

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
JANUARY 4, 2011**

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 7, 2010

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review

Application No. 10-126 Urgent Care/Retail Facility – For review of final site plan approval to construct a 10,354 square foot mixed-use medical/retail building on an existing 0.88 acre of land, located at 1320 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-4.

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 4, 2011**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, January 4, 2011.

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, and Gary Holley

MEMBERS ABSENT: Carol Pennington

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Fabian Grabski, seconded by John Migliorini, the Minutes of the December 7, 2010 meeting were approved, as revised.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports - None

4. Application Review

Application No. 10-126 Urgent Care/Retail Facility – For review of final site plan approval to construct a 10,354 square foot mixed-use medical/retail building on an existing 0.88 acre of land, located at 1320 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-4.

Representing Applicant: Matthew Oates, Benderson Development

A. The Applicant stated the following:

1. There is thirty-five feet (35') green space buffer along the frontage, not including a twenty foot (20') row buffer.
2. The addition to the site will tie in with the Residence Inn traffic flow and use.
3. Utilities will be extended from the existing road.

4. The soil was tested during Phase I clean-up since the property is a former gas station.
5. Storm water will be handled by underground detention that flows to the existing pond at the Residence Inn.
6. Nineteen percent (19%) of the disturbed area is proposed to be green space. However, the property will be combined into one tax map and the total green space is roughly thirty-five percent (35%).
7. Underground detention will be maintained by the Owner/Applicant.
8. One (1) tenant will be Urgent Care, and the other tenant (retail) has not been determined yet.
9. Disturbance does not impact the existing delineated wetlands.
10. Test bores were approved.
11. Fill balance is a cut due to higher elevation, compared to the Residence Inn. An attempt will be made to match the two (2) site elevations. Cut material will be used on site for berming.

- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Verify that finished floor elevation is above the one hundred (100) year flood plain.
 2. The underground detention facility is most likely below the one hundred (100) year flood plain, and will probably fill during a flood.
 3. Maintain as many existing trees as possible, especially 12" and 14" Locusts on the west side.
 4. Request that the Applicant add several trees (Two (2) south and four (4) east).

On the Motion of
Gary Holley

Seconded by
Robbin Ciavaglia

AYES: 6

NAYS: 0

MOTION CARRIED

5. Committee Reports - None
6. Old Business
7. New Business – Gary Holley, Trees; R. Bud Snyder, Wind
8. Next Meeting
February 1, 2011 - 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

CB January 4, 2011

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 R. Bud Snyder, and passed unanimously at 8:30 P.M.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk