

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
AUGUST 6, 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: July 2, 2013

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. PB-292 John Street Subdivision – For review of preliminary subdivision approval of a three (3) lot subdivision on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 – For review of preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111.

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
August 6, 2013**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, August 6, 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, and Gary Holley

MEMBERS ABSENT: Carol M. Pennington

2. Approval of Minutes

On a motion of R. Bud Snyder, seconded by John Migliorini, the Minutes of the July 2, 2013 meeting were approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports – None

4. Application Reviews

Application No. PB-292 John Street Subdivision – For review of preliminary subdivision approval of a three (3) lot subdivision on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

Representing Applicant: Bob Trybulski, RDS Real Estate Development Services
Tim Harris, DDS Companies

A. The Applicant stated the following:

1. Additional landscaping was added to the plan today to meet the tree quantity standard. Drawings are attached to the end of the Minutes. Existing trees at perimeter will remain.
2. Cut and fill of soil will be roughly balanced with four inch (4") top soil depth.
3. Green space is thirty-five percent (35%) for the total site.
4. Prospective tenant needs additional parking in Lot one (1).

5. Fire access was coordinated with the Fire Marshal.
6. Off-site storm water: Swales on the west and south perimeter divert offsite storm water to the county swale at the road. The two (2) off-site County ponds on the east side of the road serve the roadway only.
7. On-site storm water: Pond number one (1) handles north parking storm water (just a portion of Lot 1). Ponds number two (2) and three (3) handle the remainder for all three lots.
8. Bio-retention areas are utilized to filter water prior to each storm pond.
9. No lights are utilized behind Lots two (2) and three (3) to lessen impact of possible light pollution.
10. Storm Pond maintenance is by owner with respective easements.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Lot one (1) does not appear to meet the standard amount of green space. Each lot is required to have at least twenty-five percent (25%) green space.
2. The landscaping plan looks good.
3. Consider filling in west boundary with water tolerant trees/shrubs to match existing perimeter.
4. Revise minimum top soil depth to six inches (6").

On the Motion
Fabian Grabski

Seconded by
Gary Holley

AYES: 6
NAYS: 0

MOTION APPROVED

Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 – For review of preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111.

Representing Applicant: Joe Ardieta, Vanguard Engineering, PC

A. The Applicant stated the following:

1. Four (4) variances were acquired versus using §278 of the Town Law.
2. There will be a Conservation Easement included in the Deeds for lots 302-329. The self-policing Deed restriction will require an approval agreement by one hundred percent (100%) of land owners in order to encroach the Conservation Easement.
3. Usable lot space will be roughly one quarter (1/4) to one half (1/2) an

acre per lot. The target group for marketing these sites are people that want smaller yards.

4. The stream will be maintained and protected during and after construction.

B. Henrietta Conservation Board recommends to the Planning Board:

1. Add mix of trees around the conservation easement.
2. Limit fifty percent (50%) maximum of any one type of ornamental tree.
3. Add additional deciduous trees for lots 301 and 330 due to the size of the lots.
4. Label storm water access way on plans.

On the Motion
Robbin Ciavaglia

Seconded by
R. Bud Snyder

AYES: 6
NAYS: 0

MOTION APPROVED

5. Committee Reports – None

6. Old Business

- The Henrietta Conservation Board is considering requesting reduced size drawings for several members in order to reduce paper usage.

7. New Business – None

8. Next Meeting – September 3, 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 8:45 P.M.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk