

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
JANUARY 2, 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: October 3, 2006

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review:

Application No. 06-198

Erie Station at West Henrietta - For review of the proposed construction of seven (7) buildings totaling approximately 63,000 square feet on an approximate 7.8 acre parcel of land located at 5370 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.

Application No. 06-211

North Forest Office Providers - For review of the proposed construction of six (6) buildings totaling approximately 74,772 square feet on an approximate 8 acre parcel of land located at 250 Lucius Gordon Drive in an Industrial Zoned District. Tax Account No. 174.02-1-37.1.

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

1/2/2007

The regular meeting of the Henrietta Conservation Board was held on Tuesday, January 2, 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, Robbin Ciavaglia, R. Bud Snyder, James M. Mallaber, John Migliorini, and Gary Holley

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Fabian Grabski, seconded by R. Bud Snyder, the Minutes of the October 3, 2006 meeting were approved, as presented.

AYES: 7
NAYS: 0
ABSENT: 0

MOTION APPROVED

3. Board Member Reports

- William Santos reminded Fabian, Robbin, and Bud to see Amber Hutchinson at the Town Hall to take the Oath of Office.
- Bud Snyder passed out Henrietta Foundation brochure (attached) and talked about the green space preservation projects, such as the trail, and possibly the Executive South Golf Course.
- Gary Holley indicated that the heavy rains during the fall were causing the storm water pond at the Legacy to come close to overflowing. The Town Engineering Department may need to investigate this.

4. Application Review

Application No. 06-198

Erie Station at West Henrietta - For review of the proposed construction of seven (7) buildings totaling approximately 63,000 square feet on an approximate 7.8 acre parcel of land located at 5370 West Henrietta

Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.

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Representing Applicant: Joe Ardieta, Corneles Engineering

A. The Applicant stated the following:

- 1.) There will be retail space totaling 63,000 square feet on nine (9) acres.
- 2.) This lot is formerly Gardner's Greenhouses.
- 3.) All services sized previously will be large enough or will be expanded to include the new development.
- 4.) There will be private roadways. The Applicant will consider easements.
- 5.) Initial premium view from West Henrietta Road with most of the parking out of view.
- 6.) The buildings will house businesses such as a daycare, pharmacy, bank, etcetera.
- 7.) The landscape buffer along the south was reduced from fifty (50) feet to twenty-five (25) feet, so Konar has agreed to add a fence for the residence.
- 8.) The site will be sixty-five (65) percent impervious, thirty-five (35) percent green space.
- 9.) Sidewalks will be provided (six (6) feet and five (5) feet).
- 10.) Lighting and landscaping will be similar to previous submissions.
- 11.) The history of land pesticides is unknown.
- 12.) Storm water will be diverted to a pond, which will be DEC compliant.
- 13.) The application is for eight (8) buildings, not seven (7).
- 14.) Konar will own and maintain the entire property.

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

- 1.) Review possibilities of pesticides/hazardous materials in soils.
- 2.) The Applicant should submit verification confirming the property will have a minimum of twenty-five (25) percent green space (not including the leased property).

On the Motion of
James Mallaber

Seconded by
John Migliorini

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

AYES: 7
NAYS: 0
ABSENT: 0

MOTION CARRIED

Application No. 06-211

North Forest Office Providers - For review of the proposed construction of six (6) buildings totaling approximately 74,772 square feet on an approximate 8 acre parcel of land located at 250 Lucius Gordon Drive in an

Conservation Board Minutes - January 2, 2007

Industrial Zoned District. Tax Account No. 174.02-1-37.1.

Representing Applicant: Brian Burri, Bergmann Associates; Marshall Cook,
North Forest Office Providers

- A. The Applicant stated the following:
- 1.) The Application is for six (6) office buildings, each consisting of a single story building with 12,000 square feet.
 - 2.) There will be 318 parking spaces, with curbing in the center spine only to allow H.C. access to building fronts.
 - 3.) The site will have a sheet drain along the perimeter and have center spine catch basins connected to the storm pond.
 - 4.) The existing storm pond off site was sized for the entire development.
 - 5.) Snow storage will be at the ends of the parking bays.
 - 6.) The slope is maximum one (1) on three (3).
 - 7.) Sidewalks will be associated with each door with visitor parking, landscaping, and landscape stone along each front.
 - 8.) The property will be owned and maintained by North Forest Office Providers.
 - 9.) Site and building lighting will be cut-off style.
 - 10.) There will be forty-eight (48) percent green space.
- B. The Henrietta Conservation Board recommends to the Planning Board:
- 1.) Add striped walkways at each door entrance.
 - 2.) The landscaping appears to be decent and appropriate.
 - 3.) The style of front facing will need to be decided by the Planning Board.

On the Motion of
Robbin Ciavaglia

Seconded by
Gary Holley

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

AYES: 7
NAYS: 0
ABSENT: 0

MOTION CARRIED

5. Old Business

- The Conservation Board reviewed green space recommendations dated January, 2007 (attached). Conservation Board review comments from the last meeting were included by Gary Holley. It is recommended that the Planning Board review this. The Conservation

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Board recommends that requirements for applications be included in writing (either by Town Code or planning submission requirements, if they are not ready).

6. New Business - None

7. Next Meeting

February 6, 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

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

Respectfully submitted,

Amber N. Hutchinson
Deputy Town Clerk