

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
August 1, 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: July 5, 2017

APPLICATION REVIEW:

Application No. PB-314 **Lehigh Business Park** – For review of preliminary subdivision approval of an eleven (11) lot industrial business park on a 69.3 acre property located west of John Street and north of Lehigh Station Road in an Industrial Zoned District. Tax Account Nos. 174.02-1-15.1, 174.02-1-44.3 & 174.02-1-15.2.

Application No. 17-010 **Van Bortel Subaru** – For review of final site plan approval of an auto dealership on an 11.01 acre property located at 4211 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 175.06-2-84, 175.06-2-85 & 175.07-1-04.

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
August 1, 2017**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, August 1, 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 R. Bud Snyder, seconded by Steve Coffey, the Minutes of the July 5, 2017 meeting were approved.

AYES: 4 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

- A. Laura King reported that she would miss the meeting.
 - B. Robbin Ciavaglia arrived at 7:05 p.m.
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Application Reviews

Application No. PB-314 Lehigh Business Park – For review of preliminary subdivision approval of an eleven (11) lot industrial business park on a 69.3 acre property located west of John Street and north of Lehigh Station Road in an Industrial Zoned District. Tax Account Nos. 174.02-1-15.1, 174.02-1-44.3 & 174.02-1-15.2.

Representing Applicant: Fred Shelley, BME Associates

- A. The Applicant stated the following:
 - 1. The land where the proposed business park will be located has been approved to be rezoned from R-1-15 to Industrial and the Town Board issued a negative State Environmental Quality Review (SEQR) declaration.
 - 2. The federal wetlands will not be disturbed and the U.S. Army Corps of Engineers have approved the wetland delineation.
 - 3. Stormwater will be treated and the flows off-site will remain less than what currently exists.
 - 4. There will be a stormwater pond for the east parcels as well as one for the west parcels.
 - 5. Stormwater for neighboring lots 1 through 4 will be improved with swales and a berm.
 - 6. The south perimeter swales will maintain existing stormwater flow patterns offsite.
 - 7. There will be two (2) top soil piles on-site and they will be stabilized with temporary

- seeding.
- 8. The earthwork for the site will be balanced for residential neighbors.
- 9. There will be fifty foot (50') buffers with berms for the adjacent residential properties.
- 10. All work will be done in one (1) phase.
- B. The Henrietta Conservation Board recommends to the Planning Board:
 - 1. The HCB would like the applicant to consider saving trees along the perimeters.
 - 2. Each lot will require individual site plan review by the HCB and the Planning Board.
 - 3. Future stormwater revisions will be required for individual lots, especially lots 1-4.

On a motion by Fabian Grabski, seconded by R. Bud Snyder, Application No. PB-314 was recommended to the Henrietta Planning Board to be approved.

AYES: 5

NAYS: 0

MOTION APPROVED

Application No. 17-010 Van Bortel Subaru – For review of final site plan approval of an auto dealership on an 11.01 acre property located at 4211 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 175.06-2-84, 175.06-2-85 & 175.07-1-04.

Representing Applicant: Kitty Van Bortel, Owner
James Cretekos, BME Associates
Martin Janda, BME Associates
F.L. Mitchell, Mitchell Architecture

- A. The Applicant stated the following:
 - 1. The stormwater off-site along the west perimeter cannot be improved due to the stream and wetland locations causing isolation of the west perimeter.
 - 2. An administrative subdivision application has been submitted to the Planning Board and the Director of Engineering and Planning for review and approval. A Special Permit was approved by the Henrietta Town Board on April 19, 2017.
 - 3. The federal wetlands will be disturbed. There will be plantings and systems proposed to take the place of the wetland.
 - 4. There is an existing man-made stream that will be re-located; the new stream will be a bio-retention stream with a natural bottom culvert. Bio-retention will be non-curbed and stormwater ponds will treat the water.
 - 5. The lot lighting will have glare shields and be dark sky compliant.
 - 6. There will be a fifty foot (50') tree buffer for the northwest corner of the site and the applicant has met with the neighbors regarding the buffering.
 - 7. Only parts will be delivered to the loading dock; bulk fluids will be delivered inside to the tank systems.
- B. The Henrietta Conservation Board recommends to the Planning Board:
 - 1. The HCB would like the applicant to consider a larger area or more landscaping for the front buffer.
 - 2. The HCB would like the applicant to consider some tree plantings for the southeast lawn area and review such considerations with the Town Engineer.
 - 3. The HCB would also like the applicant to consider dimming the lighting in the car storage area and lowering the heights of the poles in this area to reduce the light

pollution for the neighbors.

On a motion by R. Bud Snyder, seconded by Robbin Ciavaglia, Application No. 17-010 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 – September 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 8:20 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk