

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
September 5, 2017**

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

ROLL CALL: 7:00 P.M.

APPROVAL OF MINUTES: August 1, 2017

APPLICATION REVIEW:

Application No. 17-011 74 Middle Road Medical Office – For review of final site plan approval of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in an R-1-15 Zoned District (pending rezoning to Commercial B-2). Tax Account No. 175.08-1-14.

Application No. 17-012 Mercedes Benz Doll-Up Shop – For review of final site plan approval of a 4,000 S.F. vehicle doll-up shop on a 2.604 acre property located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.6-2-87.

Application No. 17-013 Green Valley K9 Hotel – For review of final site plan approval of a proposed 16,500 S.F. dog kennel/hotel on a 5.06 acre property located at 792 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-84.001.

Application No. 17-014 Bailey Road Clinical Laboratory Project - For review of final site plan approval of a new 144 space parking lot on a 5.5 acre property located at 211 Bailey Road in an Industrial Zoned District. Tax Account No. 174.02-1-3.2. *(Town Clerk's Note: This application was submitted for an administrative site plan review in March of 2017 for a 39,500 S.F. building addition and a 40,000 S.F. building renovation of the existing building.)*

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
September 5, 2017**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, September 5, 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
J. Steve Coffey
Laura King
Noreen Riordan

MEMBERS ABSENT: None

On a motion of Robbin Ciavaglia, seconded by J. Steve Coffey, the Minutes of the August 1, 2017 meeting were approved.

AYES: 7 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

A. None

Application Reviews

Application No. 17-011 74 Middle Road Medical Office – For review of final site plan approval of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in an R-1-15 Zoned District (pending rezoning to Commercial B-2). Tax Account No. 175.08-1-14.

Representing Applicant: Trevor Hunt, Passero Associates
Josh Saxton, Passero Associates

A. The Applicant stated the following:

1. The project consists of constructing medical offices to match the current neighboring building and use.
2. There will be two point three (2.3) acres of impervious surfaces, and one point two (1.2) acres of greenspace and pervious surfaces.
3. The D.E.C wetland buffer (not the wetlands themselves) will be disturbed. An oversized storm water management area will be proposed to mitigate encroachment of the one hundred foot (100') buffer to create wetland spaces for animals and wildlife.
4. Lighting will be dark sky compliant fixtures on twenty four foot (24') high poles.
5. There are also twenty nine (29) proposed trees on the three (3) disturbed acres.

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

1. The HCB would like the applicant to revise the greenspace calculation on drawings and the Storm Water Pollution Prevention Plan.
2. The HCB would like the applicant to protect trees and add fencing around the tree root bases.
3. The HCB recommends less use of ornamental pears and red bud trees as the existing trees of that type at the adjacent property are not doing well.
4. The HCB recommends using more diversity in the landscaping plan to prevent one disease from wiping out the site.
5. The HCB recommends re-examining the proposed locations of various plants with regard to sun exposure.
6. The HCB recommends a watering plan for the trees, one that emphasizes the use of water bags for the first year.
7. The HCB stated the applicant needs to confirm the maximum pole height with the Town.

On a motion by Robbin Ciavaglia, seconded by R. Bud Snyder, Application No. 17-011 was recommended to the Henrietta Planning Board to be approved.

AYES: 7

NAYS: 0

MOTION APPROVED

Application No. 17-012 Mercedes Benz Doll-Up Shop – For review of final site plan approval of a 4,000 S.F. vehicle doll-up shop on a 2.604 acre property located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.6-2-87.

Representing Applicant: Trevor Hunt, Passero Associates
Josh Saxton, Passero Associates

A. The Applicant stated the following:

1. The original intent of the lot was for overflow parking, but now the applicant would like to add a building with a detail shop and sale preparation over the impervious surface.
2. The sanitary sewer will affect the wetlands and will need a permit.
3. The existing landscaping as well as the existing twenty six percent (26%) greenspace will be protected.
4. The storm water will run northwest in the existing pond at the existing rate.

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

1. The HCB would like the applicant to complete the original submission details; fences need to be repaired, landscaping is deteriorating and needs to be corrected/replaced.

On a motion by R. Bud Snyder, seconded by Laura King Application No. 17-012 was recommended to the Henrietta Planning Board to be approved.

AYES: 7
MOTION APPROVED

NAYS: 0

Application No. 17-013 Green Valley K9 Hotel – For review of final site plan approval of a proposed 16,500 S.F. dog kennel/hotel on a 5.06 acre property located at 792 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-84.001.

Representing Applicant: Trevor Hunt, Passero Associates
Josh Saxton, Passero Associates

A. The Applicant stated the following:

1. The project is for an animal shelter with indoor partitions, an examination room, and an exterior play space with chain link fencing.
2. There are eighteen (18) trees proposed on three (3) acres of disturbed land.
3. The existing storm water pond will remain. The storm water will flow south, and initially sheet flows into the linear pond, then into the existing pond.
4. Lighting will be dark sky compliant.

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

1. The HCB recommends diversity of trees and landscaping.
2. There used to be a cemetery behind the former Wegmans building; the applicant may need to verify these records.
3. The HCB would like the tree density to be increased to the HCB standards, that is, eight (8) trees per disturbed area. (Twenty four (24) trees total.)
4. The HCB would like the applicant to verify the maximum height of the lighting poles with the Town Engineer or Planning Board.
5. The HCB recommends that the applicant talk with the neighbors regarding noise pollution.
6. The HCB recommends a watering plan for trees, in particular, a plan that utilizes water bags for the first year.

On a motion by Fabian Grabski, seconded by Noreen Riordan Application No. 17-013 was recommended to the Henrietta Planning Board to be approved.

AYES: 7
MOTION APPROVED

NAYS: 0

Application No. 17-014 Bailey Road Clinical Laboratory Project - For review of final site plan approval of a new 144 space parking lot on a 5.5 acre property located at 211 Bailey Road in an Industrial Zoned District. Tax Account No. 174.02-1-3.2. *(Town Clerk's Note: This application was submitted for an administrative site plan review in March of 2017 for a 39,500 S.F. building addition and a 40,000 S.F. building renovation of the existing building.)*

Representing Applicant: None

A. The Applicant stated the following:

1. There were no representatives present for this application.

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

1. The HCB is concerned that many existing trees will be removed.
2. The HCB has many questions for the applicant regarding landscaping.
3. The HCB would like to see details regarding the building addition.

On a motion by Robbin Ciavaglia, seconded by J. Steve Coffey Application No. 17-014 was TABLED.

AYES: 7

NAYS: 0

MOTION TABLED

Committee Reports – None

Old Business – None

New Business – Employee Handbooks were distributed, acknowledgement forms were signed and turned back into Human Resources.

Next Meeting – October 3 , 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 8:40 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk