

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, September 11, 2007

AGENDA

Peter Minotti, Chairman
Patricia Brill
James Grunert
Stephen R. MacIntyre
Lawrence Neill
Devon Van Vechten
Rick Page
William Walker, Esquire

MAIN MEETING ROOM

ROLL CALL: 7:30 PM

MINUTES: August 14, 2007

APPLICATIONS:

- Application No. PB-283** **Southern View Estates** – For preliminary approval for an 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 202.01-3-28.111. **(SEQRA)**
- Application No. 07-108** **Express Mart Convenience Store** – For final site plan approval to construct 6,489 square foot building (3,922 Express Mart and 2,567 McDonalds) located at 3001 Winton Road South in an Industrial Zoned District. Tax Account No. 149.20-2-13. **(SEQRA)**
- Application No. 07-127** **Canandaigua National Bank and Trust** - For final site plan approval to construct 2,200 square feet branch bank with drive thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in an Commercial B-2 Zoned District. Tax Account Nos. 162.10-1-73. **(SEQRA)**
- Application No. 05-027** **Market Square** – For final approval for Building B with Circuit City located at 700 Jefferson Road in a Commercial B-1 Zoned District. Part of Tax Account Nos.162.05-1 -3.11. **(BUILDING ELEVATION PLANS)**
- Application No. PB-284** **Riverton Parcel F** – For preliminary approval for a 104 lot subdivision on approximately 37.5 acres of land located on the south side of Erie Station Road and approximately 500 feet west of

East River Road in a Planned Unit Development Zoned District.
Tax Account No. 188.01-1-21.111. **(INTENT TO BE LEAD
AGENCY)**

Note: Applicants must have a representative available at the time the application is called. If the meeting should run past 12:00 a.m. (midnight), the Chairman may temporarily adjourn the meeting. The meeting will reconvene on **Tuesday, September 18, 2007 at 7:30 p.m. in Main Meeting Room**

TOWN OF HENRIETTA PLANNING BOARD MINUTES

9/11/2007

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 11, 2007 was called to order at 7:30 P.M.

MEMBERS PRESENT

- Peter Minotti, Chairman
- Patricia Brill
- James Grunert
- Stephen R. MacIntyre
- Lawrence Neill
- M. Rick Page

MEMBERS ABSENT

- Devon Van Vechten, Vice Chairman

STAFF PRESENT

- William Walker, Esquire
- Christopher Martin, Corneles Engineering, Consultant to the Town
- Mark Byrne, Director of Engineering and Planning
- Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of August 14, 2007, as presented:

On motion of

James Grunert

Seconded by

Stephen R. MacIntyre

Duly put to a vote:

James Grunert		voting		Aye
Stephen R. MacIntyre	voting		Aye	
Lawrence Neill	voting		Aye	
M. Rick Page		voting		Aye
Devon Van Vechten		voting		Absent
Peter Minotti, Chairman		voting		Aye

Motion Carried

Application No. PB-283

Southern View Estates - For preliminary approval for an 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush-Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 202.01-3-28.111.

(SEQRA)

With regard to Application No. PB-283, SEQRA review indicates the Action under consideration is an Type 1 Action as per Section 617.4 (b)(6)(i). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will not have a significant effect on the environment and that a draft Environmental Impact Statement will not be required.

The Action under consideration is a Subdivision Plan Application by Michael Hedding. It is an Type 1 Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a proposed 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush-Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. Tax account No. 202.01-3-28.111.

All relevant areas of environmental concern were identified. Evaluation and examination were carefully made in relation of the existing conditions versus the proposed site improvements. It has been determined that there will be no adverse environmental effect as a result of the proposed Action.

Peter Minotti therefore made the motion that the Henrietta Planning Board make a Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Rick Page seconded the motion.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Aye
Stephen R. MacIntyre	voting	Aye		
Lawrence Neill		voting	Aye	
M. Rick Page			voting	Aye
Devon Van Vechten		voting	Absent	
Peter Minotti, Chairman		voting	Aye	
			Motion Carried	

On Motion of

Stephen R. MacIntyre

Seconded by
M. Rick Page

The Henrietta Planning Board motioned to Approve preliminary subdivision approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Town Engineer, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

1.) There was significant concern and discussion with respect to extending South

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View Terrace, and eliminating the private drive called Rachel Way. There will be an ongoing discussion with the Applicant's engineer, and the Town staff with a consensus recommendation to be part of the Application for final Approval. This will include drainage and storm water control measures as well.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Aye
Stephen R. MacIntyre	voting	Aye		
Lawrence Neill	voting	Aye		
M. Rick Page			voting	Aye
Devon Van Vechten		voting	Absent	
Peter Minotti, Chairman		voting	Aye	

Motion Carried

Application No. 07-127

Canandaigua National Bank and Trust - For final site plan approval to construct a 2,200 square feet branch bank with a drive-thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in a Commercial B-2 Zoned District. Tax Account No. 162.10-1-73. **(SEQRA)**

On Motion of

Lawrence Neill

Seconded by
James Grunert

The Henrietta Planning Board will discuss Approving SEQRA at the September 25, 2007 meeting.

The Henrietta Planning Board motioned to Table final Approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering/Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) More than one Planning Board Member has serious concerns with the Southern entrance and exit with respect to vehicular stacking. The Applicant will retain a traffic consultant to assist in the final determination with respect to having one or two site entrances, and exits. The traffic flow patterns will be studied as well.
- 2.) The Henrietta Planning Board has requested some additional berming, and landscaping on Castle Road, and East Henrietta perimeters.

MOTION TO TABLE:

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Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Aye
Stephen R. MacIntyre	voting	Aye		
Lawrence Neill	voting	No		
M. Rick Page			voting	Aye
Devon Van Vechten			voting	Absent
Peter Minotti, Chairman			voting	Aye

Motion Carried

Application No. 05-027

Market Square - For final approval for Building B with Circuit City located at 700 Jefferson Road in a Commercial B-1 Zoned District. Part of Tax Account Nos. 162.05-1-3.11. **(BUILDING ELEVATION PLANS)**

On Motion of

Stephen R. MacIntyre

Seconded by

Lawrence Neill

The Henrietta Planning Board motioned to approve final approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering/Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

1.) No significant comments.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Aye
Stephen R. MacIntyre	voting	Aye		
Lawrence Neill	voting	Aye		
M. Rick Page			voting	Aye
Devon Van Vechten			voting	Absent
Peter Minotti, Chairman			voting	Aye

Motion Carried

Application No. PB-284

Riverton Parcel F - For preliminary approval for a 104 lot subdivision on approximately 37.5 acres of land located on the south side of Erie Station Road and

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approximately 500 feet west of East River Road in a
Planned Unit Development Zoned District. Tax
Account No. 188.01-1-21.111. **(INTENT TO BE LEAD
AGENCY)**

On Motion of

Peter Minotti

Seconded by

M. Rick Page

The Henrietta Planning Board motioned to declare its intent to be Lead Agency for the
SEQRA review process.

A motion to adjourn was made by Lawrence Neill, and passed unanimously at 8:50 p.m.

Respectfully submitted,

Leann C. Long
Deputy Town Clerk