

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
February 6, 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: January 4, 2018

APPLICATION REVIEW:

Application No. 18-001 Market Commons – 16,738 S.F. Retail Building – For review of the final site plan approval of a 16,738 S.F. retail building on 12.16 acres located at 100 Market Place Drive in a Commercial B-1 Zoned District. Tax Account No. 162.09-1-1.11.

Application No. PB-316 East River Professional Park – For review of the preliminary subdivision approval of a 6 lot re-subdivision of an office park on 8 acres located at 250 Lucius Gordon Drive in an Industrial Zoned District. Tax Account No. 174.02-1-37.12.

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
February 6, 2018**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, February 6, 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 R. Bud Snyder, seconded by Fabian Grabski, the Minutes of the January 4, 2018 meeting were approved.

AYES: 7 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Board Member Reports:

A. None

Application Reviews

Application No. 18-001 Market Commons – 16,738 S.F. Retail Building – For review of the final site plan approval of a 16,738 S.F. retail building on 12.16 acres located at 100 Market Place Drive in a Commercial B-1 Zoned District. Tax Account No. 162.09-1-1.11.

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

A. The Applicant stated the following:

1. The area was previously shown as land banked parking, however the Henrietta Zoning Board of Appeals has approved a parking decrease variance that allows for this additional retail building to be constructed.
2. The land banked parking was not included in the original 23-24% greenspace. The amount of greenspace will remain the same.
3. A bioretention area is being added behind the building and then flows into the existing stormwater pond.
4. The overall stormwater pollution protection plan is still open and the runoff calculations still apply to this application.

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

1. The HCB recommends that the applicant consider maintaining the existing retention pond and removing the invasive species.
2. The HCB asks if there is a possibility to add trees around pond.

- 3. The HCB states that construction fencing shall control the airborne debris that has previously been an issue with some construction projects in these shopping plazas.

On a motion by Fabian Grabski, seconded by J. Steve Coffee, Application No. 18-001 was recommended to the Henrietta Planning Board for approval.

AYES: 7 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

Application No. PB-316 East River Professional Park – For review of the preliminary subdivision approval of a 6 lot re-subdivision of an office park on 8 acres located at 250 Lucius Gordon Drive in an Industrial Zoned District. Tax Account No. 174.02-1-37.12.

Representing Applicant: Eric Shaw, Bergmann Associates

A. The Applicant stated the following:

- 1. The applicant stated that Lot 1 will include the existing building.
- 2. The utility easements remain.
- 3. There will not be any buildings completed under this application, as each lot will require individual review.
- 4. The sewer system is planned to be turned over to the Town and the road will be privately owned and maintained.

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

- 1. The HCB states that each lot will require a minimum of 25% greenspace. The HCB standards for greenspace, trees, etc. apply to each individual lot.

On a motion by Robbin Ciavaglia, seconded by Sarah Hogan Application No. PB-316 was recommended to the Henrietta Planning Board for approval.

AYES: 7 NAYS: 0 ABSTAIN: 0

MOTION APPROVED

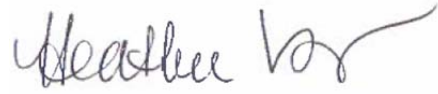
Committee Reports – None
Old Business – None
New Business – None
Next Meeting – March 6, 2018

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 8:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Voss", with a long horizontal flourish extending to the right.

Heather Voss
Deputy Town Clerk