

**TOWN OF HENRIETTA PLANNING BOARD**  
**Tuesday, October 14, 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

**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 and providing 11.9 acres of open space 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. 188.01-1-7.111. **(SEQRA and Sidewalk issue only)**
- Application No. 08-188**      **The Province** – For final site plan approval to construct 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. **(INTENT TO BE LEAD AGENCY)**
- Application No. 08-181**      **Brinkman Precision** – For final site plan approval to construct a 42,500 S.F. manufacturing facility on an approximate 6.75 acre parcel of land located at 100 Park Centre Drive in an Industrial Zoned District. Tax Account No. 174.20-2-29.1. **(SEQRA)**
- Application No. 07-032**      **Market Square – Phase II**- For overall final site plan approval to construct a 60,960 S.F. Building C at 660 Jefferson Road and a modification to Building D reducing to 14,880 S.F. at 620 Jefferson Road, which includes changes to traffic circulation flows in a Commercial B-1 Zoned District. Part of Tax Account No. 162.05-1-3.11.

<p><b>Note:</b> 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 <b>Tuesday, October 21, 2008 at 7:00 p.m. in Main Meeting Room</b></p>
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**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
OCTOBER 14, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, October 14, 2008 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

- Stephen R. MacIntyre

**STAFF PRESENT**

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

**STAFF ABSENT**

- William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of September 23, 2008, as presented.

On motion of  
James Grunert

Seconded by  
Patricia Brill

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Absent
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 and providing 11.9 acres of open space 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. 188.01-1-7.111. **(SEQRA and Sidewalk issue only)**

On Motion of  
Devon Van Vechten

Seconded by  
Lawrence Neill

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.) After much discussion with respect to adding a sidewalk on the north side of Farrell Road Extension, versus widening the road along with re-aligning of the Farrell Road Extension and East River Road intersection, the Henrietta Planning Board decided to Table this issue at the request of the Applicant.

Duly put to a vote:

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

Motion Carried

**Application No. 08-188**

**The Province** – For final site plan approval to construct 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. **(INTENT TO BE LEAD AGENCY)**

On Motion of  
Peter Minotti

Seconded by  
James Grunert

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

Motion Carried

**Application No. 08-181**

**Brinkman Precision** – For final site plan approval to construct a 42,500 S.F. manufacturing facility on an approximate 6.75 acre parcel of land located at 100 Park Centre Drive in an Industrial Zoned District. Tax Account No. 174.20-2-29.1. **(SEQRA)**

With regard to Application No. 08-181, 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 John Nichols. 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 42,500 S.F. manufacturing facility on an approximate 6.75 acre parcel of land located at 100 Park Centre Drive in an Industrial Zoned District. Tax Account No. 174.20-2-29.1.

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	Absent
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  
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 REQUIREMENTS:**

- 1.) The Henrietta Planning Board is asking for enhanced landscaping along Bailey Road, along with the removal of the existing poplar trees in the detention pond.
- 2.) Also being requested is additional street trees to enhance an existing row of trees on the west side of this Application along Park Centre Drive.
- 3.) 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	Absent
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. 07-032**

**Market Square – Phase II** - For overall final site plan approval to construct a 60,960 S.F. Building C at 660 Jefferson Road and a modification to Building D reducing to 14,880 S.F. at 620 Jefferson Road , which includes changes to traffic circulation flows in a Commercial B-1 Zoned District. Part of Tax Account No. 162.05-1-3.11.

On Motion of  
James Grunert

Seconded by  
M. Rick Page

The Henrietta Planning Board motioned to grant overall 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 will address the issue of the large concrete area between retail B&C, it will be modified and addressed when a tenant is secured and this item will be taken under consideration.
- 2.) The Applicant will expand their parking spaces to meet the Town Code of 1,702 spaces that are required.
- 3.) 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	Absent
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 Patricia Brill and passed unanimously at 8:20 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk