

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
AUGUST 3, 2010**

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:**        June 1, 2010

**ORDER OF BUSINESS:**

**7:10 P.M. - Board Member Reports**

**7:15 P.M. - Application Review**

**Application No. 10-069    Heritage Christian Services Day Care Facility –**  
For review of final site plan approval to construct a new  
10,000 square foot Day Care Facility adjacent to the Pieters  
Family Life Center on an approximate 1.47 acre parcel of  
land known as 875 Commons Way, in an Industrial Zoned  
District. Tax Account Nos. 162.10-1-74, & -75.

**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 3, 2010**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, August 3, 2010.

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 and Gary Holley

MEMBERS ABSENT: Robbin Ciavaglia and Carol Pennington

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Gary Holley, seconded by John Migliorini, the Minutes of the June 1, 2010 meeting was approved, as presented.

AYES: 5

NAYS: 0

MOTION APPROVED

3. Board Member Reports

William Santos reported that:

- He received a petition against the housing development between Edgewood Avenue and Locust Hill Drive.

Bud Snyder reported that Carol Pennington would be absent.

4. Application Review

**Application No. 10-069 Heritage Christian Services Day Care Facility –**  
For review of final site plan approval to construct a new 10,000 square foot Day Care Facility adjacent to the Pieters Family Life Center on an approximate 1.47 acre parcel of land known as 875 Commons Way, in an Industrial Zoned District. Tax Account Nos. 162.10-1-74, & -75.

Representing Applicant: Dan Stewart, Heritage Christian Services; Mike Montalto, Parrone Engineering

A. The Applicant stated the following:

1. The Applicant will be re-subdividing the west side of Commons Way existing Pieters Family Life Center and two (2) lots into a total of four (4) lots.
2. The Pieters Family Life Center building will not expand any further. The existing five (5) acre lot will be reduced down to four (4) acres.
3. The one hundred and sixteen (116) child day care center does not encroach the setbacks, but variances for all lots might be needed.
4. The proposal includes shared services such as a dumpster, parking, entrances, curbing, etc., in order to conserve space.
5. The Applicant is willing to bank some parking in a way that maintains drainage and access to future lots.
6. The storm water system will be connected. The storm system was originally designed with the capacity for lands west of Commons Way. It is Phase Two (2) compliant.
7. The parcel green space that runs along the thirty-six inch (36") city water mains may need to stay clear with no plantings.
8. All utilities come from Commons Way.
9. Site lighting is slightly expanded; glare free fixtures will match the adjacent building.
10. The building has an existing fire protection sprinkler system.

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

1. The original Pieters Family Life Center had roughly sixty-two percent (62%) green space. Subtracting an acre would result in roughly fifty percent (50%) green space, which appears reasonable.
2. Consider banking some parking as green space.
3. This parcel green space calculation is unknown and the green space shown in front of the parking lot is not considered part of this lot. Please confirm this lot maintains twenty-five percent (25%) green space.
4. Transplant work of existing trees is shown either off the lot or in a future parking lot. Trees should be located on this lot in usable locations.
5. Consider adding shade trees on the west and south side of the play area.
6. Consider adding plantings along the east side perimeter. (May need City approval due to the water mains.)
7. Show final locations of transplanted bushes currently around the existing dumpster.
8. Consider adding curbed islands and transplanting trees in these islands.

On the Motion of  
Fabian Grabski

Seconded by  
R. Bud Snyder

AYES: 5  
NAYS: 0

MOTION CARRIED

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

September 7, 2010 -      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 R. Bud Snyder, and passed unanimously at 8:45 P.M.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk