

**TOWN OF HENRIETTA
CONSERVATION BOARD
AGENDA
APRIL 5, 2011**

William Santos, Chairman
Fabian Grabski
Robbin Ciavaglia
R. Bud Snyder
John Migliorini
Gary Holley
Carol M. Pennington

ROLL CALL 7:00 P.M.

APPROVAL OF MINUTES: January 4, 2011

ORDER OF BUSINESS:

7:10 P.M. - Board Member Reports

7:15 P.M. - Application Review

Application No. 11-003 Calkins Corners – For review of final site plan approval of a three (3) story 20,405 square foot, (each floor) 60 unit senior living facility on a proposed 4.19 acres of land, located behind 745 Calkins Road, in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-75.111.

Application No. 11-004 Fastrac Markets – For review of final site plan approval of a 4,446 square foot convenience store and gasoline filling station with ten (10) pumps on an existing 1.407 acres of land, located at 291 Jefferson Road, in a Commercial B-1 Zoned District. Tax Account No. 161.01-1-18.

Application No. 11-005 Calkins Road Professional Business Park – Lot 204 – For review of final site plan approval of a two (2) story 72,000 square foot (total) office building on an existing 5.638 acres of land, located at 25 Methodist Hill Drive, in a Commercial B-1 and Industrial with specifics Zoned District. Tax Account No. 175.11-1-7.

8:15 P.M. - Committee Reports

8:25 P.M. - Old Business – Update from Gary Holley – Tree List

8:55 P.M. - New Business

9:30 P.M. – Adjournment

FOLDERS WILL BE HELD IN THE DPW OFFICE FOR PICK-UP

**TOWN OF HENRIETTA
CONSERVATION BOARD MINUTES
APRIL 5, 2011**

The regular meeting of the Henrietta Conservation Board was held on Tuesday, April 5, 2011.

1. Roll Call

The meeting was called to order by William Santos at 7:00 P.M.

MEMBERS PRESENT: William Santos, Chairman, Fabian Grabski, Robbin Ciavaglia, R. Bud Snyder, John Migliorini, Gary Holley, and Carol Pennington

MEMBERS ABSENT: None

STAFF PRESENT: None

2. Approval of Minutes

On a motion of Carol Pennington, seconded by Fabian Grabski, the Minutes of the January 4, 2011 meeting were approved, as presented.

AYES: 6 (Robbin Ciavaglia absent for Minutes only)

NAYS: 0

MOTION APPROVED

3. Board Member Reports –

Gary Holley asked why the Urgent Care (East Henrietta Road) layout was so drastically different from the proposed drawing review that was presented to the HCB. Some members thought that due to some of the HPB and HCB concerns, the design had to be revised, but ended up not re-appearing to the HCB.

4. Application Review

Application No. 11-003 Calkins Corners – For review of final site plan approval of a three (3) story 20,405 square foot, (each floor) 60 unit senior living facility on a proposed 4.19 acres of land, located behind 745 Calkins Road, in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-75.111.

Representing Applicant: Michael Ritchie, Costich Engineering

A. The Applicant stated the following:

1. This is a three (3) story, sixty thousand square foot (60,000') senior living

facility.

2. There will be seventy-two (72) parking spaces with seventy-eight (78) banked as green space.
3. There will be seventy percent (70%) green space with the seventy-two (72) parking spaces.
4. Storm water from the site will flow to its own storm pond. The east perimeter culvert will flow to the existing Wegmans' site pond. Both will discharge eventually to the Red Creek Tributary.

- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Consider changing the direction of the circle (admittedly, this is out of our HCB scope).
 2. Regarding the driving lane width of the circle for fire access and large trucks, consider constructing a center with a drivable permeable sustainable surface with beveled curbing to allow a wider turning radius.
 3. Consider mixing colors of various units to prevent a "row" look (again, this is out of our HCB scope).
 4. Add density and type requirements for the planting mix in the dry swales.
 5. Consider adding trees for the west perimeter.
 6. The Applicant should be prepared to address light pollution for occupants from the adjacent Wegmans (east side).
 7. Consider adding trash grate for 36-inch and larger storm pipes similar to previous Doodle Bugs Application.

On the Motion of
Fabian Grabski

Seconded by
Gary Holley

AYES: 6
NAYS: 1 (Robbin Ciavaglia)
MOTION CARRIED

Application No. 11-004 Fastrac Markets – For review of final site plan approval of a 4,446 square foot convenience store and gasoline filling station with ten (10) pumps on an existing 1.407 acres of land, located at 291 Jefferson Road, in a Commercial B-1 Zoned District. Tax Account No. 161.01-1-18.

Representing Applicant: Jeff Jzkolnik, Fastrac Markets; Randy Bebout, T.Y. Lin International

- A. The Applicant stated the following:
1. The proposed gas station is at the corner of Jefferson and John Street. It is currently a warehouse.
 2. Sanitary will be extended with directional bores under Red Creek and RG&E.

3. Various variances have been granted.
4. There are twenty-six (26) parking spaces (one more than Code).
5. The store will be 4,446 square feet with ten (10) pumps.
6. There is a 100-year flood plane delineation on site.
7. Wetland impact is less than 1/10 of an acre.
8. Storm water flows to pond, then underground treatment facility, then to culvert, and on to Red Creek.
9. Snow storage is planned around the perimeter.
10. Six (6) trees are added, but enough space has been left for commercial viewing corridors of the facility.
11. A Traffic analysis is being prepared.
12. There is a proposed seventy (70) day construction schedule.
13. There will be thirty-one percent (31%) green space.
14. The site is formerly a gas station; the tanks were apparently removed and soil is apparently clean.
15. The existing vegetation along the south is being protected and undisturbed.

- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Since seventeen (17) trees are being removed, it is recommended that two (2) additional trees are added to reach eight (8) trees per impervious acre HCB standard.
 2. It is recommended the owners create processes for periodically maintaining the underground water quality filtration structure. We also recommend, with the increased number of these UG systems throughout the area, that the Town be copied on these periodic inspection-cleanings (at a minimum), and the Town also reserve the right to request inspections where needed.

On the Motion of
Carol Pennington

Seconded by
John Migliorini

AYES: 6
NAYS: 1 (Gary Holley)
MOTION CARRIED

Application No. 11-005 Calkins Road Professional Business Park – Lot 204 –
For review of final site plan approval of a two (2) story
72,000 square foot (total) office building on an existing 5.638
acres of land, located at 25 Methodist Hill Drive, in a
Commercial B-1 and Industrial with specifics Zoned District.
Tax Account No. 175.11-1-7.

Representing Applicant: Stephen Schultz, MRB Group

- A. The Applicant stated the following:
1. There is thirty-one percent (31%) green space.
 2. Utilities exist at the campus.
 3. Storm water will be run to the latest storm pond number three (3), which is storm II compliant, instead of storm pond #2 (which is not compliant).
 4. Various sustainable green practices were utilized in the design.
 5. Snow storage will be around the perimeter.
 6. A traffic analysis was completed as part of the campus design.
- B. The Henrietta Conservation Board recommends to the Planning Board:
1. Consider moving the southwest light pole into the island and revising the tree type to make room for the light.
 2. Consider making the southwest side easier to mow and maintain by flattening the slope to one (1) on four (4).
 3. Consider adding plantings to soften the scale of the wall at the northeast corner.
 4. The Henrietta Conservation Board appreciates the use of various bio-retention system practices.
 5. Consider breaking out quantities of the bio-retention area on the planting schedule in order to make the schedules less complicated.

On the Motion of
R. Bud Snyder

Seconded by
Gary Holley

AYES: 7
NAYS: 0

MOTION CARRIED

5. Committee Reports - None
6. Old Business – Update from Gary Holley – Tree List

Gary reported on the status of the tree and shrub list. He presented an updated tree list to incorporate into the Henrietta Conservation Board Manual. Members reviewed the list and were impressed with this update.

Gary will look at expanding the shrub list for December. Members agreed that the shrub list could be less detailed, and more generalized, listing families rather than a line for each specific type. They also agreed that whichever way was easier, and still useful would be the best route.

Mr. Santos is requesting that HCB members review and comment on the tree list so the Henrietta Conservation Board Manual can be updated at an upcoming meeting.

7. New Business – Planning Board Presentation – Green Infrastructure for Stormwater Management

Gary gave a brief report on the presentation described in the attached flyer.

On a motion of Gary Holley, seconded by Fabian Grabski, that developers be required to use bio-retention systems on all projects.

Discussion: Members asked which entity was requiring these methods. Some members asked why a motion was needed when the methods are already required (as stated in the flyer). Most Board members were concerned about using permeable asphalt due to freeze thaw cycles, but were in agreement with most of the practices described. Board members were interested in learning more about the methods mentioned, and who was going to enforce their use. It was requested to see if the presenter was available to meet at a future meeting.

The original motion was withdrawn by movers, and a motion to Table by same was made and agreed to by the group.

8. Next Meeting

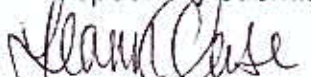
May 3, 2011 -

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
8:30 P.M. - Old Business
8:45 P.M. - New Business
9:00 P.M. – Adjournment

9. Adjournment

A motion to adjourn was made by Robbin Ciavaglia, and passed unanimously at 9:30 P.M.

Respectfully submitted,


Leann C. Case
Deputy Town Clerk



Monroe County Soil and
Water Conservation



Stormwater Coalition
of Monroe County

Green Infrastructure for Stormwater Management

Beginning March 1st, 2011, planners and designers are required to use a Green Infrastructure approach to site planning and stormwater management.

Green Infrastructure has three primary components that mitigate the effects of stormwater runoff from development.

- Avoiding the Impacts – Avoid or minimize disturbance by preserving natural features and using conservation design techniques.
- Reducing the Impacts of development by reducing impervious cover, such as roads and sidewalks.
- Managing the Impacts – by using natural features and runoff reduction practices to slow down runoff and promote infiltration to reduce the runoff.

Why do we need Green Infrastructure? Conventional approaches to stormwater management are not effective at reducing the volume of stormwater runoff.

There are many benefits to Green Infrastructure which include:

- **Mimics Natural Processes**-Green Infrastructure techniques infiltrate runoff close to its source and help prevent pollutants from being transported to nearby surface waters. Once runoff is infiltrated into soils, plants and microbes can naturally filter and break down many common pollutants found in stormwater.
- **Increased Land Values**-A number of case studies suggest that green infrastructure can increase surrounding property values. In Philadelphia, a green retrofit program that converted unsightly abandoned lots into "clean & green" landscapes resulted in economic impacts that exceeded expectations. Vacant land improvements led to an increase in surrounding housing values by as much as 30%. This translated to a \$4 million gain in property values through tree plantings and a \$12 million gain through lot improvements
- **Reduction of the Size of Stormwater Management Ponds**-Green infrastructure reduces stormwater runoff volumes and reduces peak flows by utilizing the natural retention and absorption capabilities of vegetation and soils. By increasing the amount of pervious ground cover, green infrastructure practices increase stormwater infiltration rates, thereby reducing the volume of the stormwater ponds needed to detain runoff on site.
- **Increase in Air Quality**-Green infrastructure promotes the incorporation of trees and vegetation in urban landscapes, which can contribute to improved air quality. Trees and vegetation absorb certain pollutants, are a carbon sink, and produce oxygen.

- **Cooling Effect**-Trees and plants can cool the air. Urban heat islands form as cities replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat. By providing increased amounts of urban green space and vegetation, green infrastructure can help cool down urban areas.
- **Aesthetics/Wildlife**-Greenways, parks, urban forests, wetlands, and vegetated swales are all forms of green infrastructure that are aesthetically pleasing, provide increased access to recreational space, and wildlife habitat.
- **Human Health**-A number of studies suggest that vegetation and green space, which are two key components of green infrastructure, can have a positive impact on human health. Recent research has linked the presence of trees, plants, and green space to reduced levels of inner-city crime and violence, a stronger sense of community, improved academic performance, and even reductions in the symptoms associated with attention deficit and hyperactivity disorders.
- **Save Money**-Green Infrastructure can eliminate or reduce stormwater ponds, reduce building costs and maintenance, eliminate or reduce pipes, and/or reduce stormwater or Combined Sewer Overflow (CSO) storage. It can also reduce other hard infrastructure like: pavement, sidewalk, stormwater treatment devices, and avoid land purchases for ponds.

There are some potential obstacles to Green Infrastructure which include:

- **Existing Local Codes**
- **Maintenance**-It is important to remember that all stormwater management systems require maintenance. The important difference is that maintenance of some green infrastructure practices are often very simple and low cost. It's also important to remember that the most important green infrastructure principle is careful site design and this requires no maintenance whatsoever and can actually reduce the amount of plowing, sanding, irrigation, and other maintenance tasks necessary.
- **Enforcement**- It is critical for public works departments to have the funding they need to maintain municipal stormwater facilities and enforce stormwater regulations.
- **Education**-Communities need to invest in training opportunities for public works employees and homeowners to demonstration projects on municipal property to help raise awareness and create familiarity with these techniques.
- **Soil Types**-Some Green Infrastructure practices require certain soil types to work.

References

- **The Stormwater Coalition of Monroe County** www.monroecounty.gov/eh-stormwater.php
- **Monroe County Soil and Water Conservation District** www.monroecountyswcd.org
- **United States Department of Environmental Protection Rule Making Listening Session:** www.epa.gov/npdes/pubs/sw_rule_listening_sessions_presentation.pdf
- **United States Department of Environmental Protection Urban Stormwater Management in the United States** www.epa.gov/npdes/stormwater
- **United States Department of Environmental Protection Managing Wet Weather with Green Infrastructure** http://cfpub.epa.gov/npdes/home.cfm?program_id=298
- **NYS-DEC Construction Stormwater Toolbox** <http://www.dcc.ny.gov/chemical/8694.html>
- **NYS-DEC Stormwater Design Manual** <http://www.dec.ny.gov/chemical/29072.html>