

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
April 4, 2017**

William Santos, Chairman
Fabian Grabski
Robbin Ciavaglia
R. Bud Snyder
Carol M. Pennington
J. Steve Coffey
Laura King

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: March 7, 2017

APPLICATION REVIEW:

Application No. 17-004 755 Jefferson Road – Proposed Parking Expansion – For review of final site plan approval of a demolition of an existing building and reconfiguration of an existing parking lot on the property located at 755 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.09-01-2.1.

Application No. PB-311 Howlett Farm Subdivision - For review of preliminary subdivision approval of a proposed subdivision consisting of 107 residential lots and two exception parcels located at the southeast corner of East River Road & Erie Station Road in a Residential R-1-15 Zoned District. Tax Account Nos. 188.03-1-16.2, 188.02-1-45.1, 188.03-1-16.12 and 188.04-1-40

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
April 4, 2017**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, April 4, 2017 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
Fabian Grabski,
R. Bud Snyder
Steve Coffey
Laura King

MEMBERS ABSENT: Robbin Ciavaglia
Carol M. Pennington

On a motion of Laura King, seconded by J. Steve Coffey, the Minutes of the March 7, 2017 meeting were approved.

AYES: 5 NAYS: 0 ABSTAIN: 0
MOTION APPROVED

Board Member Reports:

- A. R. Bud Snyder reported on the current Country Max construction issues.
- B. J. Steve Coffee reported on the Farmland Protection Workshop that was held on March 23, 2017.
- C. Post meeting note: Mr. Santos received messages that Carol Pennington was sick and Robbin Ciavaglia was working (tax season); both could not attend.

Application Reviews

Application No. 17-004 755 Jefferson Road – Proposed Parking Expansion – For review of final site plan approval of a demolition of an existing building and reconfiguration of an existing parking lot on the property located at 755 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.09-01-2.1.

Representing Applicant: Loren Flaum, Flaum Management Company
Garth Winterkorn, Costich Engineering

- A. The Applicant stated the following:
 - 1. The project consists of sub-dividing the four (4) story building into a separate parcel that could be leased for office space.
 - 2. Sixty feet (60') of front buffer space would be removed, leaving twenty-two feet (22') of greenspace.
 - 3. An underground stormwater storage facility would be added.
 - 4. The front buffer will consist of street trees and berms, and the islands will be landscaped.
 - 5. Two point seven (2.7) acres are being disturbed, but thirty-three (33) trees will be

added.

6. The site lighting will be dark sky compliant.
- B. The Henrietta Conservation Board recommends to the Planning Board:
 1. The tree density is good and the landscaping plan is well done.
 2. The HCB is disappointed about losing the green buffer frontage, but understand the Applicant is both enhancing this area, and making it more useful for occupants.

On a motion by R. Bud Snyder, seconded by Fabian Grabski, Application No. 17-004 was recommended to the Henrietta Planning Board to be approved.

AYES: 5

NAYS: 0

MOTION APPROVED

Application No. PB-311 Howlett Farm Subdivision - For review of preliminary subdivision approval of a proposed subdivision consisting of 107 residential lots and two exception parcels located at the southeast corner of East River Road & Erie Station Road in a Residential R-1-15 Zoned District. Tax Account Nos. 188.03-1-16.2, 188.02-1-45.1, 188.03-1-16.12 and 188.04-1-40

Representing Applicant: Bruce Howlett, Howlett Farms
Rich Tiede, Marathon Engineering

- A. The Applicant stated the following:
 1. The project consists of developing a one hundred and seven (107) lot subdivision under Town Law §278 on fifty-six (56) acres. There will be a forty-six (46) acre disturbance. There will also be two (2) exception parcels, one of which will be on the corner for future commercial use.
 2. Stormwater will flow to the bio-retention pond, then into the creek.
 3. The earth work Soil will be balanced on the site.
 4. The federal wetlands will be left undisturbed and will have signage noting the areas as part of a conservation easement.
 5. More than five hundred (500) trees and plantings will be added, where slightly over two hundred (200) are required by HCB Standards.
 6. Trails are also being planned.
 7. Tree buffers will be located to isolate the development from its neighbors.
 8. One of the entrances is being moved south towards the pond.
 9. Storm drainage will be modified to improve its flow off-site.
 10. The landowner has spoken with the neighbors and has addressed their concerns.
 11. This particular farm soil is not very good soil; Howlett Farms is creating new organic fields across from the tracks.
- B. The Henrietta Conservation Board recommends to the Planning Board:
 1. The HCB states that the landscaping and storm pond designs are exceptional.
 2. The HCB is concerned with wet basements.
 3. The final plans will need to be reviewed by the Town Engineer.

On a motion by Fabian Grabski, seconded by Laura King, Application No. PB-311 was recommended to the Henrietta Planning Board to be approved.

AYES: 5

NAYS: 0

MOTION APPROVED

Committee Reports – None

Old Business – None

New Business – None

Next Meeting – May 2, 2017

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 J. Steve Coffey, and passed unanimously at 8:20 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk