

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
SEPTEMBER 4, 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: August 7, 2007

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review:

Application No. PB- 283

Southern View Estates - For review of the proposed approval of an 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush-Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 202.01-3-28.111.

Application No. 07-127

Canandaigua National Bank and Trust - For review of the proposed approval to construct a 2,200 square square foot branch bank with drive-thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in a Commercial B-2 Zoned District. Tax Account No. 162.10-1-73.

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

9/4/2007

The regular meeting of the Henrietta Conservation Board was held on Tuesday, September 4, 2007.

1. Roll Call

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

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

STAFF PRESENT: Stephen MacIntyre, Planning Board Liaison

2. Approval of Minutes

On a motion of James Mallaber, seconded by Bud Snyder, the Minutes of the August 7, 2007 meeting was approved, as presented.

AYES: 6
NAYS: 0
ABSTAINED: 1, Grabski
MOTION APPROVED

3. Board Member Reports

- Gary Holley asked the status of last month’s questions for the August 7, 2007 Minutes. Bill Santos hadn’t heard any word. Fabian Grabski had indicated the area is in the flood plain.

4. Application Review

Application No. PB-283 **Southern View Estates** - For review of the proposed approval of an 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush-Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 203.01-2-21.

Representing Applicant: David Matt, Schultz Associates

- A. The Applicant stated the following:
 - 1.) This area was formerly farm land.
 - 2.) Fire protection water has been added to the roadways.

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- 3.) Private sanitary system soil percolation tests passed.
- 4.) There is a forty foot (40') buffer of trees around the project area, and a twenty foot (20') buffer to the existing neighbors.
- 5.) There is a one hundred foot (100') buffer for wetlands.
- 6.) The lots five (5), six (6), and seven (7) share a driveway due to grade issues.
- 7.) Lot eight (8) owns the storm water pond and wetlands.
- 8.) There will be pond easements to the Town for maintenance.
- 9.) There will be sidewalk easements to the Home Owners Association for future access to Martin Road Park.
- 10.) The maximum slope is one (1) on five (5).
- 11.) Leach fields are located in front lots to allow pools, decks, and proper drainage.
- 12.) Town Law Section 295 allows for smaller lots than five (5) acre zoning.

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

- 1.) The Town minimum is two (2) trees per lot, but these lots are larger. They may want to consider four (4) to six (6) trees per lot.
- 2.) The driveway agreement for lots five (5), six (6), and seven (7) is needed in the deed.
- 3.) Is a variance or Town approval needed for Town Law Section 295?
- 4.) What is the arrangement for lot eight (8)? The public access is required for Town Law Section 295 to apply. Would the homeowner be required to allow public access on their property? Are there insurance issues?
- 5.) Why was the buffer reduced to twenty feet (20'), as opposed to forty feet (40') for the existing neighbors of lot one?
- 6.) Verify the elevations at the beginning of Rachel Way.
- 7.) Consider raising the grade profile in the front lots two (2), three (3), and four (4) so that Rachel Way is not steep.

On the Motion of
Fabian Grabski

Seconded by
Bud Snyder

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

AYES: 7
NAYS: 0

MOTION CARRIED

Application No. 07-127

Canandaigua National Bank and Trust - For review of the proposed approval to construct a 2,200 square

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foot branch bank with drive-thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in a Commercial B-2 Zoned District. Tax Account No. 162.10-1-73.

Representing Applicant: Daniel Mossien, Mossien Associates; David LaRue, McMahon LaRue Associates, P.C.

A. The Applicant stated the following:

- 1.) This is the first Canandaigua National Bank and Trust in Henrietta.
- 2.) There will be a temporary branch at a different location.
- 3.) They are working with the Town Historian for the building to look like a school building with a bell.
- 4.) Heritage will still own the property.
- 5.) The lot across the street will be left green.
- 6.) The retaining wall along the north of the property is required to rectify grading issues.
- 7.) There will be benches around the clock tower.
- 8.) Future parking will not be used. It will be a sit down teller style bank with drive-thru's.
- 9.) They will use gas heat with radiant floor.
- 10.) Storm water will be handled by the Heritage storm pond. The pond was designed for the load.
- 11.) Snow storage will be along the north and south perimeters.

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

- 1.) Provide top soil for landscaping since grading might have caused removal of top soil; and no soil tests were performed.
- 2.) Consider forward throw reflectors for light poles. (Still want cut-off style

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- fixtures.)
- 3.) Consider low level landscaping around the clock, and along East Henrietta Road, and Castle Road.
 - 4.) The lot across the street should remain green. In addition, Heritage application may have been required to provide screening for neighbors (trees, berms, etc.) Has this been completed?
 - 5.) East Henrietta Road already has light poles. Has this light contribution been considered in the design?

On the Motion of
Robbin Ciavaglia

Seconded by
John Migliorini

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

AYES: 7
NAYS: 0

MOTION CARRIED

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

October 2, 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 Fabian Grabski, and passed unanimously at 8:30 P.M.

Respectfully submitted,

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Leann C. Long
Deputy Town Clerk