

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
FEBRUARY 2, 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:** January 5, 2010

**ORDER OF BUSINESS:**

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

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

**Application No. 09-129**

**Hosmer Building Expansion** – For review of final site plan approval to construct a 4,620 square foot shop/garage addition to the existing building and construct a 9,600 square foot vehicle storage/maintenance building with site modifications on an approximate 11.1 acre parcel of land located at 1249 Lehigh Station Road in an Industrial Zoned District. Tax Account Nos. 175.16-1-5.1, -6 and 7.2.

**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  
FEBRUARY 2, 2010**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, February 2, 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, Robbin Ciavaglia, John Migliorini, Gary Holley, and Carol Pennington

MEMBERS ABSENT: R. Bud Snyder

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Carol Pennington, seconded by Gary Holley, the Minutes of the January 5, 2010 meeting was approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports

- Bill Santos reported that Bud Snyder will miss this meeting due to work.

4. Application Review

**Application No. 09-129**

**Hosmer Building Expansion** – For review of final site plan approval to construct a 4,620 square foot shop/garage addition to the existing building and construct a 9,600 square foot vehicle storage/maintenance building with site modifications on an approximate 11.1 acre parcel of land located at 1249 Lehigh Station Road, in an Industrial Zoned District. Tax Account Nos. 175.16-1-5.1, -6 and 7.2.

Representing Applicant: Michael Braun, Passero Associates

A. The Applicant stated the following:

1. The intent is to create a commercial multipurpose campus for both maintenance and retail businesses. There will be future flexible storage/maintenance use.
2. The existing storm water pond will be modified to meet the latest regulations. There are no plans for an aerator, at this time.
3. Army Corps of Engineers has approved modification of the Federal wetlands.
4. The Applicant is considering an easement to the Lehigh Valley Trail.
5. The sewer will be extended and dedicated to the Town.
6. A fifty foot (50') buffer will not be used for display areas, and will be left open with existing trees and shrubs.
7. No floor drains are proposed in the vehicle maintenance facility; hence, no oil and water separator is required.
8. A six foot (6') high fence is proposed along Nevins Road neighbors' back yards.
9. Salt storage will not have overhead coverage.
10. A two inch (2") forced private sanitary main will be owned by the Applicant.
11. A private hydrant is being considered for the back of the property.
12. Nursery areas will have irrigation systems and green space.
13. Green space is sixty-nine percent (69%) just for the front eleven (11) acre lot. This does not include gravel areas because they might be paved in the future.
14. Grades are such that Nevins Road neighbors will not have storm water issues.
15. One (1) light pole and some building lights are proposed. Light should not be visible to the Nevins Road neighborhood.

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

1. The bins appear to be located too close to the neighborhood. There may be noise pollution from loaders.
2. Consider a roof for the salt storage. Salt storage without roofs should be graded to a low point at the center of the pile. It also should have a floor system that contains a run-off.
3. Trucks may need a wash area if the site is similar to construction site.
4. The permanent visual buffer to the Nevins Road neighborhood should be maintained, and even enhanced.
5. Item eight (8) on sheet C-1 indicates "Archeologically Sensitive Area", and requires follow up with SHPO, as well as some site research.
6. Add a planting drawing with corresponding trees called for in details.
7. Consider assisting the progress of the Lehigh Valley Trail.

On the Motion of  
Gary Holley

Seconded by  
John Migliorini

AYES: 6  
NAYS: 0

MOTION CARRIED

5. Committee Reports - None

6. Old Business

A. Discussed the attached thirty-five foot (35') setback list with modifications. It was recommended that Gary Holley discuss it with the Henrietta Code Committee.

On the Motion of  
Carol Pennington

Seconded by  
Fabian Grabski

AYES: 6  
NAYS: 0

MOTION CARRIED

B. Code 261 will be reviewed next month.

7. New Business

8. Next Meeting

March 2, 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 Robbin Ciavaglia, and passed unanimously at 8:30 P.M.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk