

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
MAY 1, 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: April 3, 2007

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review:

Application No. 07-044

East Henrietta Commons - For review of the proposed construction of two (2) buildings totaling approximately 48,520 square feet on an approximate 7.01 acre parcel of land located at 2160 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 162.18-2-3, -4, and -5.

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

5/1/2007

The regular meeting of the Henrietta Conservation Board was held on Tuesday, May 1, 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, James M. Mallaber, John Migliorini, and Gary Holley

MEMBERS ABSENT: R. Bud Snyder

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Fabian Grabski, seconded by John Migliorini, the Minutes of the April 3, 2007 meeting were approved, as presented.

AYES: 6
NAYS: 0
ABSENT: 1, Snyder
MOTION APPROVED

3. Board Member Reports

- William Santos reported that Bud Snyder would be out of town for tonight's meeting.
- Bud Snyder left a message that he will report on the Monroe County Environmental Management Council Conservation Board Training Workshop at the next meeting.
- Gary Holley reported that he will not make next month's meeting.

4. Application Review

Application No. 07-044

East Henrietta Commons - For review of the proposed construction of two (2) buildings totaling approximately 48,520 square feet on an approximate 7.01 acre parcel of land located at 2160 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 162.18-2-3, -4, and -5.

Representing Applicant: Lee Sinsebox, Costich Engineering; George Bethlenny, FCM

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A. The Applicant stated the following:

- 1.) There will be 48,500 square feet on seven (7) acres of commercial space.
- 2.) Buffers to the residential areas will be provided.
- 3.) The existing vegetation along residences will be maintained.
- 4.) Storm drainage catch basins will run to a pond meeting Storm Water II regulations.
- 5.) The existing storm water runs down through the residences; the new storm system will collect and improve back yard water problems and store water. A maximum relief pipe discharges to Lalanne Road storm system.
- 6.) Green space is thirty-nine (39) percent and includes future parking that will be proposed as “banked” and left green for now.
- 7.) The loading docks are on the sides to limit noise for residences.
- 8.) The storm pond is larger than required so that the emergency spillway is not likely to be used.
- 9.) The cut and fill is negative and some fill will be needed. Top soil exchange will be implemented.
- 10.) No fencing is proposed.
- 11.) A construction stabilization entrance will be included.
- 12.) For a perspective, the existing residential roof heights will be just above the proposed back berm height.
- 13.) New lighting is “dark sky” compliant with house side shields along the back.
- 14.) Deliveries will not be for bulk fluids, so traps are not needed at the loading docks.
- 15.) The owner will continue to own the building and maintain the property.

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

- 1.) The Planning Board should accept future banked parking in southwest corner to increase green space.
- 2.) The Engineer should include the green space percentage on the plans.
- 3.) The Lalanne Road storm system floods during heavy rains. The Planning Board should have the Applicant submit proof that this proposal will improve, not worsen the existing situation.
- 4.) The light poles have open areas behind them. The Applicant should consider adding screening along the back to help prevent light pollution to residences, especially the southeast corner.
- 5.) Verify light pole heights are below Town limit.
- 6.) Dust control measures should be added during construction due to proximity of residences.

On the Motion of
Gary Holley

Seconded by
Robbin Ciavaglia

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

Conservation Board Minutes - May 1, 2007

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

5. Old Business - None

6. New Business - None

7. Next Meeting

June 5, 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 James Mallaber, seconded by Fabian Grabski, and passed unanimously at 8:00 P.M.

Respectfully submitted,

Amber N. Hutchinson
Deputy Town Clerk