

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
APRIL 3, 2007**

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

**ROLL CALL 7:00 P.M.**

**APPROVAL OF MINUTES:**        January 2, 2007

**ORDER OF BUSINESS:**

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

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

**Application No. 07-026**

**Bruster's Ice Cream** - For review of the proposed construction of a 1,065 square foot ice cream shop on an approximate 0.297 acre parcel of land located at 2761 East Henrietta Road in a Commercial B-1 Zoned District. Part of Tax Account Nos. 176.06-1-71 and 176.01-1-72.

**Application No. 07-027**

**Kost Tire** - For review of the proposed construction of a 7,350 square foot tire store on an approximate 1.55 acre parcel of land located at 3535 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-12.2.

**Application No. 07-032**

**Market Square Phase 2** - For review of the proposed construction of a total of 194,650 square feet of commercial retail space on an approximate 35.5 acre parcel located at 610, 620, 640, and 660 Jefferson Road in a Commercial B-1 Zoned District. Tax Account Nos. 162.50-1-3.11 and 161.08-1-21.

**8:15 P.M. - Committee Reports**

**8:25 P.M. - Old Business**

**8:55 P.M. - New Business**

**9:00 P.M. - Adjournment**

\*FOLDERS WILL BE IN CONFERENCE ROOM\*

The regular meeting of the Henrietta Conservation Board was held on Tuesday, April 3, 2007.

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, James M. Mallaber, and Gary Holley

MEMBERS ABSENT: R. Bud Snyder, John Migliorini

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Fabian Grabski, seconded by Gary Holley, the Minutes of the January 2, 2007 meeting were approved, as presented.

AYES: 5  
NAYS: 0  
ABSENT: 2, Snyder, Migliorini

MOTION APPROVED

3. Board Member Reports

- William Santos reported that the Monroe County Environmental Management Council will be holding their annual Conservation Board Training Workshop on April 30, 2007. (See attached flyer)

4. Application Review

**Application No. 07-026** **Bruster’s Ice Cream** - For review of the proposed construction of a 1,065 square foot ice cream shop on an approximate 0.297 acre parcel of land located at 2761 East Henrietta Road in a Commercial B-1 Zoned District. Part of Tax Account Nos. 176.06-1-71 and 176.01-1-72.

Representing Applicant: Mike Wall, FRA Engineering

A. The Applicant stated the following:

- 1.) There is thirty (30) percent green space when the two (2) lots are combined with Evergreen Plaza.
- 2.) It is a locally owned ice cream shop (seasonal use).
- 3.) The existing storm pond will be modified to meet the latest storm water regulations.
- 4.) The existing green space will be maintained with Evergreen Plaza.
- 5.) Existing vegetation will be relocated and enhanced as shown.
- 6.) The Application will try to compliment Evergreen Plaza.

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

Conservation Board Minutes - April 3, 2007

- 1.) The landscaping appears to be decent.
- 2.) The Planning Board may want to investigate the effects of seasonal events at neighboring lots.

On the Motion of  
Gary Holley

Seconded by  
Robbin Ciavaglia

The Henrietta Conservation Board motioned to recommend approval of the Application by the Henrietta Planning Board.

AYES: 5  
NAYS: 0  
ABSENT: 2, Snyder, Migliorini

MOTION CARRIED

**Application No. 07-027**

**Kost Tire** - For review of the proposed construction of a 7,350 square foot tire store on an approximate 1.55 acre parcel of land located at 3535 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-12.2.

Representing Applicant:

Frank Spiotta, Costich Engineering; Dan Caughey, Morton Buildings; Jeff Hammond, Kost Tire; David Kost, Kost Tire

- A. The Applicant stated the following:
- 1.) Four Hundred (400) square feet of asphalt will be replaced with green space.
  - 2.) The existing storm sewer is working and disturbance falls under one (1) acre.
  - 3.) The proposed Application will be a full service facility (oil changes, etc.).
  - 4.) There will be gas fired heat.
  - 5.) Twenty (20) to twenty-five (25) percent of the site will be green space.
  - 6.) The southeast corner is a parking easement for neighboring lot.
  - 7.) There will be dual-lined above-ground storage systems inside the building for fluids.
- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) Green space calculations should be verified with the Applicant.
  - 2.) The Applicant should consider cleaning up the frontage as well (southeast parking easement area).

On the Motion of  
James Mallaber

Seconded by  
Gary Holley

Conservation Board Minutes - April 3, 2007

The Henrietta Conservation Board motioned to recommend approval of the Application by the Henrietta Planning Board.

AYES: 5  
NAYS: 0  
ABSENT: 2, Snyder, Migliorini

MOTION CARRIED

**Application No. 07-032**

**Market Square Phase 2** - For review of the proposed construction of a total of 194,650 square feet of commercial retail space on an approximate 35.5 acre parcel located at 610, 620, 640, and 660 Jefferson Road in a Commercial B-1 Zoned District. Tax Account Nos. 162.50-1-3.11 and 161.08-1-21.

Representing Applicant: Bob Trybulski, Benderson Development; Frank Spiotta, Costich Engineering

- A. The Applicant stated the following:
- 1.) The planting scheme of the Home Depot lot will be matched on this site.
  - 2.) There will be twenty-five (25) percent green space, mainly back near the pond.
  - 3.) The storm water pond will be sized for the entire site, including part of the old Bahama Breeze site and the western portion of the Home Depot site.
- B. The Henrietta Conservation Board has the following recommendations and/or questions for the Planning Board:
- 1.) What are the consequences of Jefferson Road being widened?
  - 2.) The front trees should be located such that they are protected. The green space quantity and quality should remain similar. What are the effects of the building orientation verses the green space?
  - 3.) Consider reserving some of the parking lot behind the former La-Z-Boy as green space.
  - 4.) The Applicant should partner with the New York State Department of Transportation for the latest right-of-way design on Jefferson Road.
  - 5.) The Planning Board may want to look at traffic impacts at Jay Scutti Boulevard as well.

On the Motion of  
Robbin Ciavaglia

Seconded by  
Fabian Grabski

The Henrietta Conservation Board motioned to recommend approval of the Application by the

Conservation Board Minutes - April 3, 2007

Henrietta Planning Board.

AYES: 5  
NAYS: 0  
ABSENT: 2, Snyder, Migliorini  
MOTION CARRIED

5. Old Business - None
6. New Business - None
7. Next Meeting

May 1, 2007 - 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

Adjournment

A motion to adjourn was made by James Mallaber, seconded by Fabian Grabski, and passed unanimously at 8:30 P.M.

Respectfully submitted,

Amber N. Hutchinson  
Deputy Town Clerk