

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
APRIL 7, 2015**

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: February 3, 2015

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 15-002 **Middle Road Medical Office** – For review of final site plan approval of the construction of a 28,800 S.F. medical office building on 3.857 acres of land located at 50 Middle Road in a Commercial B-2 District. Tax Account No. 175.08-01-25. **(SEQRA)**

Application No. PB-298 **Trail View South Subdivision** - For review of preliminary subdivision approval of a proposed 32 lot subdivision on an existing 68.22 acres of land located off East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.114. **(SEQRA)**

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

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
April 7, 2015**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, April 7, 2015.

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, Alan Schaurer, and Christian Chamberlain
MEMBERS ABSENT: Robbin Ciavaglia
STAFF PRESENT: None

2. Approval of Minutes

On a motion of Christian Chamberlain, seconded by Carol Pennington, the Minutes of the February 3, 2015 meeting were approved with modifications.

AYES: 6
NAYS: 0

MOTION APPROVED

3. Board Member Reports – It was reported that Alan Schaurer will be unable to attend the May Meeting.

4. Application Reviews

Application No. 15-002 **Middle Road Medical Office** – For review of final site plan approval of the construction of a 28,800 S.F. medical office building on 3.857 acres of land located at 50 Middle Road in a Commercial B-2 District. Tax Account No. 175.08-01-25.

Representing Applicant: David Cox, Passero Associates
Carole Harvey, Passero Associates

A. The Applicant stated the following:

1. This was previously approved in 2010 with a 25,000 S.F. building and a 2,300 S.F. bank outparcel. The new application is for 28,800 S.F. medical office building.
2. This medical office building will not be open for 24 hour operation.
3. Middle Road is a county road and has a required 125 ft. front setback. The applicant will reapply for a variance.
4. Applicant will apply for a variance for the 50 ft. landscape buffer along the south border.
5. Screening will be included along the south border and will be a 6 ft. vinyl fence with planted shrubs.

6. Storm water runoff will be reduced by 55% of current levels. Sheet drainage will flow to the infiltration ponds. The storm overflow structure discharges to Red Creek.
7. Pole mounted LED lights will be utilized and will be cutoff, dark sky compliant.
8. Salt tolerant, shade tolerant and seasonal plantings are utilized throughout.
9. Green space is 38% and there is a 20 ft. landscape mall proposed.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Applicant needs to detail the snow storage locations.
2. The tree density exceeds the Henrietta Conservation Board's standards.
3. The Henrietta Conservation Board appreciates the great landscape detail and densities.

On the Motion
Alan Schaurer

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0

MOTION APPROVED

Application No. PB-298

Trail View South Subdivision - For review of preliminary subdivision approval of a proposed 32 lot subdivision on an existing 68.22 acres of land located off East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.114.

Representing Applicant: Ron Henkel, Pinnacle Homes
John Hotto, McMahon LaRue

A. The Applicant stated the following:

1. The parcel is in a Rural Residential RR-1 zoned district.
2. Applicant is proposing to utilize Town Law 278 as a cluster development to reduce the environmental footprint. Of the 68 acres, there are 26 acres of wetlands, and 38 usable acres. Applicant is requesting 32 lots.
3. There will be 9.5 acres of disturbed land, 6.2 acres of private or right-of-way land, and 3.3 acres of open space that will be allowed to grow naturally. No wooded areas will be disrupted; the current soy bean field will be the building site.
4. Applicant proposes to extend the trail branch to access the Lehigh Valley Trail.
5. The storm water flow is northerly. There will be storm structures along the south disturbance perimeter to collect water, divert around buildings, and send to the north side of the site. The flow would then be sent to the ponds.
6. The ponds consist of two sustainable rain garden storm ponds that will drain to the wetlands. The flow rate will be maintained at the same rate as existing.
7. At the entrance to the site, bio-retention facilities will reduce existing storm water rates.
8. Applicant is looking into donating the unused land to a land trust, but is trying to work out agreements.

9. The proposed buildings will have basements.
10. There will be 1-2 trees per lot.
11. There will not be street lights.
12. The cut and fill is balanced.
13. The Attachment was submitted during the meeting.

B. Henrietta Conservation Board recommends to the Planning Board:

1. With the adjacent lot to the south 40 ft. higher, the Henrietta Conservation Board has a concern about storm water in basements and building lots.
2. It is important that the storm water flow rate calculation match the existing flow rates so the wetlands go unchanged.
3. Henrietta Conservation Board appreciates the limited footprint, protection of wooded areas, and the attempt to preserve open space.

On the Motion
R. Bud Snyder

Seconded by
Christian Chamberlain

AYES: 6
NAYS: 0

MOTION APPROVED

5. Committee Reports – None
6. Old Business – Updates to the Henrietta Conservation Board Manual
7. New Business – None

8. Next Meeting – May 5, 2015
 - 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 Pennington, and passed unanimously at 8:30 P.M.

Respectfully submitted,



Jennifer L. Miranda
Deputy Town Clerk