

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
October 3, 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: September 5, 2017

APPLICATION REVIEW:

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
October 3, 2017**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, October 3, 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 Fabian Grabski, seconded by J. Steve Coffey, the Minutes of the September 5, 2017 meeting were approved.

AYES: 7 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

A. None

Application Reviews

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: Nate Buczek, T.Y. Lin International
Evangelos Yannas, University of Rochester
James Fruechtl, T.Y. Lin International

A. The Applicant stated the following:

1. The U of R is consolidating medical labs into this location on Bailey Road. They are proposing to add a thirty-four thousand square foot (34,000 S.F.) building addition to the existing forty thousand square foot (40,000 S.F.) building.
2. The proposed expansion will require utilities to be relocated.
3. The existing storm water retention pond will remain but the outflow will be limited to the existing rate. There will also be a new pocket pond; all of the new bio retention facilities will feed into the existing pond improving water quality.
4. The proposed disturbance is five point five (5.5) disturbed acres out of sixty-three

- (63) acres. Permeable surfaces (greenspace) will be approximately eighty-five percent (85%) of the 63 acres when complete.
- 5. Cut and fill of the soil work will be balanced.
- 6. Pervious pavement will not work on this site due to high groundwater and climate.
- 7. Snow storage will be located in the northwest corner of the new parking lot.
- 8. There will be roughly fifty-three (53) three inch (3") trees removed on the five point five (5.5) acres of disturbed land; however the proposal provides approximately seventy-nine (79) new trees to help compensate.
- 9. New lighting will be LED and Dark Sky compliant.
- 10. The proposed planting design creates tree groves, which increases quantities of similar types located in clusters. This may help survival of the group in each grove.
- 11. Bio retention areas are proposed to be rain gardens and wet seed mixes along with appropriate plantings.

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

- 1. The HCB appreciates the proposed increased tree density, especially with the unfortunate removal of the existing street tree lines.
- 2. The HCB is interested in this grove concept and the protection it offers the cluster.
- 3. The HCB recommends increasing the diversity of shrubs and perennial plantings.

On a motion by R. Bud Snyder, seconded by Fabian Grabski Application No. 17-014 was recommended to the Henrietta Planning Board for approval.

AYES: 6

NAYS: 0

ABSTAIN: 1*

*J. Steve Coffey abstained due to his employer being the U of R.

MOTION APPROVED

Committee Reports – None
Old Business – None
New Business – None

Next Meeting – October 3, 2017

7:00 P.M. - Roll Call	8:15 P.M. - Committee Reports
7:05 P.M. - Minutes	8:20 P.M. - Old Business
7:10 P.M. - Board Member Reports	8:25 P.M. - New Business
7:15 P.M. - Application Reviews	8:30 P.M. – Adjournment

Adjournment

Motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 7:55 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk