

**TOWN OF HENRIETTA  
CONSERVATION BOARD  
AGENDA  
April 3, 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: March 6, 2018**

**APPLICATION REVIEW:**

**Application No. 18-003 Racquet Club Student Housing** – For review of the final site plan approval of a 3-Story Apartment Building for student housing on 12.4 acres located at 4000 East River Road in a Residential R-2-15 Zoned District. Tax Account No. 174.01-2-58.1.

**TOWN OF HENRIETTA  
CONSERVATION BOARD MINUTES  
April 3, 2018**

A regularly scheduled meeting of the Henrietta Conservation Board was held on Tuesday, April 3, 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 Noreen Riordan, seconded by Fabian Grabski, the Minutes of the March 6, 2018 meeting were approved.

AYES: 6\*                                      NAYS: 0                                      ABSTAIN: 0  
**MOTION APPROVED**

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**Board Member Reports:**

- A. Chairman Santos reported that there is training for the Board members on Monroe County's website.

**Application Reviews**

**Application No. 18-003      Racquet Club Student Housing** – For review of the final site plan approval of a 3-Story Apartment Building for student housing on 12.4 acres located at 4000 East River Road in a Residential R-2-15 Zoned District. Tax Account No. 174.01-2-58.1.

Representing Applicant: Tim Harris, P.E., Passero Associates  
Joshua Saxton, Passero Associates

- A. The Applicant stated the following:
  - 1. The existing four-story building will be renovated. The new buildings will be three stories and will have eighty-one units.
  - 2. The storm water system will be separated into new verses existing. The new expanded area storm water received from the north catch basins will flow to the new pond, with a deep pool, sized to handle all new and existing impervious runoff. The pond will be seeded with New York State D.E.C. mixes. The existing southern area catch basin systems will continue to flow to the southern storm water system that captures existing runoff.
  - 3. Some existing trees will be removed in order to create the pond; however the applicant added 38 trees, which is more than the HCB standard requirement of 20 trees (8 per acre).

\*R. Bud Snyder arrived late to the meeting at 7:25 p.m. due to a late flight.

4. Site lighting will be dark sky compliant and will be a maximum of 20' high.
5. There will be 70% greenspace when the project is completed; this green space calculation includes a parking reduction variance request.
6. The applicant stated that the parking variance request is based on studying surrounding similar developments. There will be a shuttle bus for the facility.
7. [Post-Meeting Note: A variance for a reduction in parking spaces has been received by the Town, but will not be seen by the Zoning Board of Appeals until May 2, 2018.]

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

1. Some concerns were mentioned regarding snow storage, stormwater and buffering with the neighboring residential houses and were answered satisfactorily.
2. The HCB recommends that the applicant consider additional landscaping and trees for the patios.
3. The HCB recommends enhancing planting details and adding some definition to the plans regarding the mulch beds and plantings versus the lawn areas.
4. The HCB recommends bag watering for various freestanding trees.
5. The HCB recommends additional landscaping and trees along the East River Road frontage to enhance the view of the property and attract customers.
6. The HCB recommends the consideration of a bike path/trail/sidewalk system to handle pedestrian and bike traffic along this East River Road corridor. The current infrastructure is a narrow County roadway that has had multiple pedestrian and cyclist fatalities; the HCB has mentioned these safety concerns in previous reviews. Minor widening improvements have been made, but with the recent development proposals, this may need to be reevaluated. It is also recommended that developers, such as tonight's applicant, help connect and develop this idea into an active transportation system for their customers. The first step may need to be a master plan.

On a motion by J. Steve Coffey, seconded by Robbin Ciavaglia, Application No. 18-003 was recommended to the Henrietta Planning Board for approval.

AYES: 7

NAYS: 0

ABSTAIN: 0

**MOTION APPROVED**

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**Committee Reports** – None

**Old Business** – None

**New Business**

1. The HCB recommends the consideration of a master plan for a bike path/trail/sidewalk system to handle pedestrian and bike traffic along the East River Road corridor. The current infrastructure is a narrow County roadway that has had multiple pedestrian and cyclist fatalities; the HCB has mentioned these safety concerns in previous reviews. Minor widening improvements have been made, but with the recent development proposals, this may need to be reevaluated. It is also recommended that developers, such as tonight's applicant, help connect and develop this idea into an active transportation system for their customers.

On a motion by Sarah Hogan, seconded by R. Bud Snyder, the recommendation will be forwarded to the Town of Henrietta staff for consideration.

**Next Meeting** – May 1, 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 8:15 p.m.

Respectfully submitted,



Heather Voss

Deputy Town Clerk