

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 22, 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:

**MINUTES:** April 8, 2008

#### APPLICATIONS:

- Application No. PB-282**      **Graywood Meadows Subdivision** - For preliminary subdivision approval of proposed 120-lot subdivision under Town Law 278 on approximately 59.5 acres of land located to west of East River Road and on the north side of Farrell Road Extension in a Residential R-1-15 Zoned District. Tax Account No. 188.01-1-7.11. **(SEQRA)**
- Application No. 08-057**      **Upstate Auto Credit/Clearwater Financial** – For final site plan approval to construct an approximate 1,700 S.F. building on an approximate 0.96 acre of land location at 3485 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.011-1-009. **(SEQRA)**
- Application No. PB-286**      **Resubdivision of Lot 301 in the Calkins Road Professional Business Park, Section 3** - For preliminary subdivision approval of proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specifics Zoned District. Tax Account No. 175.11-1-10. **(INTENT TO BE LEAD AGENCY)**
- Discussion Items:**      Review of proposed screening of emergency generator at the Legacy Senior Living Facility at 1545 Erie Station Road.
- Review of proposed wildflower plantings on the west side of new Wegmans at 745 Calkins Road.

**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, April 29, 2008 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
\*CORRECTED\*  
APRIL 22, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 22, 2008 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

James Grunert

**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

The first item on the agenda is the approval of the Regular Meeting Minutes of April 8, 2008, as presented.

On motion of  
Lawrence Neill

Seconded by  
Devon Van Vechten

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Absent
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. PB-282**

**Graywood Meadows Subdivision** - For preliminary subdivision approval of proposed 120 lot subdivision under Town Law 278 on approximately 59.5 acres of land located to the west of East River Road and on the north side of Farrell Road Extension in a Residential R-1-15 Zoned District. Tax Account No. 188.01-1-7.11.

On Motion of  
Patricia Brill

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board motioned to Table 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 Director of Engineering/Planning, and more specifically:

**ADDITIONAL PLANNING BOARD REQUIREMENT:**

- 1.) The Henrietta Planning Board still has serious concerns with the issue of installing a sidewalk on either the north or south side of Farrell Road Extension. The Highway Superintendent will be contacted regarding this issue by the Henrietta Planning Board Chairman and Applicant. Several people spoke at the Meeting, and submitted a signed document, which is included with the Minutes.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Absent
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. 08-057**

**Upstate Auto Credit/Clearwater Financial** - For site plan approval to construct an approximate 1,700 S.F. building on an approximate 0.96 acre of land located at 3485 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-9.

On Motion of  
Stephen R. MacIntyre

Seconded by  
Devon Van Vechten

The Henrietta Planning Board motioned to Table 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 agrees to provide additional site landscaping and lighting plans, as well as building materials.

Duly put to a vote:

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

Motion Failed

On Motion of  
Stephen R. MacIntyre

Seconded by  
Lawrence Neill

The Henrietta Planning Board motioned to Table 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:**

- 3.) The major issue surfaced regarding the large number of parking spaces, with respect to this building being a finance operation versus a sales display area. The issue of sales from this site will require a Town Board Special Permit.
- 4.) The Town Engineering staff alerted the Henrietta Planning Board to the fact that there is a significant unfinished punch list on several other Dorschel Projects.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Absent
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. PB-286**

**Resubdivision of Lot 301 in the Calkins Road Professional Business Park, Section 3** - For preliminary subdivision approval of proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specific Zoned District. Tax Account No. 175.11-1-10.  
**(INTENT TO BE LEAD AGENCY)**

On Motion of  
Peter Minotti

Seconded by  
Stephen R. MacIntyre

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

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Absent
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

**Discussion Item:**

Review of proposed screening of emergency generator at the Legacy Senior Living Facility at 1545 Erie Station Road.

The Henrietta Planning Board took no action on this discussion item. The developer will need a fence height variance granted by Zoning Board before returning to the Henrietta Planning Board.

**Discussion Item:** Review of proposed wildflower plantings on the west side of the new Wegmans at 745 Calkins Road.

Only a wildflower presentation from Broccolo Tree and Lawn Care, Inc., was presented to the Henrietta Planning Board. The Henrietta Planning Board took no action.

A motion to adjourn was made by Patricia Brill and passed unanimously at 9:00 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk