



**Application No. 07-144**

**TGI Fridays** - For review of the final site plan to construct a 6,654 S.F. restaurant on an approximate 0.3 acre parcel of land located at 680 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.11.

**Application No. 07-145**

**Goose Landing**- For review of the final site plan to construct a two story senior apartment building totaling 14,950 S.F. on an approximate 2 acre parcel of land located at 4885 East River Road in a Residential R-1-15 Zoned District. Tax Account Nos. 188.01-1-9 and 188.01-1-121.

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

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

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

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

## TOWN OF HENRIETTA CONSERVATION BOARD MINUTES

11/5/2007

The regular meeting of the Henrietta Conservation Board was held on Monday, November 5, 2007.

### 1. Roll Call

The meeting was called to order by William Santos at 7:00 P.M.

MEMBERS PRESENT: William Santos, Chairman, Bud Snyder, Gary Holley, Fabian Grabski and John Migliorini

MEMBERS ABSENT: James M. Mallaber, and Robbin Ciavaglia

STAFF PRESENT: Stephen R. MacIntyre

### 2. Approval of Minutes

On a motion of Fabian Grabski, seconded by John Migliorini, the Minutes of the October 2, 2007 meeting was approved, as presented.

AYES: 4

NAYS: 0

ABSTAINED: 1, Holley

MOTION APPROVED

### 3. Board Member Reports

William Santos reported that:

- The response from the Director of Engineering and Planning regarding the Calkins and Middle Road fill permit is attached.
- Letters for reappointments are due.
- Jim Mallaber sent an email indicating that he would not be able to attend tonight.
- Bud Snyder will not be able to attend the next meeting.
- John Migliorini noted that the Tabled Application for Riverton Parcel F was approved by the Henrietta Planning Board.

### 4. Application Review

**Application No. PB-285**

**Benedict Subdivision** - For review of a 3 lot subdivision on approximately 89.56 acres of land located on the east side of Middle Road between Martin Road and Erie Station Road in a Rural Residential RR-2 Zoned District. Tax Account No. 189.04-1-28.11.

Representing Applicant: Sue Benedict, Brett Benedict, Bill Smith, Larry Henninger

- A. The Applicant stated the following:
- 1.) Six (6) generations of Benedicts have lived on this site.
  - 2.) Lot two (2) has five (5) acres that is the subject. Lot one (1) was a previous Application that was a ten (10) acre lot.
  - 3.) The land in lot three (3) will be stored in a land bank reserved for agricultural use.
  - 4.) A member of the Benedict family is purchasing lot two (2).
  - 5.) Thirty percent (30%) of the existing farm is considered sensitive, and it is part of the head lands for Red Creek.
  - 6.) Work performed as part of the ten (10) year contract included planting of two hundred and fifty (250) trees, grass lands and wetlands, water filtering, and land reserve. Material regarding the farm service reserve programs were distributed at the meeting (attached).
- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) Moving the shed off of the property line between the lots.

On the Motion of  
Fabian Grabski

Seconded by  
Gary Holley

AYES: 5  
NAYS: 0  
MOTION CARRIED

**Application No. 07-142**

**Marketview Commons** - For review of the final site plan to construct an approximate 20,000 S.F. retail/office building with 10,000 S.F. of office space on the second story and future 3,500 S.F. bank pad on an approximate 4.3 acres of land located at 2087 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 162.14-1-9 and 162.14-1-10.

Representing Applicant: Mike Wall; FRA Engineering

- A. The Applicant stated the following:
- 1.) This is a 4.3 acre parcel.
  - 2.) The Applicant plans to demo the existing plaza.
  - 3.) An office parcel will be the proposed use.
  - 4.) The out parcel could be a bank.
  - 5.) Dark sky light fixtures will be used.
  - 6.) There is twenty-nine percent (29%) green space.

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- 7.) The pond is a storm water II compliant structure.
- 8.) Existing utilities are sized for the proposed building.
- 9.) Shorter set back variances were pursued and obtained previously due to the Domino's Pizza Building location blocking a portion of the proposed building front elevation.
- 10.) The cut and fill work is balanced.
- 11.) A stabilized construction entrance will be provided .
- 12.) The proposed two story building will be under forty (40) feet high.
- 13.) There are no loading docks, just small deliveries only.
- 14.) A restaurant is a possible tenant. .

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

- 1.) Separate final approval for the outparcel.
- 2.) Consider parking bank that is kept green.
- 3.) Consider Southeast parking space reorganization to increase the green space.
- 4.) Require top soil and seeding of both the areas and the outparcel until they are needed for use.
- 5.) Require the Contractor to maintain clean roadways at intersection during construction.

