

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
MARCH 3, 2009**

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:** February 3, 2009

**ORDER OF BUSINESS:**

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

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

**Application No. 09-014 St. John's Greenhouse Project** – For review of final site plan approval to construct two (2) -10 unit nursing home buildings each approximately 8,200 square feet on an approximate 6.8 acre parcel of land to be known as 1749 Jefferson Road in a Residential R-2-15 District. Tax Account No. 161.05-1-28. **(SEQRA)**

**Application No. 09-015 Extended Medical Service of Henrietta** – For review of final site plan approval to construct a new two story, 4,868 square foot office building on an approximate 0.34 acre parcel of land at 2116 East Henrietta Road in a Commercial B-2 District. Tax Account No. 162.14-2-66. **(SEQRA)**

**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  
MARCH 3, 2009**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, March 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, Gary Holley, and Carol Pennington

MEMBERS ABSENT: John Migliorini

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Gary Holley, seconded by R. Bud Snyder, the Minutes of the February 3, 2009 meeting was approved, as presented.

AYES: 6

NAYS: 0

MOTION APPROVED

3. Board Member Reports

William Santos reported that:

- Email notification and the Town's website are options to receive information.

4. Application Review

**Application No. 09-014 St. John's Green House Project** – For review of final site plan approval to construct two (2) -10 unit nursing home buildings each approximately 8,200 square foot on an approximate 6.8 acre parcel of land to be known as 1749 West Jefferson Road in a Residential R-2-15 District. Tax Account No. 161.05-1-28.

Representing Applicant: Charlie Runyan, St. John's; Kit Pollicove, St. John's; Joanne Braeunle, St. John's; and Andrew Spencer, BME Associates

A. The Applicant stated the following:

- 1.) 1749 Jefferson Road is near three (3) subdivisions and has 6.8 acres. R-2-15 Zoning was revised to allow two (2) buildings, per a Special Use Permit.
- 2.) There will be two (2) skilled nursing homes to bring residents back into the community. They will be single story ranch style homes, each 8,000 square foot.
- 3.) There is a trail network on site, residential low impact incandescent lighting.
- 4.) This storm pond will be able to alleviate existing storm water issues for the neighboring twenty-seven (27) acres in addition to serving its own 6.8 acre property. It is Storm II compliant. The storm pond will also be a water feature for the residents.
- 5.) The Federal wetland will not be disturbed with the exception of trail and storm piping /spillway.
- 6.) No endangered species appeared to reside or hunt on site.
- 7.) The Green House is a trademark name for types of centers where "People grow to live."
- 8.) The Applicant has no plans to expand further.
- 9.) Five (5) staff members are expected, plus visitors.
- 10.) The van will be stored in a garage.
- 11.) Deliveries will be by small delivery trucks from St. John's main facility central storage.
- 12.) Two (2) meetings with neighbors were scheduled and those meetings brought up some drainage issues, site lighting and glare issues. A third meeting is coming up. (Mr. Nilsen from the Jefferson Estates Open Space Board stated they are looking forward to having St. John's as neighbors and having many existing drainage issues on their own properties addressed by the Project indirectly.
- 13.) Cut and fill is balanced.
- 14.) Future parking will most likely not be used. If needed, the sidewalk design will be modified.

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

- 1.) Revise top of structures on drawing twelve (12) to confirm storm water and spillway provide proper flow.
- 2.) Consider Mr. Nilsen's comment of support from neighboring Jefferson Estates Open Space Board.

On the Motion of  
Fabian Grabski

Seconded by  
R. Bud Snyder

AYES: 6  
NAYS: 0

MOTION CARRIED

**Application No. 09-015**

**Extended Medical Service of Henrietta** – For review of final site plan approval to construct a new two story 4,868 square foot office building on an approximate 0.34 acre parcel of land at 2116 East Henrietta Road in a Commercial B-2 District. Tax Account No. 162.14-2-66.

Representing Applicant: Steven Ketch, Popli Consulting

- A. The Applicant stated the following:
- 1.) 2116 East Henrietta Road, which is currently Henrietta Optical and the trophy store, will be demolished.
  - 2.) The new building proposed is a two (2) story, 4,868 square foot building with an additional basement. This appears to comply with current B-2 Commercial zoning.
  - 3.) Approximate calculations of green space are 11,000 square foot of existing green space, and 8,000 square foot of revised green space.
  - 4.) The existing building has a basement, and new utilities are planned.
  - 5.) Some of the brush will be removed, as depicted. The front lawn and rain garden will be flat. The back lawn will be seeded with a slope of one (1) on three (3).
  - 6.) The facility is 24 hours a day/7 days a week, with an after hour's medical clinic, and a spa on upper floor.
- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) The snow storage in back of the lot may cause drainage problems with neighbors especially since grade is steep and green space is decreased.
  - 2.) The green space calculation is not shown on drawings.
  - 3.) Detail the fill requirements of old basement since this does not align with the new basement.
  - 4.) The effects of site lighting, car lights and drainage on the neighboring property to the east is a major concern.
  - 5.) Drainage and slope along the east perimeter is a major concern.
  - 6.) Loss of green space is a concern.

On the Motion of  
Robbin Ciavaglia

Seconded by  
Carol Pennington

AYES: 5  
NAYS: 1(Gary Holley)  
MOTION CARRIED

5. Committee Reports

6. Old Business
7. New Business
8. Next Meeting

April 7, 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 Fabian Grabski, and passed unanimously at 8:40 P.M.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk