junipers due to possibility of a harboring mite causing damage to neighboring apple trees.

On the Motion  
R. Bud Snyder

Seconded by  
Fabian Grabski

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-007 Golden Corral Restaurant** – For review of final site plan approval of an 11,088 S.F. Golden Corral Restaurant on an existing 3.80 acres of land located at 3085 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.07-1-7.11. **(SEQRA).**

Representing Applicant: Nilesh Patel, Golden Coral; Jill Stark, Golden Coral

A. The Applicant stated the following:

1. The new restaurant is a sub-division of the old Goodyear parcel.
2. There will be a twenty foot (20') landscape mall.
3. The Federal wetlands will be avoided.
4. The storm II pond to the east will handle the north hard surfaces. Bio-retention with Type D soil will handle the south parking.
5. The green space is fifty-three percent (53%).
6. The Applicant is asking the owner to repair the West Henrietta private access road. Parking easements have been arranged.
7. The existing building has both old lifts and grease/oil separators.
8. The cut and fill is roughly balanced; might require structural fill.

B. The Henrietta Conservation Board recommends to the Planning Board:

1. Verify that the wetland flow will not flow into the pond and then reduce the wetland.
2. Verify that the soil has not been contaminated.
3. Add signage and barriers to prevent mowing of the Federal wetland.

On the Motion  
John Migliorini

Seconded by  
Fabian Grabski

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-008 Tim Hortons Restaurant** – For review of final site plan approval of a 1,333 S.F. Tim Hortons Restaurant on an existing 0.74 acres of land located at 2190 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.18-2-6. **(SEQRA).**

Representing Applicant: Daniel Blamowski, P.E., Tim Hortons; Eric Schaaf, Marathon Engineering

A. The Applicant stated the following:

1. This will be a thirteen hundred square foot (1300') store with a café and bake shop. This store is smaller than usual with a patio. There are various approvals pending.
2. The drive-thru extends around the lot and is separate from parking.
3. There is a twenty foot (20') landscape mall and a fifty foot (50') residential mowable buffer with a six foot (6') fence maintained by Tim Hortons.
4. The underground storm water storage system feeds open space, and offsite flow is twenty percent (20%) less than the existing.
5. Green space is thirty-five percent (35%), not including the south space with the house.
6. The existing trees to the north and south will be trimmed and protected.
7. The lights will be cut-off style to keep glare away from the residential areas.
8. Snow will be stored in the northeast and southeast corners, and heavy snowfalls will be trucked offsite, if needed.

B. The Henrietta Conservation Board recommends to the Planning Board:

1. Three (3) to five (5) trees are being removed, and only two (2) are being added back in. Consider adding four (4) additional trees to approach the eight (8) new trees per acre standard.

On the Motion  
Carol Pennington

Seconded by  
John Migliorini

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-009 Clay Road – Brighton Apartments** - For review of final site plan approval of a 100 unit apartment project on an existing 6.61 acres of land located at 2299 Brighton Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111. **(SEQRA)**.

Representing Applicant: Jess Sudol, Passero Associates

A. The Applicant stated the following:

1. This is the existing Conti packing plant.
2. The proposal includes one hundred (100) apartment units in two (2) three-story buildings, plus a clubhouse, garages, and pedestrian pathways.
3. There are bio-retention swales planned along the west and south perimeters, which reduce offsite flow by twenty percent (20%).

4. The existing fuel oil spill has been reported to the DEC.
5. Forty-two percent (42%) green space in the proposal does not include the outparcel.
6. The outparcel will be kept as lawn, and will be a separate lot and proposal.

- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Delete the outparcel note in the southwest corner.
  2. Consider adding fifteen (15) trees to help meet the eight (8) new trees per acre standard.

On the Motion  
Gary Holley

Seconded by  
Fabian Grabski

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-010 Garber Automotive Sales Office** – For review of final site plan approval of a 4,400 S.F. automotive sales office on an existing 4.62 acres of land located at 3890 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.19-1-11 & 161.19-1-12.1. **(SEQRA)**.

Representing Applicant: Jess Sudol, Passero Associates

- A. The Applicant stated the following:
1. Garber purchased Holtz properties.
  2. They are sub-dividing these lots into a single lot.
  3. The new building will be a sales office and efficient car storage.
  4. There will be forty percent (40%) green space.
  5. A one hundred foot (100') vegetated buffer will be protected along the east residential areas.
  6. There is a twenty foot (20') landscape mall and possible residential buffer to the south.
  7. There will be a reduction of storm water off-site flow compared to the existing.
  8. Only includes less than a half acre of disturbance, consisting mostly of milling asphalt.
  9. Snow storage is to the east.
- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Verify the use of contoured light fixture lenses.
  2. Consider adding landscape screening along the south.

On the Motion  
R. Bud Snyder

Seconded by  
John Migliorini

AYES: 6  
NAYS: 0  
MOTION CARRIED

**Application No. 12-011 Greater Rochester Immediate Care** – For review of final site plan approval of a single-story 7,488 S.F. medical office building on an existing 1.425 acres of land located at 2665 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-69. **(SEQRA)**.

Representing Applicant: Lowell Dewey, C&S Engineers, Inc.

- A. The Applicant stated the following:
1. This is a sub-division of the Walgreens parcel. The building use will be a seventy-four hundred square feet (7,400') immediate care.
  2. There is forty-three percent (43%) green space including future office space.
  3. There are three (3) bio-retention areas and a twenty foot (20') landscape mall.
  4. There are over twenty (20) new trees.
  5. The office space is not part of this proposal.
- B. The Henrietta Conservation Board recommends to the Planning Board:
1. The proposal is using part of the dedicated green space for Walgreen's and the bank. Those spaces are at their limit already. Green space shall not be reduced in any future revisions.

On the Motion  
John Migliorini  
AYES: 6  
NAYS: 0  
MOTION CARRIED

Seconded by  
R. Bud Snyder

5. Committee Reports - None
6. Old Business – None
7. New Business – None
8. Next Meeting – June 5, 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



9. Adjournment

Motion to adjourn was made by Carol Pennington, and passed unanimously 9:50 P.M.

Respectfully submitted,

Leann C. Case  
Interim Town Clerk