On the Motion of  
Gary Holley

Seconded by  
Bud  
Snyder

AYES: 5  
NAYS: 0  
MOTION CARRIED

**Application No. 07-143**

**Schlegel Systems Development** - For review of the final site plan to construct four (4) one story flex use buildings totaling 189,620 S.F. on an approximate 28.16 acre parcel of land located at 1565 Jefferson Road in both Industrial and Residential R-1-15 Zoned Districts. Tax Account Nos. 162.12-1-15.1 and 162.12-1-11.

Representing Applicant: Stephen Schultz; MRB Group

A. The Applicant stated the following:

- 1.) Combing Residential parcel and Industrial parcel from Schlegel, then redividing.
- 2.) The buildings are similar to Calkins Office Park.
- 3.) According to the Builder's experience, typically four (4) parking spaces per one

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thousand (1000) square feet of office space will be needed if the buildings are fully occupied.

- 4.) The land bank is for future parking.
- 5.) Road access will be the existing curb cut .
- 6.) There will be curbed islands.
- 7.) There will be one (1) loading dock per tenant area.
- 8.) An eight (8) foot high berm is proposed to buffer residential areas along Castle Road.
- 9.) There will be forty-nine percent (49%) green space.
- 10.) The wooded area will not be affected.
- 11.) Three (3) ponds will be storm II compliant.
- 12.) No traffic signal is proposed, but the traffic study recommends revisiting the issue when it is developed further.
- 13.) Office use is most likely tenant function.
- 14.) The existing ball field will be removed.
- 15.) No soil bores have been taken.
- 16.) Building one (1) and three (3) will be built first to extend utilities.
- 17.) One (1) on three (3) is maximum slope.

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

- 1.) Require traps for spills at loading docks.
- 2.) Consider west land banking (future forty-six (46) parking spaces) be kept green.
- 3.) Verify if all of the parking spaces are needed.
- 4.) Consider discussing with the Fire Marshal a fire access road to Castle Road constructed with green grass, and stabilized stone (no asphalt). This would give Pinnacle Road fire engines a shorter distance to travel.
- 5.) Consider reducing asphalt area, specifically by eliminating the center Boulevard, to increase green space.

On the Motion of  
John Migliorini

Seconded by  
Fabian Grabski

AYES: 5

NAYS: 0

MOTION CARRIED

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Representing Applicant: Joseph Ardieta; Corneles Engineering

A. The Applicant stated the following:

- 1.) The proposed Pad is 4.3 acres of the existing Market Square lot.
- 2.) Pad is leased site on Market Square tax account.
- 3.) Asphalt will be removed to place the building.
- 4.) The proposed landscaping was not considered in the original green space calculations for Market Square, thus green space will be increased.
- 5.) Landscaping is unique for the area, but it will flourish in this climate.

The Henrietta Conservation Board has no comments at this time.

On the Motion of  
Bud Snyder

Seconded by  
Fabian  
Grabski

AYES: 4  
NAYS: 1, Holley  
MOTION CARRIED

**Application No. 07-145**

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Representing Applicant: Joseph Ardieta; Corneles Engineering

A. The Applicant stated the following:

- 1.) Proposal is for a twenty (20) unit apartment complex for seniors.
- 2.) A septic system area will be installed in the cleared field.
- 3.) Building follows the existing environmental contour and is located to reduce grading and clearing work.
- 4.) Reduced parking is requested due to lack of use and need.
- 5.) HUD and County funded Project.
- 6.) Perculation tests have been fifteen (15) to thirty (30) minutes.
- 7.) Ontario fine sandy loam, which is a Hydrologic Type B soil, exists on site.
- 8.) Duplex pump system will alternate between the two separate leach fields.
- 9.) Orientation requires variances.
- 10.) Orientation proposed reduces building frontage along East River Road, and reduces the number of trees removed from the site.
- 11.) Cut and fill is balanced.

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- 12.) Orientation of building increases southern exposure.
- 13.) Southern lawn will be seeded as a north east meadow mix to reduce maintenance.

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

- 1.) Require contractor to provide protection for trees during construction. Require construction fencing located at or outside the drip lines of trees.
- 2.) Verify that existing trees along the perimeter of the leach field are not the type whose roots will pervasively infiltrate the leach field.
- 3.) The Henrietta Conservation Board endorses orientation of building because it reduces environmental impact in the following ways:
  - a.) Energy reduction (possible day lighting and passive solar) due to southern exposure.
  - b.) Less grading, thus reducing construction energy costs and both short and long term changes in storm water effects.
  - c.) Less clearing of existing trees and foliage.

On the Motion of  
John Migliorini

Bud Snyder

Seconded by

AYES: 5

NAYS: 0

MOTION CARRIED

5. Old Business - None

6. New Business - None

7. Next Meeting

December 4, 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 Fabian Grabski, and passed unanimously at 9:40 P.M.



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Respectfully submitted,

Leann C. Case  
Deputy Town Clerk