

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
February 7, 2017**

William Santos, Chairman  
Fabian Grabski  
Robbin Ciavaglia  
R. Bud Snyder  
Carol M. Pennington  
J. Steve Coffey  
Laura King

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

**APPROVAL OF MINUTES:** December 6, 2016

**APPLICATION REVIEW:**

**Application No. 16-013 Van Zile Travel Building #2** - For review of final site plan approval of a new 18,200 S.F. office building on an existing 4.0 acres of land located at 3540 Winton Place in an Industrial Zoned District. Tax Account No. 150.17-2-6.12.

**Application No. 16-014 AI Sigl Center – Hale Campus Building Addition** – For review of final site plan approval of a 8,500 S.F. building addition on the building located at 3399 Winton Road South in a Residential R-1-15 Zoned District. Tax Account No. 162.12-1-19.12.

**Application No. 16-015: Delta Sonic Car Wash Redevelopment** – For review of final site plan approval for the redevelopment of the existing Delta Sonic Car Wash property that is located at 2970 West Henrietta Road in a Commercial B-1 District. Tax Account Nos. 148.20-1-14.111, 148.20-1-12.1, 148.20-1-12.2, 148.20-1-13 and 148.20-1-14.2.

**Application No. 16-016 Seidel Veterinary Office** – For review of final site plan approval of a 3,600 S.F. veterinary office building located at 5370 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.1.

**Application No. 16-017: Empire Fabricators** – For review of final site plan approval of a 40,000 S.F. office/fabrication facility located at 105 Saginaw Drive in an Industrial Zoned District. Tax Account No. 162.11-1-11.2.

**TOWN OF HENRIETTA  
CONSERVATION BOARD MINUTES  
February 7, 2017**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, February 7, 2017 at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467. The meeting was called to order at 7:00 p.m. by Conservation Board Chairman, William Santos.

**MEMBERS PRESENT:** William Santos, Chairman  
Fabian Grabski,  
Robbin Ciavaglia  
R. Bud Snyder  
Carol M. Pennington  
Steve Coffey  
Laura King

On a motion of Carol Pennington, seconded by R. Bud Snyder, the Minutes of the December 6, 2016 meeting were approved.

AYES: 5                                      NAYS: 0                                      ABSTAIN: 2  
**MOTION APPROVED**

**Board Member Reports:**

- A. William Santos welcomed the new Board members, Mr. Steve Coffey and Ms. Laura King to the Conservation Board.
- B. William Santos thanked and acknowledged the good work of previous members Alan Schaurer and Christian Chamberlain.
- C. R. Bud Snyder reported that Erie Station Storage increased their greenspace.
- D. Fabian Grabski discussed the Town Centre presentations by RIT architectural students.

**Application Reviews**

**Application No. 16-013      Van Zile Travel Building #2** - For review of final site plan approval of a new 18,200 S.F. office building on an existing 4.0 acres of land located at 3540 Winton Place in an Industrial Zoned District. Tax Account No. 150.17-2-6.12.

Representing Applicant:      Stephen Schultz, MRB Group

- A. The Applicant stated the following:
  - 1. The additional building and parking will be constructed to match the existing. The entire lot is four (4) acres large and will be one (1) lot. The total greenspace after construction will be twenty-seven percent (27%).
  - 2. One third (1/3) of an acre of federal wetlands are proposed to be mitigated off-site.
  - 3. The existing stormwater pond will have less flow than the existing rate. The new bio-retention area is designed to isolate from the existing pond.
  - 4. There will be increased fill in order to construct on top of some of the existing federal wetlands.
  - 5. The total land disturbance will be two (2) acres.
  - 6. Site lighting will be non-glare.

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

1. The HCB stated that they do not recommend off-site mitigation of wetlands, and have rejected such proposals in the past. Filling in wetlands on a local site, and creating wetlands elsewhere on a remote site does not really alleviate the issue, and is not a good sustainable practice. The Henrietta Planning Board has traditionally agreed. Please review this with the Town Engineer for future discussion.
2. The plan meets tree and planting density, as well as storm water standards.
3. The HCB stated that the landscaping plan was well done.

On a motion by Fabian Grabski, seconded by Robbin Ciavaglia, Application No. 16-013 was recommended to the Henrietta Planning Board to be approved.

AYES: 7 NAYS: 0  
**MOTION APPROVED**

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**Application No. 16-014 AI Sigl Center – Hale Campus Building Addition** – For review of final site plan approval of a 8,500 S.F. building addition on the building located at 3399 Winton Road South in a Residential R-1-15 Zoned District. Tax Account No. 162.12-1-19.12.

Representing Applicant: Lucus Bushen, Marathon Engineering

A. The Applicant stated the following:

1. The existing building is not large enough for their needs, therefore they are proposing an eight thousand five hundred square foot (8,500 S.F.) building addition in what is currently greenspace. After construction, greenspace will be at fifty-three percent (53%).
2. The plans include the removal of five (5) trees, but will add seven (7) trees. There will be a disturbance of nine thousand square feet (9,000 S.F.).
3. The existing parking will remain.
4. The existing stormwater pond is sized to handle the new addition, however there will be modifications to the existing pond with bio-retention practices.

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

1. The HCB stated that the tree density meets standard.
2. Sustainable stormwater practices are being added.
3. An additional landscaping plan is attached.

On a motion by R. Bud Snyder, seconded by Fabian Grabski, Application No. 16-014 was recommended to the Henrietta Planning Board to be approved.

AYES: 7 NAYS: 0  
**MOTION APPROVED**

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**Application No. 16-015: Delta Sonic Car Wash Redevelopment** – For review of final site plan approval for the redevelopment of the existing Delta Sonic Car Wash property that is located at 2970 West Henrietta Road in a Commercial B-1 District. Tax Account Nos. 148.20-1-14.111, 148.20-1-12.1, 148.20-1-12.2, 148.20-1-13 and 148.20-1-14.2.

Representing Applicant: Matthew Oates, P.E., Benderson Development

A. The Applicant stated the following:

1. The project consists of redeveloping the corner lot by removing the two (2) restaurants but keeping the current placement of the car wash and vacuums. There will be new fueling stations, as well as a new main entrance (off of Brighton-Henrietta Town Line Road). There will also be a new tunnel and oil lube station.
2. The existing twenty-two percent (22%) greenspace will increase to twenty-four percent (24%). There will also be an increase in the green buffer along West Henrietta Road.
3. The existing storm water pond will be modified and improved with fountains.
4. The redevelopment will help improve traffic flow that has been an issue in the past.
5. A water reclamation system will be added to the existing car wash.
6. The existing underground fuel tanks will be removed.
7. Six to seven (6-7) of the nine (9) acres will be disturbed.
8. Lighting will be dark sky compliant.

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

1. The HCB would like verification that the storm water pond can handle the new storm water load.
2. The HCB would like the project to have a plan for on-site remediation for contaminated soil.
3. The HCB would like to see trees added to meet the five (5) trees per disturbed area standard.

On a motion by Laura King, seconded by Steve Coffey, Application No. 16-015 was recommended to the Henrietta Planning Board to be approved.

AYES: 7

NAYS: 0

**MOTION APPROVED**

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**Application No. 16-016 Seidel Veterinary Office** – For review of final site plan approval of a 3,600 S.F. veterinary office building located at 5370 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.1.

Representing Applicant: Lucus Bushen, Marathon Engineering

A. The Applicant stated the following:

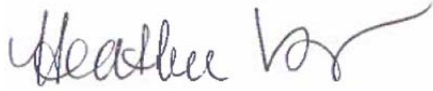
1. The project consists of subdividing point seven (0.7) acres with a private drive.
2. The existing storm water pond is sized to handle the new storm water rates.
3. Greenspace will be greater than fifty percent (50%).
4. Lighting will match what is currently at the site at Erie Station at West Henrietta.
5. A space to the east of the lot is being left open for a future project.



**Adjournment**

Motion to adjourn was made by Laura King, and passed unanimously at 8:36 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Voss", with a long, sweeping flourish extending to the right.

Heather Voss  
Deputy Town Clerk