

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
JUNE 4, 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: May 7, 2013

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 13-007 eHealth Build to Suit – For review of final site plan approval of a 36,000 square foot office building on an existing 9.752 acres of land located on Thruway Park Drive in an Industrial Zoned District. Tax Account No. 188.02-01-58.

Application No. 13-008 Garber Porsche Audi – For review of final site plan approval of the renovation and expansion of the existing 22,623 square foot dealership on an existing 3.92 acres of land located at 3925 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.190-01-005.1.

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
June 4, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, June 4, 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, R. Bud Snyder, John Migliorini, Gary Holley and Carol M. Pennington

MEMBERS ABSENT: Robbin Ciavaglia

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Gary Holley, seconded by John Migliorini, the Minutes of the May 7, 2013 meeting were approved, with revisions.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports

- Gary Holley reported on the sessions he attended at the NYSATE Engineering Conference.

4. Application Reviews

Application No. 13-007 eHealth Build to Suit – For review of final site plan approval of a 36,000 square foot office building on an existing 9.752 acres of land located on Thruway Park Drive in an Industrial Zoned District. Tax Account No. 188.02-1-58.

Representing Applicant: Michael Trojian, Konar Properties

A. The Applicant stated the following:

1. Medical record retrieval company started in Rochester; expecting to have two hundred (200) employees; call center operation.
2. Future expansion to the north is planned. Green space is ample with

- expansion.
- 3. Existing detention pond will be modified and cleaned to be more of a feature.
- 4. Federal wetlands and flood plain are on the property, but are untouched.
- 5. Konar Properties was concerned about both building "fronts," including the view from the Thruway.
- 6. Exterior gardens, trails, picnic areas will be expanded.
- 7. The existing vegetation along the Thruway will remain as much as possible. Landscaping will be provided on three (3) other sides.
- 8. Storm water flows to bio-islands, then to the bio-retention pond. In overflow situations, storm water will flow to the existing storm pond.
- 9. The bio-retention areas will have salt tolerant grasses and plantings with underground drainage as shown on sheet C540.
- 10. Positive cut/fill ratio due to excess of top soil.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. On the landscaping, modify "GS" labels to read "GT."
- 2. Consider adding plantings (low level) in the front island (on south perimeter) between parking and the highway right-of-way.

On the Motion
Gary Holley

Seconded by
R. Bud Snyder

AYES: 6
NAYS: 0

MOTION APPROVED

Application No. 13-008 Garber Porsche Audi – For review of final site plan approval of the renovation and expansion of the existing 22,623 square foot dealership on an existing 3.92 acres of land located at 3925 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.19-1-5.1.

Representing Applicant: Karl Waelder, Passero Associates

A. The Applicant stated the following:

- 1. Proposal is for a building expansion; same use.
- 2. The building footprint will be on what is existing non-permeable surface, so no green space is lost; green space is actually eight percent (8%), not ninety-two percent (92%).
- 3. Adding plantings and one grass area to try to increase green space.
- 4. No curbing is proposed for lawn areas.
- 5. The adjacent dealerships are used for deliveries, so connections and pavement are needed at the side perimeters of the lot.

- B. Henrietta Conservation Board recommends to the Planning Board:
1. Revise the green space note to reflect actual conditions.
 2. Plantings are proposed on the New York State right-of-way and will need permission from the NYSDOT.
 3. Green space is less than the twenty-five percent (25%) requirement. Consider adding curbed green islands throughout where striped islands are shown to increase green space.
 4. No green space is lost, and attempts are being made to increase green space.

On the Motion
R. Bud Snyder

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0

MOTION APPROVED

5. **Committee Reports** – None
6. **Old Business** – None
7. **New Business** – None
8. **Next Meeting** – July 2, 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 John Migliorini, and passed unanimously at 8:55 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk