

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
June 6, 2017**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: May 2, 2017

APPLICATION REVIEW:

Application No. 17-001 Tru by Hilton – For review of final site plan approval of the development of a four story, eighty-one (81) room hotel on a 2.051 acre property located at 355 Kenneth Drive in an Industrial (with Specifics) Zoned District. Tax Account No. 175.11-1-14.2.

Application No. 17-007 OFD Foods – For review of final site plan approval of the development of a 43,000 S.F. industrial building on a 12.12 acre property located at 1000 Rush-Henrietta Town Line Road in an Industrial Zoned District. Part of Tax Account No. 202.01-2-47.1.

Application No. 17-008 John Street East – Phase II – For review of final site plan approval a 95,000 S.F. industrial facility on Lot R-1B consisting of 12.5 acres and a new 30,000 S.F. industrial facility consisting of 8.3 acres on Lot R-1C located on John Street in an Industrial Zoned District. Part of Tax Account Nos. 174.02-1-33 & 175.01-1-2.113.

TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
June 6, 2017

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, June 6, 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
Robbin Ciavaglia
R. Bud Snyder
Steve Coffey

MEMBERS ABSENT: Laura King

On a motion of Robbin Ciavaglia, seconded by Fabian Grabski, the Minutes of the May 2, 2017 meeting were approved.

AYES: 5 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

- A. Laura King reported that she could not attend the meeting.
 - B. The Henrietta Conservation Board expresses condolences to the Pennington Family and thanks Carol Pennington for her years of service to the Town of Henrietta.
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Application Reviews

Application No. 17-001 Tru by Hilton – For review of final site plan approval of the development of a four story, eighty-one (81) room hotel on a 2.051 acre property located at 355 Kenneth Drive in an Industrial Zoned District. Tax Account No. 175.11-1-14.2.

Representing Applicant: Alex Amering, Costich Engineering

- A. The Applicant stated the following:
 - 1. The project has received Special Permit approval from the Town Board.
 - 2. Greenspace will be twenty-nine percent (29%).
 - 3. The stormwater management system is accomplished with underground containment and treatment, as well as bioretention systems. Stormwater will flow north and is treated again at the existing development pond.
 - 4. NYSSHPO has approved moving forward with the project.
 - 5. Soil cut is positive and excess material will be removed.
 - 6. The owner is interested in discussing a grading easement with the neighboring lot owners.
 - 7. The lighting will be LED dark sky compliant.
- B. The Henrietta Conservation Board recommends to the Planning Board:
 - 1. The HCB states that the proposed tree density meets standards.
 - 2. The proposed landscaping is attractive and hardy.

On a motion by J. Steve Coffey, seconded by R. Bud Synder, Application No. 17-001 was recommended to the Henrietta Planning Board to be approved.

AYES: 5

NAYS: 0

MOTION APPROVED

Application No. 17-007 OFD Foods – For review of final site plan approval of the development of a 43,000 S.F. industrial building on a 12.12 acre property located at 1000 Rush-Henrietta Town Line Road in an Industrial Zoned District. Part of Tax Account No. 202.01-2-47.1.

Representing Applicant: John Clarke, DDS Engineers

A. The Applicant stated the following:

1. The project consists of developing a facility for a freeze dried, probiotic processing plant and associated offices. The site was chosen for its scenery, woodlands and pond, among other things.
2. The federal wetlands will be protected.
3. Parking will be land banked as greenspace. Future building is not anticipated to need additional parking.
4. There will be roughly seventy percent (70%) greenspace.
5. Storm water for the site will run north into a bio-retention swale, then to a compliant storm water pond for additional filtering, and eventually into the onsite creek.
6. There will be eight (8) acres of disturbed land with three point eight (3.8) acres of impervious.
7. Soil balance is negative and will require roughly four feet (4') of fill.

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

1. The HCB asks that the fill be certified.
2. The HCB requests that final landscaping plans be submitted for review.
3. The HCB appreciates the seventy percent (70%) greenspace.

On a motion by R. Bud Synder, seconded by Robbin Ciavaglia, Application No. 17-007 was recommended to the Henrietta Planning Board to be approved.

AYES: 5

NAYS: 0

MOTION APPROVED

Application No. 17-008 John Street East – Phase II – For review of final site plan approval a 95,000 S.F. industrial facility on Lot R-1B consisting of 12.5 acres and a new 30,000 S.F. industrial facility consisting of 8.3 acres on Lot R-1C located on John Street in an Industrial Zoned District. Part of Tax Account Nos. 174.02-1-33 & 175.01-1-2.113.

Representing Applicant: John Clarke, DDS Engineers

A. The Applicant stated the following:

1. The site plan is an amendment to the original subdivision.
2. NYS D.E.C. wetlands to the south of the project will be protected with a one hundred foot (100') buffer.
3. The site is sixty-two percent (62%) greenspace. Lot R-1B will be sixty percent (60%) and Lot R-1C will be sixty five percent (65%).
4. The existing storm water pond will be relocated to a larger system. Storm water is collected via curbed bio-retention areas, and is flows southeast to the new pond. The storm water system is also sized to handle all off-site flows expected to hit this site.
5. The soil work is balanced.
6. The truck dock is proposed as flat and non-depressed.

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

1. The HCB requests that final landscaping plans be submitted for review.
2. The HCB appreciates the sixty-two percent (62%) greenspace.

On a motion by J. Steve Coffey, seconded by R. Bud Snyder Application No. 17-008 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 – July 5, 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 Robbin Ciavaglia, and passed unanimously at 8:05 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk