

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
AUGUST 7, 2007**

William Santos, Chairman
Fabian Grabski
Robbin Ciavaglia
R. Bud Snyder
James M. Mallaber
John Migliorini
Gary Holley

ROLL CALL 7:00 P.M.

APPROVAL OF MINUTES: June 5, 2007

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review:

Application No. 07-105

Holy Sepulchre Cemetery - For review of the proposed 109 acre cemetery located at the northeast corner of Pinnacle Road and Williams Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 203.01-2-21.

Application No. 07-107

Lehigh Park - For review of the proposed construction of sixteen (16) two-story apartment buildings and a one-story common use building on 11.5 acres of land located at 1260 Lehigh Station Road in a Residential R-2-15 Zoned District. Tax Account No. 175.12-1-6.

8:15 P.M. - Committee Reports

8:25 P.M. - Old Business

8:55 P.M. - New Business

9:00 P.M. - Adjournment

FOLDERS WILL BE IN CONFERENCE ROOM

TOWN OF HENRIETTA CONSERVATION BOARD MINUTES

8/7/2007

The regular meeting of the Henrietta Conservation Board was held on Tuesday, August 7, 2007.

1. Roll Call

The meeting was called to order by William Santos at 7:00 P.M.

MEMBERS PRESENT: William Santos, Chairman, Fabian Grabski, Gary Holley, James M. Mallaber, Bud Snyder and John Migliorini

MEMBERS ABSENT: Robbin Ciavaglia

STAFF PRESENT: Stephen MacIntyre, Planning Board Liaison

2. Approval of Minutes

On a motion of Bud Snyder, seconded by John Migliorini, the Minutes of the June 5, 2007 meeting were approved, as presented.

AYES: 5
NAYS: 0
ABSTAIN: 1, Holley
ABSENT: 1, Ciavaglia
MOTION APPROVED

3. Board Member Reports

- William Santos received a new disk showing soil mappings from Ms. Jane Schmitt, from the League of Women Voters. It will be printed and brought in for the Henrietta Conservation Board manuals.
- Gary Holley questioned if a fill permit was performed for the southwest/southeast corner of Calkins Road and Middle Road. There were wetlands present. William Santos indicated that he did not recall any review of that area. Steve will check with the Monroe County contact, and the Town Engineer.
- Bud broached concern about the Ted Hosmer fill site. Steve indicated that the Town Engineer revoked their permit due to a wetland discovery. Dumping is deterring from the trail and the golf site.
- William Santos reported that Robbin had a conflict, and might not make the meeting.

4. Application Review

Application No. 07-105

Holy Sepulchre Cemetery - For review of the proposed 109 acre cemetery located at the northeast corner

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of Pinnacle Road and Williams Road in a Rural Residential
2 (RR-2) Zoned District. Tax Account No. 203.01-2-21.

Representing Applicant: John Drexel, Jim Weisbeck, and David Ward from
Grever and Ward
Leslie Senglaub from Herter, Secrest & Emery LLP

A. The Applicant stated the following:

- 1.) The land is currently farmed, and two-thirds (2/3) of the land will continue to be farmed per a ten (10) year lease.
- 2.) There are seventy-six thousand (76,000) grave sites, plus buildings.
- 3.) The maintenance center will be screened, and will be built in 2 to 3 years.
- 4.) Two (2) storm water retention areas will be screened and will meet the latest storm water regulations. The second will be built seventy-five (75) years out.
- 5.) An iron fence and gates is proposed for portions of the perimeter.
- 6.) The construction schedule is one hundred (100) years long (or longer), project performed in phases.
- 7.) The roads will be black topped.
- 8.) The first mausoleum is expected in 2 to 3 years from the start.
- 9.) A wooded area will be cut down in phase three (3) which is going to be approximately seventy-five (75) years from the start, when needed.
- 10.) The cut and fill is balanced. The soil will stay on site.
- 11.) Natural gas will be used for fuel.
- 12.) Soil borings indicate "Hilton", and "Ontario" soil types are the most prevalent.
- 13.) To date, the preservatives from the plots have not been a issue for the cemeteries due to ground water contamination.

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

- 1.) Fuel tanks for the backhoes will need to meet state regulations for fuel containment.
- 2.) Does a professional engineer need to stamp these drawings since there is piping included?

On the Motion of
James Mallaber

Seconded by
John Migliorini

The Henrietta Conservation Board motioned to recommend approval of the Application to the Henrietta Planning Board.

AYES: 6
NAYS: 0

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ABSENT: 1, Ciavaglia
MOTION CARRIED

Application No. 07-107

Lehigh Park - For review of the proposed construction of sixteen (16) two-story apartment buildings and a one-story common use building on 11.5 acres of land located at 1260 Lehigh Station Road in a Residential R-2-15 Zoned District. Tax Account No. 175.12-1-6.

Representing Applicant: Chris DiMarzo, and Bryan Powers from Mark IV
Donald Nims from Bergmann Associates

A. The Applicant stated the following:

- 1.) This is the former Autumn Woods Project that was not completed.
- 2.) The owner will let the local fire department perform practice drills prior to the start of construction.
- 3.) There are sixteen (16) two-story, eight (8) unit rental apartments.
- 4.) There will be a demolition of the existing building.
- 5.) Many of the utilities, such as storm water, and domestic water will be retained.
- 6.) The clients will be a mix of tenants. There will be one (1) bedroom apartments for \$800.00 per month, and two (2) bedroom apartments for \$1200.00 per month. (Basically \$1.00 per square foot.)
- 7.) There will be an emergency access with a gate.
- 8.) The sanitary sewers will be expanded.
- 9.) A pool and a community building will be included.
- 10.) Trash totes will be screened.
- 11.) The Department of Transportation's comments were received, and the drawings will be revised, to incorporate D.O.T.'s comments.
- 12.) Conflicts with variances have caused adjustments to the site.
- 13.) They are awaiting comments from the Town Engineer, and the Fire Marshal.
- 14.) The emergency drive aisle is twenty (20) feet wide. (A variance will be needed from the Town).
- 15.) The green space is fifty-eight (58) percent.
- 16.) The easement for the sewer will require a wetland disturbance application.
- 17.) Snow storage is provided.
- 18.) Cut and fill is equal to the existing site.
- 19.) The development will sell the existing materials for reuse.
- 20.) There are no basements. All of the foundations will be on a slab on grade.
- 21.) Extensive landscaping for each building is included.
- 22.) The existing trees will be protected along the southern perimeter (except at entry).
- 23.) The light poles will be ornamental at twelve (12) to fourteen (14) feet tall.

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- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) Pursue providing connection to Lehigh Valley Trail for resident use.
 - 2.) The Henrietta Planning Board may want to discuss light fixtures. The proposed fixture is not glare-free; however, the Board may find that the fixtures are aesthetically pleasing.
 - 3.) The emergency drive aisle appears tight, and they would need to check with the Henrietta Fire Department.
 - 4.) Calkins Corporate Park connection is not complete yet, so emergency access may not be available at this time.
 - 5.) The development is building slabs on back-filled areas. Please require the Applicant to verify the foundation integrity.

On the Motion of
Bud Snyder

Seconded by
Fabian Grabski

The Henrietta Conservation Board motioned to recommend approval of the Application to the Henrietta Planning Board.

AYES: 6
NAYS: 0
ABSENT: 1, Ciavaglia
MOTION CARRIED

5. Old Business - None
6. New Business - None
7. Next Meeting

September 4, 2007 - 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

Adjournment

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A motion to adjourn was made by Gary Holley, seconded by John Migliorini and passed unanimously at 8:45 P.M.

Respectfully submitted,

Leann C. Long
Deputy Town Clerk