

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
MARCH 6, 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: January 3, 2012 and February 7, 2012

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review

Application No. 12-003 Erie Station Business Park – Flex Building One – For review of final site plan approval of a 37,850 square foot Flex Office Building on existing 3.8 acres of land, located at 25 Hendrix Road in an Industrial Zoned District. Tax Account No. 188-02-1-65.1.

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
MARCH 6, 2012**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, March 6, 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, R. Bud Snyder, John Migliorini, Gary Holley, and Carol 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 January 3, 2012 meeting were approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

On a motion of Carol Pennington, seconded by Fabian Grabski, the Minutes of the February 7, 2012 meeting were approved, with revisions.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None.

4. Application Review

Application No. 12-003 Erie Station Business Park – Flex Building One – For review of final site plan approval of a 37,850 square foot Flex Office Building on existing 3.8 acres of land, located at 25 Hendrix Road in an Industrial Zoned District. Tax Account No. 188-02-1-65.1.

Representing Applicant: Michael Trojian, Konar Properties

- A. The Applicant stated the following:
 - 1. The flex building will be more industrial than other buildings with office parks. The west building will be submitted for HCB review in the future. Car and truck traffic will be separated.
 - 2. The existing business park storm water was designed to handle the flow from this site. The site storm water will be sheet flow from the parking lot into rain gardens along the eastern perimeter.
 - 3. The green space is proposed as nineteen percent (19%), dropping to fifteen percent (15%) if future parking is paved. However, there are other lands and trails in the park that are dedicated green space.
 - 4. Lighting will be cut-off style and dark sky compliant.
 - 5. The planting schedule is filled with wet soil style plants and will be installed on the upper edge of the rain garden, and also along the northern perimeter.
 - 6. Konar is not expecting to sell the building.
 - 7. Snow storage is along the north, west, and the east perimeters.

- B. The Henrietta Conservation Board recommends to the Planning Board:
 - 1. Typically, green space shall be a minimum of twenty-five percent (25%) per lot. This first lot is only nineteen percent (19%) green space. When the second lot is developed, the total of the two (2) lots shall be twenty-five percent (25%) green space, including future parking.
 - 2. If future parking is developed, since green space is less than twenty-five percent (25%), HCB is requesting review.

On the Motion of
Fabian Grabski

Seconded by
R. Bud Snyder

AYES: 6
NAYS: 0
MOTION CARRIED

- 5. Committee Reports - None
- 6. Old Business – None
- 7. New Business – The Henrietta Conservation Board reviewed and discussed the HCB review criteria for submissions.

On the Motion of
Carol Pennington

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0
MOTION CARRIED

8. Next Meeting –

April 3, 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 Carol Pennington, and passed unanimously at 8:45 P.M.

Respectfully submitted,

Leann C. Case
Interim Town Clerk