

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
JULY 2, 2013**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: June 4, 2013

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 13-009 Erie Station Village – For review of final site plan approval of a multi-family residential project on an existing 23.79 acres of land located at 5575 West Henrietta Road in a Residential R-2-15 District. Tax Account No. 189.01-1-50.111.

Application No. 13-010 Garber Acura – For review of final site plan approval of the renovation of an existing 18,166 square foot building and a 1,100 square foot service addition and a 120 square foot addition on an existing 1.695 acres of land located at 3883 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.19-1-8.1.

Application No. 13-011 Farash Campus for Jewish Education – For review of final site plan approval of a 55,500 square foot 2-story building on an existing 16.0 acres of land located at 1200 Edgewood Avenue in a Residential R-1-15 District. Tax Account No. 150.18-1-1.

8:15 P.M. – Committee Reports

8:25 P.M. – Old Business

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 2, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, July 2, 2013.

1. Roll Call

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

MEMBERS PRESENT: William Santos, Chairman, Fabian Grabski, Robbin Ciavaglia, R. Bud Snyder, John Migliorini, Gary Holley and Carol M. Pennington

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Gary Holley, seconded by John Migliorini, the Minutes of the June 4, 2013 meeting were approved, as presented.

AYES: 7

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None

4. Application Reviews

Application No. 13-009 **Erie Station Village** – For review of final site plan approval of a multi-family residential project on an existing 23.79 acres of land located at 5575 West Henrietta Road in a Residential R-2-15 District. Tax Account No. 189.01-1-50.111.

Representing Applicant: Michael Trojian, Konar Properties

A. The Applicant stated the following:

1. Phase III (final stage) consists of one hundred eight (108) units, two (2) sections, using the most popular units with various garages and parking lots.
2. Special Use Permit and Zoning Variances were approved already.
3. Similar to previous phases with exception of Code updates.
4. There are no plans to tie into Erie Station roadway.
5. The plans will be revised to have less grading, save more trees along Erie

- Station, and have balanced cut/fill.
- 6. Stockpiled soil from Phase II will be removed.
- 7. Bio-retention areas will be planted and will be Department of Environmental Conservation (DEC) compliant seed mixtures.
- 8. Pervious areas are roughly seventy-six percent (76%).
- 9. The section of tree labels missing will be red oaks.
- 10. Hendrix Road will be dedicated to the Town.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. Add landscape details, landscape schedule, and update labeling of the plantings.
- 2. Consider adding a landscaped berm behind houses 648-672 as long as storm flow is not inhibited to cause flooding in basements.

On the Motion
Fabian Grabski

Seconded by
John Migliorini

AYES: 7
NAYS: 0

MOTION APPROVED

Application No. 13-010 Garber Acura – For review of final site plan approval of the renovation of an existing 18,166 square foot building and a 1,100 square foot service addition and a 120 square foot addition on an existing 1.695 acres of land located at 3883 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.19-1-8.1.

Representing Applicant: Joseph Jacobs, Passero Associates

A. The Applicant stated the following:

- 1. The Application is similar to previous two (2) Applications on adjacent sister sites (November 6, 2012: Garber Honda and June 4, 2013: Garber Porsche Audi).
- 2. Some green space is being removed, but replaced with similar amount of green space (losing 1.5% green space).
- 3. All islands will be landscaped and curbed.
- 4. Snow removal will be to the west perimeter.
- 5. All cars will be parked on paved areas.
- 6. Removing six (6) trees and replacing with two (2) trees.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. Recommend adding roughly four (4) additional trees to southern shared island as recommended in November 6, 2012 Honda meeting so that the

tree count remains the same before and after. (Post-Meeting Revision: decreased from the "8 tree" discussion during the meeting; intent was to match previous meeting comment.)

- 2. Green space shown on West Henrietta Road is in state right-of-way. Any plantings suggested for these locations will need State DOT approval.
- 3. Although the Application has less than the standard twenty-five percent (25%) green space, the site work appears to be an improvement to the current conditions.

On the Motion
R. Bud Snyder

Seconded by
Robbin Ciavaglia

AYES: 7

NAYS: 0

MOTION APPROVED

Application No. 13-011 Farash Campus for Jewish Education – For review of final site plan approval of a 55,500 square foot 2-story building on an existing 16.0 acres of land located at 1200 Edgewood Avenue in a Residential R-1-15 District. Tax Account No. 150.18-1-1.

Representing Applicant: Malinda Gaskamp, Stantec; Jerry Goldman, Fix Spindelman Brovitz & Goldman

A. The Applicant stated the following:

- 1. The sixteen (16) acres is located entirely in Henrietta along the Brighton-Henrietta Town Line. It is located on a parcel behind the existing Jewish Community Center (which is split between the two Towns).
- 2. The building will be school use with wrap-around day care.
- 3. There will be sixty-seven percent (67%) green space with various play fields.
- 4. Dry swales and dry pond will be utilized for storm water. An underground pipe will be required to carry existing flow from the north.
- 5. The existing Federal wetlands will be untouched.
- 6. The Canal Trail connections will be maintained.
- 7. The soil changes (cut/fill) is roughly balanced.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. Consider adding more trees to meet eight (8) trees/acre standard.
- 2. Applicant is planning on removing thirty-five (35) existing trees, but has agreed to a minimum of thirty-seven (37) new trees.
- 3. Address the off-property grading issue.

On the Motion
Gary Holley

Seconded by
Carol M. Pennington

AYES: 7
NAYS: 0

MOTION APPROVED

5. **Committee Reports** – None

6. **Old Business**

- The Henrietta Conservation Board discussed New York State Town Law §278, regarding cluster development.
- The Henrietta Conservation Board discussed a concern about the progress of CarMax (former J.D. Patrick Pontiac site).

7. **New Business**

- Robbin Ciavaglia asked if the amount of paper can be reduced. There was a discussion centered around the possibility electronic drawing reviews.

8. **Next Meeting** – August 6, 2013

- 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 8:55 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk