

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
JANUARY 3, 2012**

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: December 6, 2011

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review

Application No. 11-016 The Shops at BHTL Road – For review of final site plan approval to construct a new 17,830 square foot building on an approximate 1.758 acre parcel of land located on Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and part of 149.18-1-19. **(SEQRA)**

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
JANUARY 3, 2012**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, January 3, 2012.

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 Pennington

MEMBERS ABSENT: None

STAFF PRESENT: Peter Minotti, Chris Martin

2. Approval of Minutes

On a motion of R. Bud Snyder, seconded by John Migliorini, the Minutes of the December 6, 2011 meeting were approved, as presented.

AYES: 6 (Robbin Absent)

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None.

4. Application Review

Application No. 11-016 The Shops at BHTL Road – For review of final site plan approval to construct a new 17,830 square foot building on an approximate 1.758 acre parcel of land located on Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and part of 149.18-1-19.

Representing Applicant: Kim Thompson, Bergmann Associates; Randall Peacock, Randall F. Peacock, Architect.

A. The Applicant stated the following:

1. The proposed building is a single structure with eight (8) tenants in one (1) building, with possible food tenants.
2. There is also a sub-division request to be combined back into one (1) lot.

3. The design has specific traffic flow due to the limitations of the property boundaries. Deliveries to the tenants will be smaller items not requiring loading docks or tractor trailer deliveries. However, the drive widths meet the Fire Marshall's requirements for access.
4. Plowed snow will be stored to the south and to the east.
5. The proposed Bio-retention storm water pond in the north east corner will utilize salt tolerant plants. Storm water will be collected, sent to bio-retention process for initial filtering, and then stored and filtered further in an underground storage facility (USF), before being sent off the property to the southeast via a single pipe. The flow rate off the property is twenty percent (20%) less than current discharge. The owner will maintain the USF. The town will request a maintenance schedule for the USF.
6. Screening is proposed along the east and the south perimeters.
7. The applicant is proposing twenty-eight percent (28%) green space.
8. The type of tenants sought after will need to complement each other and reduce traffic by spreading traffic patterns over the day.

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

1. Consider adding a structure at the end of the southeast discharge pipe. The existing flow off the site is over a wider perimeter. The proposed flow off the site, although lower in quantity, is from a single pipe that could cause the creation of unwanted erosion or ponding on the adjacent property.
2. The green space and landscape malls do not meet the Town Codes (295-16A), and do not have the space available for the building size proposed.

On the Motion of
Fabian Grabski

Seconded by
Carol Pennington

Discussion: the members were impressed with the efforts of the design team, but were concerned with the size of the proposed building compared to the layout limitations of the lot.

Motion to recommend Approval with stipulation by the Planning Board:

AYES: 0
NAYS: 7

MOTION FAILED

On the Motion of
Gary Holley

Seconded by
R. Bud Snyder

Motion to recommend Denial by the Planning Board:

AYES: 7
NAYS: 0

MOTION CARRIED

5. Committee Reports - None

6. Old Business – None

7. New Business

- a. Peter Minotti, Chairman of the Henrietta Planning Board, and Chris Martin, Director of Engineering and Planning, joined a discussion with the Henrietta Conservation Board regarding which Applications the HCB desires to review.
- b. The current New York State Law states that only open space scheduled for reduction requires review. However, over the years, all groups involved felt it was necessary to solicit HCB comments on additional proposals that significantly affected habitat, green space, storm water, landscaping, environmental effects, and pollution.
- c. Mr. Martin is in the process of creating a chart to simplify their decision making process when determining which applications to send to the HCB.

8. Next Meeting – February 7, 2012

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

A motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 9:00 P.M.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk