

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
December 1, 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: November 3, 2015

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 15-017 Heritage Gardens - For review of final site plan approval of Heritage Gardens 83 unit apartment building located at 950 Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72.

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
December 1, 2015**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, December 1, 2015.

1. Roll Call

The meeting was called to order by William Santos at 7:00 PM

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

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of R. Bud Snyder, seconded by Fabian Grabski, the Minutes of the November 3, 2015 meeting were approved.

AYES: 5

ABSTAIN: 1

NAYS: 0

MOTION APPROVED

3. Board Member Reports – Mr. Santos reported that Alan was running late and would arrive shortly.

4. Application Reviews

Application No. 15-017 Heritage Gardens - For review of final site plan approval of Heritage Gardens 83 unit apartment building located at 950 Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72.

Representing Applicant: Carl Hewings, Parrone Engineering
Tony D'Arpino, Home Leasing

A. The Applicant stated the following:

1. The Application was previously approved in 2012, however the project was not built due to financing.
2. Project consists of seventy one (71) one (1) bedroom units and twelve (12) two (2) bedroom units at a total building size of eighty three thousand square feet (83,000 S.F.).
3. The previously approved Special Permits and Variances will need to be renewed; the Parking Variance will allow for more greenspace.
4. The green buffer strip between this site and the neighboring site will be maintained. The large willow tree will not be saved; however, additional trees will be provided to fill space and provide screening without impacting the existing trees.
5. An underground stormwater management system is proposed that requires yearly

*Alan Schaurer arrived shortly after 7:00 P.M.

maintenance. An offsite pond serves this site and the offsite flow rate will be at or below the current rate. Roof water will be captured in a reclamation system with an underground cistern and utilized for exterior plant watering.

- 6. The greenspace is at sixty two percent (62%).
- 7. All lighting will be dark sky or similar compliance and will have house side shields where needed.

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

- 1. The Henrietta Conservation Board would like the Applicant to indicate the snow storage areas and to finish the overflow design for the water reclamation system.
- 2. The tree density and greenspace acreage satisfies the Henrietta Conservation Board standards. The landscaping plan appears to utilize varieties that are durable for the area.

On the Motion
Christian Chamberlain

Seconded by
Carol M. Pennington

AYES: 7
NAYS: 0

MOTION APPROVED

- 5. **Committee Reports** – None
- 6. **Old Business** – None
- 7. **New Business** – None
- 8. **Next Meeting** – January 5, 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
- 8:30 P.M. - Old Business
- 8:45 P.M. - New Business
- 9:00 P.M. – Adjournment

9. Adjournment

Motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 7:45 PM.

Respectfully submitted,



Heather Voss
Deputy Town Clerk