

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, January 8, 2008

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:30 PM

MINUTES: December 18, 2006

APPLICATIONS:

Application No. 07-150 **Five Star Bank** – For final site plan approval to construct an approximate 4,770 S.F. commercial bank building on an out parcel on an approximate 1.9 acres of land location at 745 Calkins Road in a Commercial Zoned District. Tax Account No. 176.06-1-75.11.
(SEQRA)

Application No. 07-143 **Schlegel Systems Development** – For final site plan approval to construct four (4) one story flex use buildings totaling 189,620 S.F. on an approximate 28.16 acre parcel of land located at 1565 Jefferson Road in both Industrial and Residential R-1-15 Zoned Districts. Tax Account Nos. 162.12-1-15.1 and 162.12-1-11.
(SEQRA)

<p>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, January 15, 2008 at 7:30 p.m. in Main Meeting Room</p>

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JANUARY 8, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 8, 2008 was called to order at 7:30 P.M.

MEMBERS PRESENT

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

STAFF PRESENT

Mark Byrne, Director of Engineering and Planning
Christopher Martin, Corneles Engineering, Consultant to the Town
William Walker, Esquire
Jeffrie Wilkinson, Fire Marshal/Building Inspector
John W. Moore, Planning Board Liaison

The first item on the agenda is the approval of the Regular Meeting Minutes of December 18, 2007, as presented.

On motion of

Stephen R. MacIntyre

Seconded by

Patricia Brill

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	Aye
Peter Minotti, Chairman		voting	Aye	

Motion Carried

Application No. 07-150

Five Star Bank - For final site plan approval to construct an approximate 4,770 S.F. commercial bank building on an outparcel on an approximate 1.9 acres of land located at 745 Calkins Road in a Commercial

B-1 Zoned District. Tax Account No. 176.06-1-75.11.
(SEQRA)

With regard to Application No. 07-150, SEQRA review indicates the Action under consideration is an Unlisted Action as per Section 617.7 (c)(1)(viii). 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 Site Plan Application by Five Star Bank. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval to construct an approximate 4,770 S.F. commercial bank building on an outparcel on an approximate 1.9 acres of land located at 745 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-75.11.

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. M. 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	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On Motion of
Devon Van Vechten

Seconded by
Stephen R. MacIntyre

The Henrietta Planning Board motioned to grant final site plan 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.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 2.) The Applicant states that they will use a twenty-five (25) to thirty (30) year architectural shingles, rather than the conventional shingle, as stated.

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		Aye
Peter Minotti, Chairman	voting	Aye	

Motion Carried

Application No. 07-143

Schlegel Systems Development - For final site plan approval to construct four (4) one story flex use buildings totaling 189,620 S.F. on an approximate 28.16 acre parcel of land located at 1565 Jefferson Road in both Industrial and Residential R-1-15 Zoned Districts. Tax Account Nos. 162.12-1-15.1 and 162.12-1-11. **(SEQRA)**

With regard to Application No. 07-143, SEQRA review indicates the Action under consideration is a Type I Action as per Section 617.6 (b)(2)(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 Site Plan Application by Eagle Landing I. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval to construct four (4) one story flex use buildings totaling 189,620 S.F. on an approximate 28.16 acre parcel of land located at 1565 Jefferson Road in both Industrial and Residential R-1-15 Zoned Districts. Tax Account Nos. 162.12-1-15.1 and 162.12-1-11.

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. Lawrence Neill 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		Aye
Peter Minotti, Chairman	voting	Aye	

Motion Carried

On Motion of
Devon Van Vechten

Seconded by
James Grunert

The Henrietta Planning Board motioned to grant final site plan 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.) There will be an updated traffic study upon completion of fifty percent (50%) of this Project. (Two Buildings) This will be used to determine if a dedicated right hand turning lane, or a traffic light may be required at Jefferson Road eastern driveway entrance. This will provide a better understanding on vehicle traffic impact on the future New York State Jefferson Road Project, and would allow for adjustment.
- 2.) The Applicant agrees to construct the Castle Road berm under Phase One (1) construction.

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		Aye
Peter Minotti, Chairman	voting	Aye	

Motion Carried

PB January 8, 2008

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 8:45 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk