

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
OCTOBER 2, 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: August 7, 2012

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review

Application No. PB-190.3: Hartwood Subdivision – Section 3 – For review of preliminary subdivision approval of a proposed 1 lot subdivision for a proposed residential house located on an existing 2.64 acre parcel of land located on Hartwood Drive in an R-1-15 Residential Zoned District. Tax Account No. 162.19-4-75.

Application No. 12-017: DePaul Henrietta Apartments – For review of final site plan approval of a 60 unit DePaul apartment building on an existing 5.5 acres of land located at 4365 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-88.

Application No. 12-018: Heritage Garden Apartments – For review of final site plan approval of a 53 unit residential facility on an existing 4.34 acres of land located on Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72.

Application No. 12-019: Tops Markets (Jefferson Road) Fuel Facility – For review of final site plan approval of a vehicle fueling station located at 1205 & 1225 Jefferson Road in an Industrial Zoned District. Tax Account Nos. 162.11-1-64.21 and 162.11-1-64.11.

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
October 2, 2012**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, October 2, 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 August 7, 2012 meeting were approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports –

- William Santos and Fabian Grabski discussed the ash borer presentation.

4. Application Reviews

Application No. PB-190.3: Hartwood Subdivision – Section 3 – For review of preliminary subdivision approval of a proposed 1 lot subdivision for a proposed residential house located on an existing 2.64 acre parcel of land located on Hartwood Drive in an R-1-15 Residential Zoned District. Tax Account No. 162.19-4-75.

Representing Applicant: Jack Buholtz, T.Y. Lin International

A. The Applicant stated the following:

1. The storm swale is proposed to be moved to the north. The check dams will be removed.
2. An easement is proposed to the Town for a future storm pond to be built

- by the Town.
- 3. No wetlands exist on the lot.
- 4. The entire parcel is 2.64 acres; disturbances would be less than an acre.
- 5. The entry portion of the access drive is proposed to be built at the same time as the house, not in the future.
- 6. The neighbors are in favor of the proposal.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. Verify that the storm water flow for adjacent properties will not be adversely affected.
- 2. The area is full of wildlife that might be displaced.
- 3. Verify that the total area of disturbance will be less than an acre. If greater, the storm pond requirement becomes active.
- 4. Coordinate the pond design with the Town. Verify the proposed pond location is not too close to neighboring parcels and does not cause damage to neighbors screening/trees. The discussion was to center the access drive in the easement to save screening.
- 5. The Town should go through the normal review process prior to building the storm pond.
- 6. The house basement appears to be below the water table. Please make sure the Owner understands this may cause issues for them.

On the Motion
Gary Holley

Seconded by
R. Bud Snyder

AYES: 6
NAYS: 0

MOTION CARRIED

Application No. 12-017: DePaul Henrietta Apartments – For review of final site plan approval of a 60 unit DePaul apartment building on an existing 5.5 acres of land located at 4365 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-88.

Representing Applicant: Gillian Conde, DePaul Properties, Inc.; Dick Waite, SWBR Architects; Gary Smith, Parrone Engineering.

- A. The Applicant stated the following:
 - 1. Various approvals were received from the Zoning Board and Town Board.
 - 2. Land disturbances would be 5.5 acres.
 - 3. There are three (3) storm water systems: two (2) underground (north and south) and one (1) bio-retention (center). Storm water that is in excess of a 50 year momentary discharge will be diverted to the swale along the west.

4. Storm water runoff will be improved for the surrounding areas by intercepting the flow and preventing flow from heading west to the adjacent neighborhood.
5. Existing vegetation along north and west perimeter will be protected. Existing vegetation along the south perimeter is an invasive species and will be removed. Plantings on retention walls are meant to reduce maintenance and mowing, and not prevent people from accessing edge of wall.
6. Cut and fill is positive. Soil bores indicate existing soil can be used for structural compaction.
7. Sanitary is serviced from Channel 13 WHAM easement area.
8. Snow storage will be along southwest corner and flow to the underground storm system.
9. Parking quantities do not meet Town Code, but Zoning Board granted a variance to decrease and increase green space.
10. The target occupant group will be marketed towards hearing-impaired, independent living.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Should the owner consider adding railings for the top of the retention wall where someone might access? It was not installed on previous projects.
2. Verify light fixtures have flat lens to meet Planning Board requirement.
3. Consider adding boulders or bollards at road stub along south perimeter.

On the Motion
Carol Pennington

Seconded by
Fabian Grabski

AYES: 6
NAYS: 0

MOTION CARRIED

Application No. 12-018: **Heritage Garden Apartments** – For review of final site plan approval of a 53 unit residential facility on an existing 4.34 acres of land located on Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72.

Representing Applicant: Nelson Leenhouts, Home Leasing, LLC; Charlie Oster, Edgemere Development, Inc.; Carl Hewings, Parrone Engineering.

- A. The Applicant stated the following:
1. Heritage Residential work force units proposed to dovetail services offered at adjacent lots.
 2. Proposing less parking than Town Code based on experience; future use

is included.

- 3. Landscaping geared to match existing adjacent sites. They will maintain fifty foot (50') buffer and in-fill where possible.
- 4. Neighborhood wanted the buffer to remain, and some dying trees replaced on adjacent lots.
- 5. Storm water will be managed with underground system for parking, bio-retention for roof leaders, and a dry swale along the north perimeter.
- 6. Test bores indicate the existing soil has poor drainage capabilities.
- 7. Proposed 62.7% of green space with future build included.

B. Henrietta Conservation Board recommends to the Planning Board:

- 1. The perimeter has ash trees and a sixty inch (60") willow. Consider inspecting and protecting the ash. Inspect the willow and consider removing if needed.
- 2. Verify the green space calculation for the previous daycare versus this lot's calculation. It is the recollection of some HCB members that the west lobe of this proposed lot may have been already claimed as green space for the daycare, which would drop this proposal's green space significantly. It would also cause the day care to be non-compliant with the Town review.
- 3. Review the grade of the south drive for driving difficulties during winter.
- 4. For islands in the parking lot, consider utilizing bio-retentive methods in lieu of asphaltting and striping.

On the Motion
R. Bud Snyder

Seconded by
John Migliorini

AYES: 6
NAYS: 0

MOTION CARRIED

Application No. 12-019: Tops Markets (Jefferson Road) Fuel Facility – For review of final site plan approval of a vehicle fueling station located at 1205 & 1225 Jefferson Road in an Industrial Zoned District. Tax Account Nos. 162.11-1-64.21 and 162.11-1-64.11.

Representing Applicant: Leonard Preston, Costich Engineering

A. The Applicant stated the following:

- 1. Fuel island is proposed, and Tops will review the possibility of moving its local store if this proposal is approved. A future submission will be made if found feasible. Details regarding existing tenants are unknown at this point.
- 2. The fuel kiosk will not have a restroom.

- B. Henrietta Conservation Board recommends to the Planning Board:
1. Replace and add more trees to compensate for trees that are removed. Henrietta Conservation Board Standard requires adding at least five (5) more trees along the front for fuel area only. Future store would require more. Per acre tree densities and road landscape mall buffers would need to be increased.
 2. The lot does not meet the twenty-five percent (25%) minimum required green space. The existing green space is minimal, and is being decreased.
 3. Various storm pond are nearby. Will this be an issue in the event of a fuel spill? Should containment structures be added? Is there an emergency plan?
 4. The space on the existing lot appears very small for the uses requested (i.e. turning, delivery, parking for future store, etc.). The lot size does not appear adequate for this use.
 5. The agenda states that this is a final site plan approval, but there appears to be information missing in the submission, especially regarding the plans for other areas of this lot. Recommend the Planning Board request more information regarding entire lot plan before approving.
 6. Along those lines, the Conservation Board is requesting a review of the updated complete plan when it is available.

On the Motion
Gary Holley

Seconded by
R. Bud Snyder

MOTION TO DENY:

AYES: 6
NAYS: 0

5. Committee Reports - None
6. Old Business - None
7. New Business – None
8. Next Meeting – November 6, 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

Motion to adjourn was made by R. Bud Snyder, and passed unanimously 9:45 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk