

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
SEPTEMBER 2, 2014**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: July 1, 2014

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 14-013 Proposed Self-Storage Facility – For review of final site plan approval of an application for five (5) separate secure self-storage buildings on an existing 2.7 acres of land located at 60 Goodway Drive in an Industrial Zoned District. Tax Account No. 150.17-02-20.

Application No. 14-014 American Filtration Building Addition – For review of final site plan approval of a 21,860 square foot building addition to an existing manufacturing and warehouse facility on an existing 5.825 acres of land located at 100 Thruway Park Drive in an Industrial Zoned District. Tax Account Nos. 189.01-1-83.1 & 189.01-1-82.1.

Application No. 14-015 293 River Meadow Drive Townhomes – For review of final site plan approval of a 4-unit townhouse-style apartment building on an existing 0.783 acres of land located at 293 River Meadow Drive in a Residential R-2-15 District. Tax Account No. 160.14-2-69.1.

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
September 2, 2014**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, September 2, 2014.

1. Roll Call

The meeting was called to order by William Santos at 7:00 P.M.

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

2. Approval of Minutes

On a motion of R. Bud Snyder, seconded by Alan Schaurer, the Minutes of the July 1, 2014 meeting were approved as presented.

AYES: 5

NAYS: 0

MOTION APPROVED

3. Board Member Reports – It was reported that Fabian Grabski was not available for this meeting.

4. Application Reviews

Application No. 14-013 Proposed Self-Storage Facility – For review of final site plan approval of an application for five (5) separated self-storage buildings on an existing 2.7 acres of land located at 60 Goodway Drive in an Industrial Zoned District. Tax Account No. 150.17-02-20

Representing Applicant: Sarah Hogan, Stantec
William B. Clark, TruBlu
Michael Johnson, TruBlu

A. The Applicant stated the following:

1. Existing subdivision parcel is vacant. There is a railroad track along the northern property line.
2. The project would protect existing trees along Goodway Drive to create a street scape.
3. The proposed green space is thirty three percent (33%), not including off-parcel easement area to the east.

* Was reported that Fabian Grabski was not available for this meeting.

4. Storm water flows to the east into an off parcel swale.
5. The soil balance is even.
6. The exterior lighting is dark – sky compliant.
7. The first storage building will have climate control; the remainder storage buildings will just have lighting.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Add tree protection notes to (3) ash trees located in the southwest corner of the site.
2. Consider adding more trees to meet the HCB standard of eight (8) trees per acre. HCB is agreeable to substituting shrubs in this instance due to security concerns.
3. The storm water for this project is handled off site and the applicant stated it is not able to handle the next parcel's storm water.
4. If the parcel to the east is developed, then storm water for that lot must be addressed.

On the Motion
Alan Schaurer

Seconded by
Robbin Ciavaglia

AYES: 5
NAYS: 0

MOTION APPROVED

Application No. 14-014 American Filtration Building Addition – For review of final site plan approval of a 21,860 square foot building addition to an existing manufacturing and warehouse facility on an existing 5.825 acres of land located at 100 Thruway Park Drive in an Industrial Zoned District. Tax Account Nos. 189.01-1-83.1 & 189.01-1-82.1.

Representing Applicant: Joe Ardieta P.E., Vanguard Engineering PC

A. The Applicant stated the following:

1. Combining two (2) lots over five (5) acres with 2.2 acres disturbed work area for a new addition. There will be 51.6% green space at the conclusion of the project.
2. Ninety (90) parking spaces will be land banked to create green space.
3. New storm water practice is built on type B soil and will handle all new work area. A rain garden is proposed in the north west corner.
4. Eighteen (18) trees are proposed for the 2.2 acres disturbed.
5. The building will match existing building construction.

B. Henrietta Conservation Board recommends to the Planning Board:

None

On the Motion
R. Bud Snyder

Seconded by
Carol M. Pennington

AYES: 5
NAYS: 0

MOTION APPROVED

Application No. 14-015 293 River Meadow Drive Townhomes – For review of final site plan approval of a 4-unit townhouse-style apartment building on an existing 0.783 acres of land located at 293 River Meadow Drive in a Residential R-2-15 District. Tax Account No. 160.14-2-69.1.

Representing Applicant: Joe Ardieta P.E., Vanguard Engineering PC

- A. The Applicant stated the following:
1. All required ten (10) parking spaces are needed for the town homes.
 2. There is 66.5% green space.
 3. Eight (8) trees will be removed for the building and associated site work.
 4. There is a rain garden in the back of the property.
 5. The Finished Floor Slab-on-Grade Elevation will be located two (2) feet above the flood plain.
 6. Existing zoning for parcel is R-2-15.
 7. A special use permit was granted by the Town Board.
 8. After discussions with the neighbors, a significant number of plantings were added for screening.
 9. No site lighting is needed for this proposal.

- C. Henrietta Conservation Board recommends to the Planning Board:
None

On the Motion
Alan Schaurer

Seconded by
Robbin Ciavaglia

AYES: 5
NAYS: 0

MOTION APPROVED

5. **Committee Reports** – None
6. **Old Business** – Updates to Henrietta Conservation Board Manual.
7. **New Business** – None
8. **Next Meeting** – October 7, 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 R. Bud Snyder, and passed unanimously at 8:22 P.M.

Respectfully submitted,

Jennifer L. Miranda
Deputy Town Clerk