

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
SEPTEMBER 3, 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:** August 6, 2013

**ORDER OF BUSINESS:**

**7:10 P.M. – Board Member Reports**

**7:15 P.M. – Application Review**

**Application No. PB-291**     **Maple Hill Subdivision** – For review of preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112.

**Application No. PB-293**     **Queens Park Subdivision** – For review of preliminary subdivision approval of a 125 lot subdivision on an existing 59.15 acres of land located on the corner of Martin Road and Moore Road in a Residential R-1-15 District. Tax Account No. 188.03-1-52.121. **(INTENT TO BE LEAD AGENCY)**

**Application No. 13-012**     **Empire United Soccer Academy** – For review of final site plan approval of five (5) soccer fields on an existing 61.62 acres of land located on John Street in an Industrial Zoned District and a Residential R-1-15 District. Tax Account Nos. 174.02-1-9.1 & 174.02-1-9.2. **(INTENT TO BE LEAD AGENCY)**

**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  
September 3, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, September 3, 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

**2. Approval of Minutes**

On a motion of Gary Holley, seconded by John Migliorini, the Minutes of the August 6, 2013 meeting were approved, as presented.

AYES: 6 (Robbin Ciavaglia not present)

NAYS: 0

MOTION APPROVED

**3. Board Member Reports – None**

**4. Application Reviews**

**Application No. PB-291 Maple Hill Subdivision** – For review of preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112.

Representing Applicant: Joe Ardieta, Vanguard Engineering

A. The Applicant stated the following:

1. Open space Rural Residential zoning classification. Calculations on drawing 3.
2. Genesee Land Trust has verbally accepted agreement. The land donated will not be modified.
3. Director of Engineering & Planning, Planning Board Chairman, Planning Board Attorney have verified that the Town Code for the lot calculations have been followed.
4. The wetlands have not been included in the usable space calculation.
5. The calculations show a maximum of thirty-nine (39) lots, but the

\*Robbin Ciavaglia arrived at 7:15 p.m.

- proposal is for twenty (20) lots only.
- 6. A swale is planned at the base of the north side of the hill for storm water. Bio-retention might be used at each lot for roof runoff.
- 7. A ratio of 1:3 (1' vertical to 3' horizontal) is the proposed grade at the perimeter in order to protect existing trees.
- 8. Two (2) trees per lot are proposed (1 shade, 1 ornamental). The entrance will be lined with maple trees.
- 9. Another trail and access point to Lehigh Valley Trail is being proposed. The trail will be owned by Genesee Land Trust and the owner to the north with an easement to the Town.
- 10. Six percent (6%) is the maximum grade for driveways.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. Consider offering ground cover or other options for the steep grades.
- 2. Revise easement language to match each other (drawings 2 and 3).
- 3. The tree quantities appear to meet or exceed the five (5) trees per residential acre Henrietta Conservation Board standard.
- 4. If there is a major revision to the footprint that affects storm water, then please submit again.
- 5. Maintain a fifty percent (50%) diversity of tree types.

On the Motion  
Robbin Ciavaglia

Seconded by  
John Migliorini

AYES: 5  
NAYS: 0  
ABSTAIN: 2, Snyder, Pennington  
MOTION APPROVED

**Application No. PB-293 Queens Park Subdivision** – For review of preliminary subdivision approval of a 125 lot subdivision on an existing 59.15 acres of land located on the corner of Martin Road and Moore Road in a Residential R-1-15 District. Tax Account No. 188.03-1-52.121.

Representing Applicant: None

On the Motion  
Robbin Ciavaglia

Seconded by  
John Migliorini

MOTION TO TABLE  
AYES: 7  
NAYS: 0  
MOTION APPROVED

**Application No. 13-012 Empire United Soccer Academy** – For review of final site plan approval of five (5) soccer fields on an existing 61.62 acres of land located on John Street in an Industrial Zoned District and a Residential R-1-15 District. Tax Account Nos. 174.02-1-9.1 & 174.02-1-9.2.

Representing Applicant: Martin Janda, BME Associates  
John Antetomaso, Re/Max Plus

A. The Applicant stated the following:

1. Five (5) soccer fields on sixty-two (62) acres with three hundred (300) parking spaces. A Special Use Permit has been granted.
2. Existing soils on site are agricultural C & D soils (silt-clay).
3. Federal wetlands have been addressed with New York State Department of Environmental Conservation (NYSDEC) and Army Corps of Engineers. Twenty-five (25) acres will be mapped by the New York State DEC and a one hundred foot (100') buffer will be designated.
4. Recreational use is desired by NYSDEC as opposed to residential development.
5. NYSDEC's opinion is that the wetlands are failed drainage (formerly farmland) as opposed to actual original wetland.
6. No sanitary is proposed; no concessions buildings; no maintenance.
7. Only fields #3 and #4 are proposed to be lighted (furthest from residences).
8. Gravel parking is proposed with drainage system and storm ponds.
9. Considering turf for fields #3 and #4.
10. There will be a surplus of top soil.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Consider utilizing break away gates to access field #5 for emergency vehicle access.
2. Update sports lighting layout for Planning Board.
3. Add field #5 contours when approved by DEC.
4. Henrietta Conservation Board is requesting review of phase three (3), field #5 when design is complete.
5. Consider adding screening for residences along south side of field #1.

On the Motion  
Carol M. Pennington

Seconded by  
R. Bud Snyder

AYES: 7

NAYS: 0

MOTION APPROVED

5. **Committee Reports** – None

6. **Old Business** – None

7. **New Business**

- A new Henrietta Conservation Board standard for residential developments will be five (5) trees per acre overall with two (2) trees per lot.

8. **Next Meeting** – October 1, 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 8:50 P.M.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk