

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
November 1, 2016**

William Santos, Chairman
Fabian Grabski
Robbin Ciavaglia
R. Bud Snyder
Carol M. Pennington
Alan Schaurer
Christian Chamberlain

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: October 4, 2016

ORDER OF BUSINESS:

7:10 P.M. – Board Member Reports

7:15 P.M. – Application Review

Application No. 16-011 ALDI (Store Expansion) – For review final site plan approval of a proposed store expansion on an existing 1.936 acres of land located at 615 Jefferson Road respectively in a Planned Commercial District. Tax Account No. 161.12-01-6.2.

Application No. PB-310 East Henrietta Road Patio Homes - For review of preliminary subdivision approval of a proposed seventy (70) lot subdivision (68 lots for patio homes, 1 lot for open space & 1 lot for an exception parcel) on an existing 40.191 acres of land located at Goodburlet Road & East Henrietta Road in a Residential R-1-15 District. Tax Account Nos. 176.18-1-1, 176.17-1-8, 176.17-1-9 & 176.17-1-17.

8:15 P.M. – Committee Reports

8:25 P.M. – Old Business

- Updates to Henrietta Conservation Board Manual

8:55 P.M. – New Business

9:30 P.M. – Adjournment

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
November 1, 2016**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, November 1, 2016 at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467. The meeting was called to order at 7:00 p.m. by Conservation Board Chairman, William Santos.

MEMBERS PRESENT: William Santos, Chairman
Christian Chamberlain
Fabian Grabski,
Robbin Ciavaglia
Carol M. Pennington
Alan Schaurer*

MEMBERS ABSENT: R. Bud Snyder

On a motion of Robbin Ciavaglia, seconded by Christian Chamberlain, the Minutes of the October 4, 2016 meeting were approved.

AYES: 5 NAYS: 0

MOTION APPROVED

Board Member Reports:

- A. William Santos reported that Bud Snyder was working and could not attend this meeting.
- B. Fabian Grabski reminded the Board to get reappointment letters submitted to the Town.

Application Reviews

Application No. 16-011 ALDI (Store Expansion) – For review of a final site plan approval for a proposed store expansion on an existing 1.936 acres of land located at 615 Jefferson Road respectively in a Planned Commercial District. Tax Account No. 161.12-01-6.2.

Representing Applicant: Christopher Kambar, APD Engineering & Architecture

A. The Applicant stated the following:

1. The project includes an addition to add of one more shopping aisle on the west side of the building.
2. A variance application to the Zoning Board of Appeals has been requested to decrease the required number of parking spaces. During peak times, there are fifty to sixty (50-60) cars using the parking area; the expansion would still leave twenty to thirty (20-30) spaces left open. There will be a minor disturbance of the existing asphalt for the three thousand three hundred square feet (3,300 S.F.) addition.
3. A six (6) week closure will be needed in late March for construction.
4. There will be no increase in impervious area; therefore, no change in storm water runoff.
5. Fire sprinkler service will be added due to new building size.
6. Façade lighting will be replaced with energy efficient LED fixtures, and the existing poles will be retrofitted with LED lighting.
7. Existing greenspace will be neutral.
8. Existing landscaping will be checked for damage.

*Alan Schaurer arrive at 7:26 p.m.

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

- 1. The HCB states that there is no effect on the existing greenspace and storm water, the requested parking variance would maximize green space, and lighting is becoming more efficient.

On a motion by Robbin Ciavaglia, seconded by Fabian Grabski, Application No. 16-011 was recommended to the Henrietta Planning Board to be approved.

AYES: 5 NAYS: 0
MOTION APPROVED

Application No. PB-310 East Henrietta Road Patio Homes - For review of preliminary subdivision approval of a proposed seventy (70) lot subdivision (68 lots for patio homes, 1 lot for open space & 1 lot for an exception parcel) on an existing 40.191 acres of land located at Goodburlet Road & East Henrietta Road in a Residential R-1-15 District. Tax Account Nos. 176.18-1-1, 176.17-1-8, 176.17-1-9 & 176.17-1-17.

Representing Applicant: Tim Harris, P.E., Passero Associates

A. The Applicant stated the following:

- 1. The project is a redesign of plans previously submitted to the Town under a different developer and name.
- 2. The applicant will be seeking approval from the Henrietta Town Board for Town Law 278, which would allow for seventy-seven (77) lots; however the applicant is asking approval for sixty-eight (68) house lots.
- 3. Thirty-one (31) acres out of the thirty-four (34) acres will be disturbed.
- 4. There are no sidewalks proposed.
- 5. Dead-end roadways within the subdivision will be green planted cul-de-sacs.
- 6. One hundred fifty-four (154) trees are proposed.
- 7. The subdivision will be maintained by a home owners association. Lighting, stormwater and the road will stay private and maintained by that home owners association. Sanitary sewer and water will be turned over as public utilities.
- 8. An enhanced berm and landscape screening will be provided for the southwest perimeter where the buffer will be is less than forty feet (40') deep. Intent is to screen backs of Goodburlet Road properties.

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

- 1. The HCB states that under Town Law 278, to expect seventy-seven (77) lots would be optimistic; the storm ponds do not appear to be accounted. However, the request is for sixty-eight (68) houses, which is more reasonable towards the Town Law 278. The HCB is requesting Town Engineer review and confirm calculations with Applicant and advise Planning Board.

On a motion by Alan Schaurer, seconded by Christian Chamberlain, Application No. PB-310 was recommended to the Henrietta Planning Board to be approved.

AYES: 6 NAYS: 0

MOTION APPROVED

Committee Reports – None

Old Business – None

New Business – None

Next Meeting – December 6, 2016

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

8:20 P.M. - Old Business

8:25 P.M. - New Business

8:30 P.M. – Adjournment

Adjournment

Motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 8:00 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk