

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, September 23, 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:** 7:00 PM

**MINUTES:** September 9, 2008

### APPLICATIONS:

**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 located at 3485 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.011-1-009. (SEQRA)

**Application No. 08-164**      **Dorschel Lexus/Buick Building Addition** – For final site plan approval to construct an approximate 11,419 S. F. building addition on an approximate 9.67acre parcel of land located at 3817 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.15-1-25 and -27.12. (SEQRA)

**Application No. C08-02**      **The Province** – For concept review of proposed development of thirteen 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, 11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12.

**Discussion:**      **The Planning Board should discuss how Developer's or Contractor's field changes on Approved Site Plans should be handled.**

**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 30, 2008 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
SEPTEMBER 23, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 23, 2008 was called to order at 7:00 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

The first item on the agenda is the approval of the Regular Meeting Minutes of September 9, 2008, as presented.

On motion of  
Lawrence Neill

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. 08-057**

**Upstate Auto Credit/Clearwater Financial** – For final site plan approval to construct an approximate 1,300 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. **(SEQRA)**

With regard to Application No. 08-057, 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 Richard Dorschel. 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 1,300 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.

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. Stephen R. MacIntyre 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  
James Grunert

Seconded by  
M. Rick Page

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 has submitted a letter to the Town Engineering Department stating that all punch list items will be completed within two (2) months. A November 30, 2008 date was assigned to as the completion date for all outstanding punch list items.
- 2.) There are five (5) trees in the southeast corner of the Project that did not appear on the Application.
- 3.) The Applicant will look at reducing the height of the light poles from thirty feet (30') to possibly twenty-four feet (24') +/-, shielded from the road.

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	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. 08-164**

**Dorschel Lexus/Buick Building Addition** – For final site plan approval to construct an approximate 11,419 S. F. building addition on an approximate 9.67 acre parcel of land located at 3817 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.15-1-25 and -27.12. **(SEQRA)**

With regard to Application No. 08-164, 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 Richard Dorschel. 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 11,419 S. F. building addition on an approximate 9.67 acre parcel of land located at 3817 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.15-1-25 and -27.12.

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  
Patricia Brill

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board motioned to grant final site plan approval. This approval is further 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.

**ADDITIONAL PLANNING BOARD REQUIREMENT:**

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.

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	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. C08-02**

**The Province** – For concept review of a proposed development of thirteen (13), 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, 11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12.

The Planning Board reviewed the above Application for concept purposes only.

**Discussion Item:**

The Planning Board should discuss how Developers or Contractors field changes, on Approved Site Plans, should be handled.

The Henrietta Planning Board took no action on the discussion item at this meeting.

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 8:50 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk