

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
January 4, 2018**

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

**ROLL CALL: 7:00 P.M.**

**APPROVAL OF MINUTES:** December 5, 2017

**APPLICATION REVIEW:**

**Application No. 17-019 Market Square – Building Expansion** – For review of final site plan approval of a 7,112 S.F. retail building (adjacent to the existing Marshalls tenant space) located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account 162.05-01-3.111.

**Application No. 17-020 Riverwood Tech Campus** – For review of final site plan approval of the redevelopment of the former office park located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-1.121.

**TOWN OF HENRIETTA  
CONSERVATION BOARD MINUTES  
January 4, 2018**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Thursday, January 4, 2018 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  
Noreen Riordan  
Sarah Hogan

**MEMBERS ABSENT:** None

On a motion of Robbin Ciavaglia, seconded by J. Steve Coffey, the Minutes of the December 5, 2017 meeting were approved.

AYES: 7                                      NAYS: 0                                      ABSTAIN: 0

**MOTION APPROVED**

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**Board Member Reports:**

- A. Chairman William Santos reported that the HCB welcomed Sarah Hogan to the Board and thanked Laura King for her service to the Board as well.

**Application Reviews**

**Application No. 17-019      Market Square – Building Expansion** – For review of final site plan approval of a 7,112 S.F. retail building (adjacent to the existing Marshalls tenant space) located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account 162.05-01-3.111.

Representing Applicant:      Matthew Oates, P.E., Benderson Development

A. The Applicant stated the following:

- 1. The project consists of a seven thousand one hundred and twelve square foot (7,112 S.F.) building addition that will not reduce the amount of greenspace. The greenspace will remain at twenty-five point four percent (25.4%).
- 2. Landscaping quantities that are shown on drawing LA100 will be field located.
- 3. The parking shown in the northwest corner near the stormwater pond on CA100 is from the prior application and shown just for information purposes.

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

- 1. The HCB recommends to the application to coordinate with their Home Depot neighbors for their seasonal storage requirements and possible use of parking.

On a motion by R. Bud Snyder, seconded by Fabian Grabski Application No. 17-019 was recommended to the Henrietta Planning Board for approval.

AYES: 7

NAYS: 0

ABSTAIN: 0

**MOTION APPROVED**

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**Application No. 17-020 Riverwood Tech Campus** – For review of final site plan approval of the redevelopment of the former office park located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-1.121.

Representing Applicant: James Cretekos, BME Associates  
Fred Rainaldi, Developer

A. The Applicant stated the following:

1. The applicant stated that the existing four (4) buildings are currently being renovated. Phase 1 of the project is for modifying parking, Phase 2 will be a future eighty thousand square foot (80,000 S.F.) building addition. A future subdivision might include an RG&E acquisition.
2. No retention stormwater facility will be required. Two (2) large bioretention areas will be used to filter stormwater before it enters the Genesee River.
3. Traffic studies are reviewing the roadway alignments.
4. Existing vegetation and trails will be enhanced. Three (3) miles of public trails and a boat launch will be provided.
5. The existing wetlands will be protected and less than one tenth (1/10<sup>th</sup>) of an acre will be disturbed.
6. The modified parking and the future building addition will be lower to maintain the views of the existing buildings architectural designs.
7. In lieu of trees that block frontage, the original architectural design intent is being maintained with different levels of groomed meadow grasses.

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

1. The HCB notes that Phase 2 will be a future application.
2. The HCB would like the applicant to consider increasing the types of trees and to consider less Honey Locusts.
3. The HCB would also like the applicant to use water bags for the new trees.

On a motion by Fabian Grabski, seconded by Noreen Riordan Application No. 17-020 was recommended to the Henrietta Planning Board for approval.

AYES: 7

NAYS: 0

ABSTAIN: 0

**MOTION APPROVED**

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<b><u>Committee Reports</u></b> –	None
<b><u>Old Business</u></b> –	None
<b><u>New Business</u></b> –	None
<b><u>Next Meeting</u></b> –	February 6, 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 R. Bud Snyder, and passed unanimously at 8:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Voss".

Heather Voss  
Deputy Town Clerk