

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
NOVEMBER 3, 2008**

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: October 7, 2008

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review:

Application No. 08-188 **The Province** – For review of final site plan to construct thirteen (13) 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, -11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12.

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 IN CONFERENCE ROOM

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
NOVEMBER 3, 2008**

The regular meeting of the Henrietta Conservation Board was held on Monday, November 3, 2008.

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, Gary Holley, and Carol Pennington

MEMBERS ABSENT: Robbin Ciavaglia, and John Migliorini

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Carol Pennington, seconded by R. Bud Snyder, the Minutes of the October 7, 2008 meeting was approved, as presented.

AYES: 5

NAYS: 0

MOTION APPROVED

3. Board Member Reports

William Santos reported that:

- Members whose terms are going to expire in December need to submit a letter by December 1st.
- Gary Holley reported that he received the NYSATE Rochester Section "Engineer of the Year" Award.

4. Application Review

Application No. 08-188

The Province – For review of final site plan to construct thirteen (13) 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, -11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12.

Representing Applicant: Frank Spiotta, Costich Engineering

A. The Applicant stated the following:

- 1.) The Application is student housing for three hundred and thirty-six (336) units with eight hundred and sixteen (816) beds, some single units for graduate student use.
- 2.) The Project proposal is for a single phase that is scheduled for completion in the Fall of 2010.
- 3.) The Applicant has many sites across the nation.
- 4.) A Special Use Permit allowed change of use and increased building height.
- 5.) Site includes a maintenance building, pool, and common building clubhouse.
- 6.) The one hundred (100) year flood plain shown is from the August 28, 2008 maps.
- 7.) The D.E.C. will take jurisdiction over newly designated State wetlands, and the Army Corps might take jurisdiction of the newly designated Federal wetlands.
- 8.) The storm water ponds meet Phase II regulations.
- 9.) The flood plain encroachment volumes have been submitted to the Town Engineer. The east portion of parking would have six inches (6") of storm water during a one hundred (100) year event. As an option, the RG&E ROW along the east parking lot might need to be regraded to accept additional flood waters. The plan is still being reviewed by the D.E.C.
- 10.) If D.E.C. does not approve the plan, the Applicant is considering approaching the Army Corps to create a pond in place of their newly identified Federal wetland.
- 11.) The green space calculation is sixty-three percent (63%).
- 12.) Cut and fill is balanced on the site, although there is possible surplus. The test bores range from nine to fifteen inches (9"-15") of top soil.
- 13.) Traffic discussions are occurring with the Monroe County Department of Transportation.
- 14.) All applicable Applications and studies have been submitted.
- 15.) The storm water will not affect areas to the west.
- 16.) The sides of the storm ponds closer to the parking and housing will use stone to discourage geese propagation. The sides of the storm ponds closer to the wetlands will use a natural slope to allow habitat into the wetland.
- 17.) Conservation easements will be provided for the ponds. The Developer will still maintain all areas.
- 18.) The site lighting will be "acorn" shaped (without cut-off).
- 19.) Separate condensers for each unit will be screened with landscaping.
- 20.) White fencing is proposed along frontages.

- 21.) The private water system will require a large above ground enclosure for the back-flow preventer.
- 22.) The use of two (2) full-time security staff, parking restrictions in leases, and the Developer's experience indicated that one (1) parking spot/bed is enough parking for the intended use.

- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) The approval process is incomplete. Various Agency have not been satisfied.
 - 2.) The flood plain encroachment must satisfy requirements of the D.E.C.
 - 3.) On site wetland migration must satisfy D.E.C. and Army Corps.
 - 4.) The Henrietta Conservation Board is concerned that an increase of non-permeable surfaces in flood plain will have detrimental effects on the area including the already stressed Red Creek.
 - 5.) Identify areas for snow storage on the plans.
 - 6.) Submit light fixtures to the Henrietta Planning Board. Often, non-cut off style fixtures cause light pollution not only off site, but in the night sky, as well.
 - 7.) Consider glare shields for lights that have light levels leaving the site.
 - 8.) The landscaping appears extensive and appropriate for the region.
 - 9.) The Henrietta Planning Board consider this proposal for decreased parking so that green space is maximized.
 - 10.) Plans appear incomplete. Consider adding additional details for lighting, back-flow preventer, construction sedimentation control, wetland signage, etc.

On the Motion of
Fabian Grabski

Seconded by
Carol Pennington

AYES: 5
NAYS: 0

MOTION CARRIED

- 5. Committee Reports
- 6. Old Business
- 7. New Business
- 8. Next Meeting

December 2, 2008 - 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 8:35 P.M.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk