

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
JULY 1, 2014**

William Santos, Chairman  
Fabian Grabski  
Robbin Ciavaglia  
R. Bud Snyder  
Gary Holley  
Carol M. Pennington  
Alan Schaurer

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

**APPROVAL OF MINUTES: June 3, 2014**

**ORDER OF BUSINESS:**

**7:10 P.M. – Board Member Reports**

**7:15 P.M. – Application Review**

**Application No. 14-010 Country Max** – For review of final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located at 4495 West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.111.

**Application No. 14-011 Summit Federal Credit Union** – For review of final site plan approval of a 3,250 square foot Summit Federal Credit Union bank on an existing 3.77 acres of land located at 2087 East Henrietta Road in a Commercial B-1 District. Tax Account No. 162.14-1-10.1.

**8:15 P.M. – Committee Reports**

**8:25 P.M. – Old Business**

- Updates to Henrietta Conservation Board Manual

**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  
July 1, 2014**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, July 1, 2014.

**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, Carol M. Pennington, and Alan Schaurer\*

MEMBERS ABSENT: Robbin Ciavaglia and Gary Holley

STAFF PRESENT: Chris Martin

**2. Approval of Minutes**

On a motion of Fabian Grabski, seconded by R. Bud Snyder, the Minutes of the June 3, 2014 meeting were approved as presented.

AYES: 4

NAYS: 0

MOTION APPROVED

**3. Board Member Reports – None**

**4. Application Reviews**

**Application No. 14-010 Country Max** – For review of final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located at 4495 West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.111.

Representing Applicant: Don Payne, Country Max Stores  
Wendy Meagher, P.E., Meagher Engineering, PLLC

A. The Applicant stated the following:

1. Store is a replacement of the existing East Henrietta Road store at Suburban Plaza.
2. The building will be used for retail and as a warehouse.
3. The curb cuts were pre-approved with the Fairfield Application.
4. Applicant is requesting to reduce the number of parking spaces based on experience to increase green space.
5. SHPO required tree plantings on the perimeter near the historic house.
6. The historic barn will be preserved.

\* Alan Schaurer arrived a few minutes late due to work.

7. A thirty-five foot (35') buffer and hedge row will be provided/maintained towards the neighbors to the west.
8. Additional landscaping is proposed at the northwest corner of the property.
9. Soil balance is even.
10. A swale is proposed along the west perimeter. Drainage is controlled to current and improved levels to West Henrietta Road.
11. Display areas will be gravel.
12. Light fixtures are cut-off style.
13. Proposal includes Forty-six percent (46%) green and impervious space.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Concerned with stormwater to the western neighbors.
2. Consider infilling northwest corner of the parcel with pines and to help meet the eight (8) trees per disturbed acres.
3. The Henrietta Conservation Board appreciates the low disturbance of the existing lot and protection of mature trees and buffer.

On the Motion  
R. Bud Snyder

Seconded by  
Alan Schaurer

AYES: 5  
NAYS: 0

MOTION APPROVED

**Application No. 14-011**      **Summit Federal Credit Union** – For review of final site plan approval of a 3,250 square foot Summit Federal Credit Union bank on an existing 3.77 acres of land located at 2087 East Henrietta Road in a Commercial B-1 District. Tax Account No. 162.14-1-10.1.

Representing Applicant:      Tim Harris, Passero Associates  
Richard White, SWBR Architects  
John Zink, The Summit Federal Credit Union

A. The Applicant stated the following:

1. A new subdivision plan is attached with reduced building square footage.
2. An office and bank was previously proposed in 2009.
3. Stormwater leaving the site is calculated to be less than what it is currently.
4. North and west surfaces will sheet drain to rain gardens, then to underground storage, and then to New York State Route 15-A. The south and east surfaces flow to an underground storage facility.
5. Revised landscape plan is attached.
6. The Applicant is proposing a tree in the southeast island to meet the HCB comments below.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Consider adding one (1) more tree to meet the eight (8) trees per disturbed acre. Consider a location to reduce heat island effects. (Location determined with discussion noted above).
2. The proposal appears to improve the existing lot.

On the Motion  
Alan Schaurer

Seconded by  
Carol M. Pennington

AYES: 5

NAYS: 0

MOTION APPROVED

5. Committee Reports – None

6. Old Business – Updates to the Conservation Board Manual.

7. New Business – None

8. Next Meeting – August 5, 2014

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

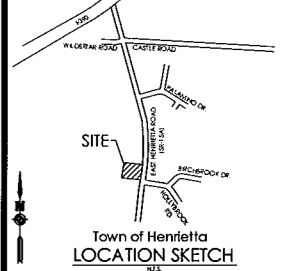
Motion to adjourn was made by Carol M. Pennington, and passed unanimously at 8:25 P.M.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk

Drawing Index

- C 000 Cover
- C 101 Site Plan
- C 102 Demolition Plan
- C 103 Utility Plan
- C 104 Grading & Erosion Control Plan
- C 105 Profiles & Offset Sanitary Plan
- C 106 Lighting Plan
- C 200 Details
- C 201 Details
- L 100 Landscape Plan & Details
- S 100 Subdivision Map



Client:  
**THE SUMMIT FEDERAL CREDIT UNION**  
 100 MARINA DRIVE  
 ROCHESTER, NY 14626

**Passero Associates**  
 242 West Main Street, Suite 100  
 Rochester, New York 14614  
 (585) 325-1000  
 Fax: (585) 325-1651

Principal-in-Charge: John F. Caruso, P.E.  
 Project Manager: Jess D. Sudol, P.E.  
 Designed by: Tim Harris, EIT



Revisions

No.	Date	By	Description
1			

**SITE PLAN**

**THE SUMMIT FEDERAL CREDIT UNION**  
 2087 East Henrietta Road

BEING PART OF LOT 10, THIRD RANGE OF LOTS, TOWNSHIP 12 RANGE 7, PHELPS & GORHAM PURCHASE TOWN OF HENRIETTA, MONROE COUNTY, STATE OF NEW YORK

Project No.  
**20141851.0001**

Drawing No. **C101** Sheet No. **2**

Scale: **1"=20'**

Date: **JUNE 2014**

**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- [ ] PROPOSED BUILDING
- [ ] PROPOSED CONCRETE
- [ ] PROPOSED ACCESS RAMP
- [ ] PROPOSED CURB
- [ ] PROPOSED BUILDING MOUNTED LIGHT
- [ ] PROPOSED SIGN
- [ ] EXISTING SIGN
- [ ] PROPOSED LIGHT POLE
- 15 NUMBER OF PROPOSED PARKING SPACES

- SITE DATA:**
- TAX ACCOUNT NO: 162.140-001-010.1
  - TOTAL PARCEL AREA = 144,235 SF OR 3.77 ACRES  
 PROPOSED LOT 1: 2129,805 SF OR 48.53 ACRES  
 LOT 2: 234,419 SF OR 5.39 ACRES
  - ZONING: B-1 COMMERCIAL
  - PROPOSED USE: BANK, TOTAL FIRST FLOOR BUILDING AREA = 23,250 SF
  - THIS SITE DOES NOT CONTAIN ANY WETLANDS PER NYSDEC WETLAND MAPPER
  - NO FLOOD PLAIN EXISTS ON SITE PER FEMA FLOOD MAP 36055C0353
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA.
  - THE SITE IS LOCATED IN THE FOLLOWING TOWN OF HENRIETTA DISTRICTS:
    - ORIGINAL DRAINAGE DISTRICT
    - HENRIETTA CONSOLIDATED LIGHTING DISTRICT
    - ORIGINAL SANITARY DISTRICT AND SANITARY DISTRICT #51
    - ORIGINAL HENRIETTA WATER DISTRICT

**ZONING ANALYSIS - B-1 COMMERCIAL**

	REQUIRED	PROPOSED
GREEN SPACE PROVIDED	25%	30%
MAXIMUM BUILDING HEIGHT	40'	1 STORY
MINIMUM FRONT YARD SETBACK	125'	51.59'
MINIMUM SIDE YARD SETBACK	5'	47.73'
MINIMUM REAR YARD SETBACK	40'	70.92'
MINIMUM PARKING SPACES	1/200 SF (3,250 SF = 16 SPACES) & 1 PER 2 EMPLOYEES (8 EMP. = 4 SPACES) 20 TOTAL SPACES	34
MINIMUM SPACE SIZE	9'x18'	9'x18'
*VARIANCE REQUIRED		

**ZONING VARIANCES**

ON JUNE 25, 2014 THE TOWN OF HENRIETTA ZONING BOARD OF APPEALS GRANTED THE FOLLOWING VARIANCES AS PART OF ZBA APPLICATION 2014-054:

- RELIEF FROM TOWN ZONING CODE §295.18 FOR A 50' FRONT YARD SETBACK, WHERE 125' IS REQUIRED.

**ARCHITECTURAL NOTE**

AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES AND FINISH OF THE BUILDING AS DEPICTED ON THE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING, FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.

**SIGHT DISTANCE**

EAST HENRIETTA ROAD - NYS RTE 15A - 40 MPH SPEED LIMIT

SIGHT DISTANCE LEFT  
 REQUIRED - 500 FT  
 PROVIDED - 600 FT

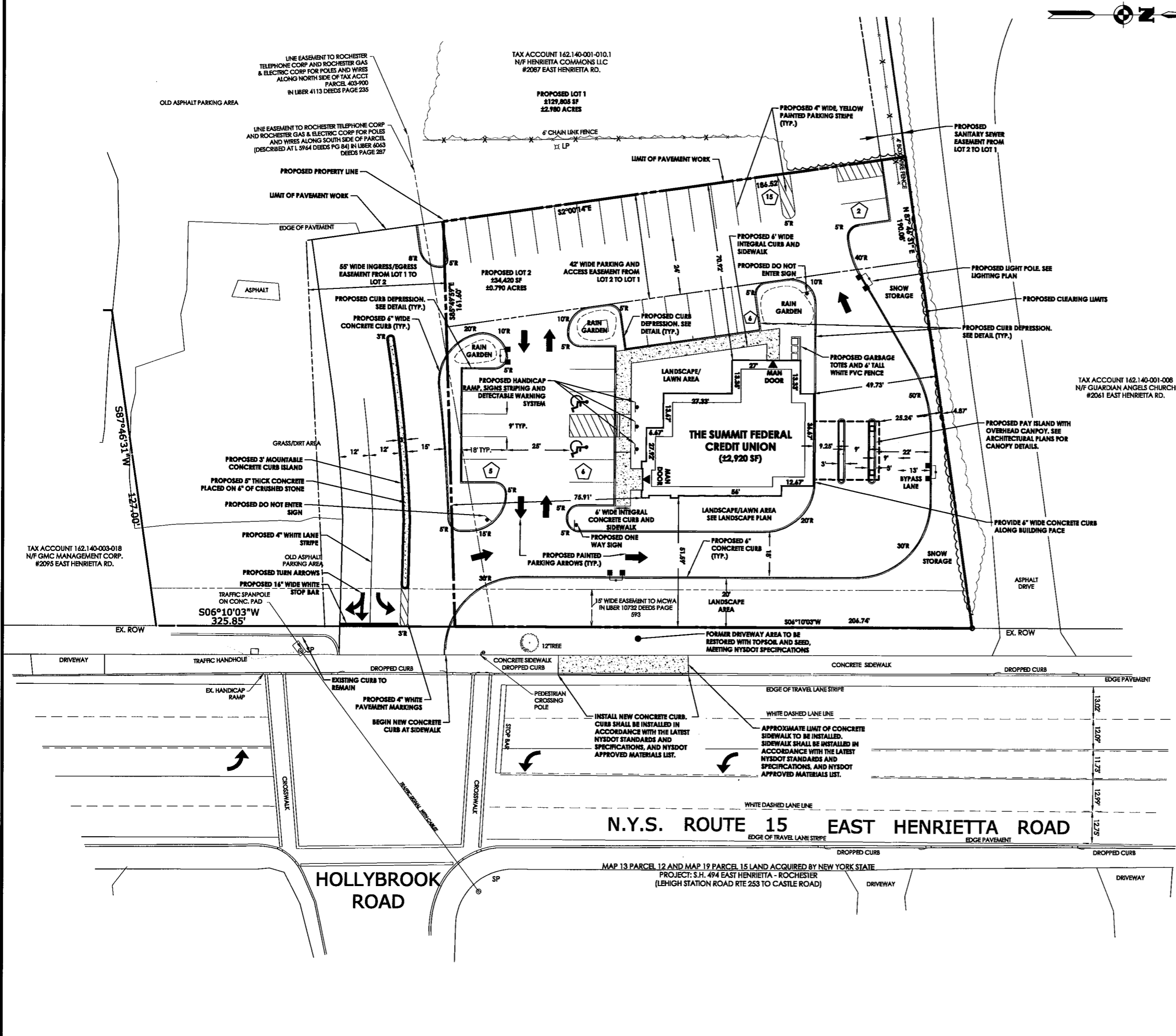
SIGHT DISTANCE RIGHT  
 REQUIRED - 445 FT  
 PROVIDED - >1000 FT

**NYS DOT DESIGNER CONTACT STATEMENT**

PASSERO ASSOCIATES IS RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. JOHN F. CARUSO, P.E. IS THE DESIGNER AND IS FAMILIAR WITH NYS DOT STANDARDS AND REQUIREMENTS AND SHALL BE CONTACTED AT (585) 325-1000 TO RESOLVE ISSUES OR PROBLEMS DURING CONSTRUCTION. ALL REVISIONS, INCLUDING REVISIONS NECESSARY DUE TO FIELD CONDITIONS, SHALL BE APPROVED BY THE NYS DOT.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN



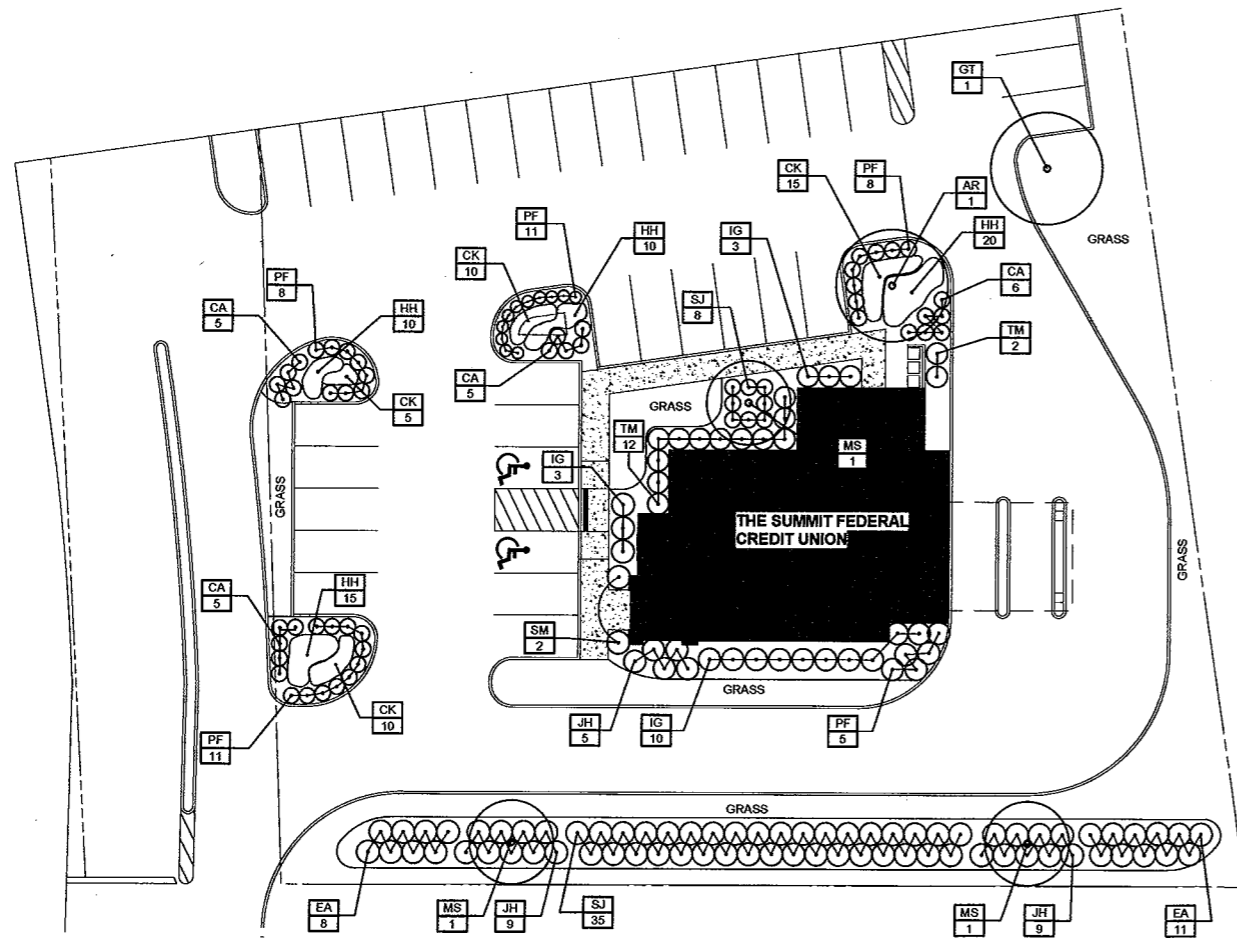
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FILE PATH: J:\2014\14235.00 Summit FCU Henrietta Branch\4-CAD\4.01\_Rev\14235\_Summit Henrietta\_SITE.rvt

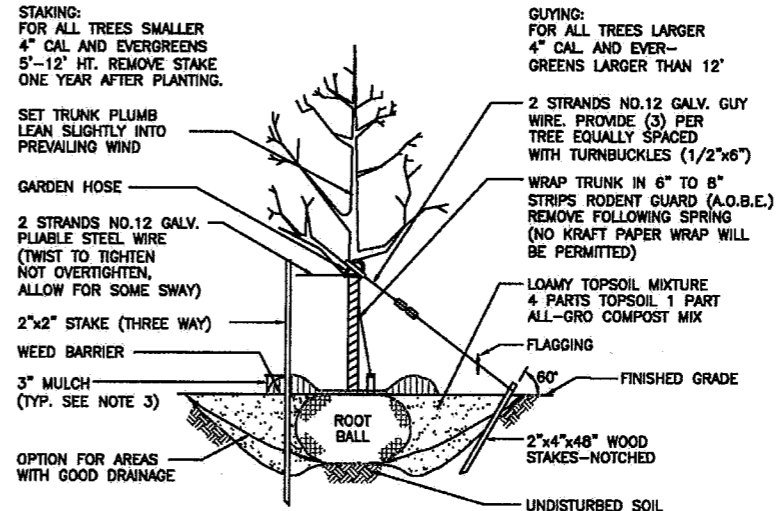
Plant Materials Schedule					
Key	No.	Scientific Name	Common Name	Root	Size
AR	1	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	BB	3"
CK	40	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CG	No. 1
CA	21	Clethra alnifolia 'Compacta'	Summersweet Clethra	CG	24"
EA	19	Euonymus alatus 'Compactus'	Dwarf Burningbush	CG	36"
GT	1	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	BB	2.5"
HH	55	Hemerocallis 'Happy Returns'	Happy Returns Daylily	CG	No. 1
IG	16	Ilex glabra 'Shamrock'	Inkberry	CG	36"
JH	18	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	CG	No. 3
MS	3	Malus 'Sentinel'	Sentinel Crabapple	BB	3"
PF	43	Potentilla fruticosa 'Abbottswood'	Abbottswood Bush Cinquefoil	CG	24"
SJ	43	Spiraea japonica 'Little Princess'	Japanese Spirea	CG	24"
SM	2	Syringa meyeri 'Palibin'	Palibin Meyer Lilac	BB	3'
TM	14	Taxus x media 'Densiformis'	Dense Angiojap Yew	BB	3'

**Landscaping Notes:**

- All deciduous trees must be a minimum of 3" to 3.5" in diameter, as measured at caliper (6" above the ground).
- All ornamental deciduous trees must be a minimum of 2.5" to 3" in diameter, as measured at caliper (6" above ground).
- All evergreen trees must be a minimum height of 6' to 8', unless otherwise requested, bagged and balled.
- Low shrubs should be a minimum of 24" high.
- Along arterial and collector roads, the Planning Board requires the use of salt resistant species.
- Should location of trees be within 5' of underground utilities, relocate said trees to minimum of 5' from ball to utilities.
- All areas disturbed by construction and all new lawn areas are to receive 3" of approved topsoil and shall be seeded with "Trio Supreme" as manufactured by Preferred Seed at their recommended rate.

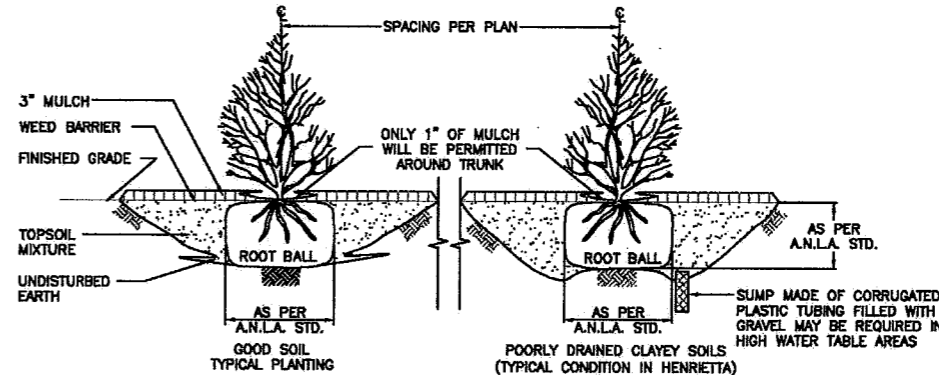


**1 PLANTING PLAN**  
1" = 20'-0"



- NOTES:**
- USE 8" STAKES—DRIVE 48" BELOW GROUND.
  - ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
  - MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 8" FROM THE BARK, THEN IT CAN BE THICKENED.
  - MULCH IS TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.

**TREE PLANTING DETAIL**  
N.T.S.



- NOTES:**
- IF ROOT BALL IS COVERED IN BURLAP, REMOVE TOP 1/3 OF THE BURLAP.
  - PRUNE BROKEN BRANCHES TO RETAIN NATURAL FORM OF THE SHRUB.

**SHRUB PLANTING DETAIL**  
N.T.S.



SWBR ARCHITECTS

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www.swbr.com

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**REVISIONS**

no.	date	by	description
1	06-26-14	RHW	LANDSCAPING REVISIONS PER OWNER REQUEST
2	02-07-14	RHW	RECONCILIATION WITH ARCHITECTURAL REVISIONS

**PROJECT:**  
EAST HENRIETTA ROAD BRANCH

**CLIENT:**  
THE SUMMIT FEDERAL CREDIT UNION  
100 MARINA DRIVE  
ROCHESTER, NY 14626

**DRAWING TITLE**  
LANDSCAPE PLAN

**DRAWING NO.**  
L-101

drawn by MM  
checked RHW  
proj. mgr. RFS  
proj. no. 14235.00

**STATUS:**  
PLANNING BOARD SUBMISSION  
ISSUE DATE:  
06-04-14