

**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.

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

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, December 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

MEMBERS ABSENT: Noreen Riordan

On a motion of R. Bud Snyder, seconded by Fabien Grabski, the Minutes of the October 3, 2017 meeting were approved.

AYES: 6 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

- A. Chairman William Santos reported that Noreen Riordan would be out of town therefore missing the meeting.

Application Reviews

Application No. 17-018 Hylan Crossing Business Park – For review of final site plan approval of a proposed office park on 48 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.

Representing Applicant: Matthew Moore, Passero Associates

- A. The Applicant stated the following:
 1. There will be thirty-two (32) acres disturbed out of a total of forty-eight (48) acres. Twenty-four (24) acres are proposed impervious.
 2. Site lighting will be dark sky compliant LED fixtures on sixteen foot (16') high and twenty-four foot (24') high poles; some ornamental and some shoebox styles depending on location.
 3. Each building will come back to the HPB and HCB for individual reviews and approvals.
 4. Four hundred (400) additional parking spaces are requested above and beyond Code due to medical facilities and other uses.
 5. The landscaping plan for trees indicates that there will be one hundred and seventy-five (175) trees.
 6. The federal and DEC wetlands are proposed to be modified. The storm water

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

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

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