

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, February 26 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: February 12, 2008

APPLICATIONS:

Application No. 08-006 **Manitou Concrete Company** – For final site plan approval to construct a 3,500 S.F. concrete plant building addition on an approximate 7.6 acres of land located at 1260 Jefferson Road (Tax Account No. 162.07-1-7.11) and construct an approximate 14,000 S.F. maintenance building on an approximate 11 acres of land (Tax Account Nos. 149.19-1-12 and 162.07-1-1.21) in an Industrial and Industrial/Limited Commercial Zoned Districts. Tax Account Nos. 149.19-1-12 , 162.07-1-1.21, and 162.07-1-7.11. **(SEQRA)**

Application No. 05-027 **Market Square** – For final approval for Building B with remaining space, approximately 12,350 S.F., 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)**

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, March 4, 2008 at 7:30 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
FEBRUARY 26, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 26, 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
John W. Moore, Planning Board Liaison

STAFF ABSENT

Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of February 12, 2008, with changes.

On motion of
M. Rick Page

Seconded by
Stephen R. MacIntyre

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. 08-006

Manitou Concrete Company - For final site plan approval to construct a 3,500 S.F. concrete plant

building addition on an approximate 7.6 acres of land located at 1260 Jefferson Road (Tax Account No. 162.07-1-7.11) and construct an approximate 14,000 S.F. maintenance building on an approximate 11 acres of land (Tax Account Nos. 149.19-1-12 and 162.07-1-1.21) in an Industrial and Industrial/Limited Commercial Zoned Districts. Tax Account Nos. 149.19-1-12, 162.07-1-1.21, and 162.07-1-7.11.
(SEQRA)

With regard to Application No. 08-006, 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 Manitou Concrete Company. 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 a 3,500 S.F. concrete plant building addition on an approximate 7.6 acres of land located at 1260 Jefferson Road (Tax Account No. 162.07-1-7.11) and construct an approximate 14,000 S.F. maintenance building on an approximate 11 acres of land (Tax Account Nos. 149.19-1-12 and 162.07-1-1.21) in an Industrial and Industrial/Limited Commercial Zoned Districts. Tax Account Nos. 149.19-1-12, 162.07-1-1.21, and 162.07-1-7.11.

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. Devon Van Vechten 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 in lieu of a requirement to provide landscaping, which is not really appropriate for this Project, they would be willing to donate a sum of money to a designated Town operation such as the Tinker Nature Center, or the Parks Department, etc. This is a suggestion for consideration, and is not a condition of approval.
- 3.) The Applicant agrees to change the building lighting from metal halide to high pressure sodium.

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. 05-027

Market Square - For final approval for Building B with remaining space, approximately 12,350 S.F., located at 700 Jefferson Road in a Commercial B-1 Zoned District. Part of Tax Account No. 162.05-1-3.11.
(BUILDING ELEVATION PLANS)

On Motion of
Devon Van Vechten

Seconded by
Patricia Brill

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 REQUIREMENT:

- 1.) The Henrietta Planning Board has no significant comments at this time.

Duly put to a vote:

Patricia Brill	voting	Aye
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PB February 26, 2008

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

A motion to adjourn was made by James Grunert and passed unanimously at 8:20 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk