

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
FEBRUARY 3, 2009**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, February 3, 2009.

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, Gary Holley, and Carol Pennington

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Fabian Grabski, seconded by John Migliorini, the Minutes of the November 3, 2008 meeting was approved, as presented.

AYES: 6 (Bud Snyder Abstain)

NAYS: 0

MOTION APPROVED

3. Board Member Reports

William Santos reported that:

- Gary Holley reported that he will miss the June 2, 2009 Meeting.

4. Application Review

Application No. PB-285

Staybridge Suites Resubdivision of Lot No. R-302A in the Marketplace Center Subdivision, Section 300 - For review of proposed 3 lot resubdivision on existing 19.875 acres of land located on the west side of Hylan Drive and on the south side of Lehmann Drive in an Planned Commercial Development District. Tax Account No. 161.20-1-5.111.

Representing Applicant:

Marshall C. Hardy, Jr., Stantec

A. The Applicant stated the following:

- 1.) The southwest lot was larger being 19.8 acres, and 3.6 acres were used as part of this Application. Six (6) acre conservation easement (Federal and State wetlands) are not included in the forty-four percent (44%) green space calculation. Part of the .43 acre Federal wetland is included in the calculation. There is a ten (10) acre front lot for future applications.
- 2.) The structures will be slab on grade, ninety (90) units, four (4) story proposal. Planned height was approved on November 5, 2008 by a Special Use Permit by the Henrietta Town Board. There will be no restaurants or banquets, but an indoor pool is included.
- 3.) A one hundred foot (100') buffer will be maintained, but modified at the gate entrance.
- 4.) There are no environmental concerns on the lot. The retention basin is essentially Storm Regulation II compliant, and sized for the entire region of lots. Minor modifications that are required are provided.
- 5.) Landscaping includes one hundred and forty-one (141) 2 ½" caliper trees, four hundred (400) 2' shrubs, and two hundred and ninety-six (296) flowering plants.
- 6.) The Applicant is considering eliminating a landscape wall.
- 7.) Paver patio is semi-permeable and sheet drains to the south.
- 8.) Southeast swale drains to southwest swale, and into the storm water system.

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

- 1.) The landscaping appears hearty and plentiful.
- 2.) Storage of snow may be a concern on the west and south parking lots.
- 3.) Confirm wetland hatching on various sheets appears inconsistent.
- 4.) Verify lighting is full cut-off, dark sky complaint. Seven (7) fixtures are 1,000 watt, which seems high wattage.
- 5.) Consider adding wetland protection temporary fencing.
- 6.) Revise spelling to "Lehmann," and references from "city" to "town."
- 7.) Add type of patio to symbols list.

On the Motion of
Robbin Ciavaglia

Seconded by
Gary Holley

AYES: 7
NAYS: 0

MOTION CARRIED

5. Committee Reports

6. Old Business

7. New Business

8. Next Meeting

March 3, 2009 - 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 Gary Holley, and passed unanimously at 8:12 P.M.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk