

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
May 3, 2016**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: April 5, 2016

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 16-006 Town Center Apartments – South - For review of final site plan approval of a 249 unit multi-family residential community located at East Henrietta Road in a Residential R-2-15 Zoned District. Part of Tax Account No. 176.09-2-1.

Application No. PB-305 Jayne’s Riverview – Parcel J Subdivision - For review of preliminary subdivision approval of a 107 single family lot residential subdivision located on Farrell Road Extension in a R-1-15 Residential Zoned District. Tax Account No. 187.02-2-1.11.

Application No. 16-007 Qdoba Restaurant – For review of final site plan approval of a 3,000 S.F. restaurant located at 300 Hylan Drive in a Planned Commercial District. Tax Account No. 161.12-1-7.1.

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 UNTIL TUESDAY
MORNING*

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
May 3, 2016**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, May 3, 2016 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
Alan Schaurer

MEMBERS ABSENT: Christian Chamberlain

ALSO PRESENT: 3 Residents/Guests

On a motion of Carol Pennington, seconded by Alan Schaurer, the Minutes of the April 5, 2016 meeting were approved.

AYES: 6
NAYS: 0

MOTION APPROVED

Board Member Reports: Mr. Santos reported that Chris Chamberlain is not available tonight.

Application Reviews

Application No. 16-006 Town Center Apartments – South - For review of final site plan approval of a 249 unit multi-family residential community located at East Henrietta Road in a Residential R-2-15 Zoned District. Part of Tax Account No. 176.09-2-1.

Representing Applicant: Brandon Morgan, Passero Associates

A. The Applicant stated the following:

1. There will be forty-seven percent (47%) greenspace and two hundred seventy-six (276) new trees planted on the fifty-eight (58) acres parcel of which thirty-six (36) acres will be developed. The floodplain, wetlands and existing tree line will be protected.
2. An overview of the traffic study was presented.
3. The stormwater discharge will be at a lower rate than the existing rate. Soil movement will be balanced and lighting will be LED with house side shields and dark sky compliant.

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

1. For the previous north apartment project, there was a concern regarding emergency vehicle access and traffic with one single access; there will now be a larger concern regarding Town Center South.
2. The location of the stormwater management system blocks a possible roadway to East Henrietta Road.

3. The floodplain shall not be modified.
4. There is a concern with the adjacent neighbors because they experienced flooding issues.
5. This Board is concerned with the potential flooding of neighboring sites, and recommends measures be taken to alleviate storm water issues in the area.

On a motion by Fabian Grabski, seconded by Robbin Ciavaglia, Application No. 16-006 was recommended to the Henrietta Planning Board to be approved.

AYES: 5
NAYS: 1 (Schaurer)

MOTION APPROVED

Application No. PB-305 Jayne’s Riverview – Parcel J Subdivision - For review of preliminary subdivision approval of a 107 single family lot residential subdivision located on Farrell Road Extension in a R-1-15 Residential Zoned District. Tax Account No. 187.02-2-1.11.

Representing Applicant: Martin Janda, BME Associates

A. The Applicant stated the following:

1. The subdivision includes one hundred and nine acres (109) with sixty-four point five (64.5) acres of open space.
2. Under the Town Law §278 calculation, one hundred and seven (107) lots are approved.
3. Soil movement is balanced.

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

1. Please confirm with the applicant that the acreage in the Town Law §278 calculation did not include the floodplain. The Town Law calculation should be compared to a normally feasible plan of standard practice; the intent is to save green space, not place a higher density on a lot that would normally not be able to handle it.
2. The plans state that there will be two (2) trees per lot; however the presenter stated that one (1) tree and two (2) shrubs will be provided. Generally two (2) trees are required.

On a motion by Alan Schaurer, seconded by Robbin Ciavaglia , Application No. PB-305 was tabled.

AYES: 6
NAYS: 0

APPLICATION TABLED

Application No. 16-007 Qdoba Restaurant – For review of final site plan approval of a 3,000 S.F. restaurant located at 300 Hylan Drive in a Planned Commercial District. Tax Account No. 161.12-1-7.1.

Representing Applicant: Mike Ritchie, Costich Engineering

A. The Applicant stated the following:

1. The project will utilize the existing parking and lot lighting.
2. The existing greenspace is three thousand twenty eight square feet (3,028 S.F.), but will

- expand to three thousand six hundred thirty square feet (3,630 S.F.).
3. The project includes eleven point six (11.6) acres with point twenty-nine (0.29) acres being disturbed. Heavy landscaping will be provided.

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

1. Safety appears to be an issue regarding remote parking. It is recommended to move the parking closer to Jared Jewelry and replace the north sidewalk with greenspace.

On a motion by Alan Schaurer, seconded by R. Bud Snyder, Application No. 16-007 was recommended to the Henrietta Planning Board to be approved.

AYES: 6

NAYS: 0

MOTION APPROVED

Committee Reports – None

Old Business – None

New Business – None

Next Meeting – June 7, 2016

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

8:20 P.M. - Old Business

8:25 P.M. - New Business

8:30 P.M. – Adjournment

Adjournment

Motion to adjourn was made by Carol Pennington, and passed unanimously at 8:45 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk