

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

**APPLICATION REVIEW:**

**Application No. 17-018 Hylan Crossing Business Park** – For review of final site plan approval of a proposed office park on 32 acres located at 350 Calkins Road in a Planned Commercial Development Zoned District. Tax Account Nos. 175.08-1-22, 161.20-1-17, 161.20-1-18 and 161.20-1-19.

**Application No. 283.2 Southern View Estates – Section 2** – For review of preliminary subdivision approval of an 8 lot residential re-subdivision on 25.829 acres located on Rush-Henrietta Town Line Road in a RR-2 Zoned District. Tax Account Nos. 202.01-2-28.001, 202.01-2-28.002, 202.01-2-28.003 and 202.01-2-28.004.



system is sized to handle the entire site. The east to west flow will head to the two (2) ponds and the flow off-site will be much less than the existing rate.

7. The existing berms will be modified along the east perimeter to shield the neighboring properties.

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

1. The HCB would like the applicant to consider land banking some parking spaces, if the tenants allow, in order to increase green space.
2. The HCB will review each individual site plan application for the individual buildings to verify that the appropriate landscaping and standards are applied.
3. [POST MEETING NOTE: The application is short on their tree count; the HCB standard is 8 trees per disturbed acre, which would equal roughly 256 trees. Please address.]

On a motion by J. Steve Coffey, seconded by R. Bud Snyder Application No. 17-018 was recommended to the Henrietta Planning Board for approval.

AYES: 6

NAYS: 0

ABSTAIN: 0

**MOTION APPROVED**

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**Application No. 283.2**      **Southern View Estates – Section 2** – For review of preliminary subdivision approval of an 8 lot residential re-subdivision on 25.829 acres located on Rush-Henrietta Town Line Road in a RR-2 Zoned District. Tax Account Nos. 202.01-2-28.001, 202.01-2-28.002, 202.01-2-28.003 and 202.01-2-28.004.

Representing Applicant:      David Matt, Schultz Associates

A. The Applicant stated the following:

1. There have been several previous applications; the current plan is similar to the 2006 version.
2. There are proposed easements for open space and trails.
3. The private drive will require sharing agreements written into the deeds.
4. The subdivision will be on the public water system.
5. Septic systems will be used that have modified and raised beds, and all percolation tests have passed.
6. Wetland sign markers will be provided, but no signage is proposed in the open space areas.
7. Storm water flow off-site will be reduced, especially from Lot 1 on the south perimeter towards the neighboring property.
8. The cul-de-sac will be raised, curbed and seeded.
9. Trees are shown on the planting schedule.

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

1. The HCB would like the applicant to revise the street name on Drawing D1 to match the remainder of the set.
2. The HCB requests that the open space shall have no structures and no impervious surface. Owners shall have the option to mow or leave natural.

On a motion by Robbin Ciavaglia, seconded by Laura King Application No. 283.2 was recommended to the Henrietta Planning Board for approval.

AYES: 6

NAYS: 0

ABSTAIN: 0

**MOTION APPROVED**

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**Committee Reports** – None  
**Old Business** – None  
**New Business** – None  
**Next Meeting** – January 4, 2018

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