

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, November 11, 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: October 14, 2008

APPLICATIONS:

Application No. 08-180 **Total Cycle Building Addition** – For final site plan approval to construct an approximate 2,100 S.F. motorcycle repair building on an approximate 0.16 acre parcel of land located at 2151 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.14-3-22. **(SEQRA)**

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)**

<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, November 18, 2008 at 7:00 p.m. in Main Meeting Room</p>

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
NOVEMBER 11, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, November 11, 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

STAFF ABSENT

Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of October 14, 2008, as presented.

On motion of
M. Rick Page

Seconded by
Lawrence Neill

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. 08-180

Total Cycle Building Addition – For final site plan approval to construct an approximate 2,100 S.F. motorcycle repair building on an approximate 0.65 acre parcel of land located at 2151 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.14-3-22. **(SEQRA)**

With regard to Application No. 08-180, 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 Mike Papa. 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 2,100 S.F. motorcycle repair building on an approximate 0.65 acre parcel of land located at 2151 East Henrietta Road, in a Commercial B-1 Zoned District. Tax Account No. 162.14-3-22.

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	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

On Motion of
Devon Van Vechten

Seconded by
M. Rick Page

The Henrietta Planning Board motioned to grant a Conditional 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 will require a formal Recordable Licensed Permanent Agreement between Bradco and the Applicant with respect to the Twenty foot (20') buffer area that is immediately south of Total Cycle's property owned by Bradco, and it is to be approved by the Henrietta Planning Board's Attorney.
- 2.) The Henrietta Planning Board will require the Applicant to secure a variance for the front setback distance for the new building.
- 3.) Also required of the Applicant will be to secure written permission from the New York State Department of Transportation granting permission for the Applicant to park cars within the State Right-of-Way, or prove the parking is a prior non-conforming use.
- 4.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 5.) The Monroe County Health Department will need to approve in writing that the septic system is adequate prior to construction.
- 6.) The Applicant will submit an acceptable site plan for approval by the Director of Engineering and Planning.
- 7.) The Applicant's architect will provide colors for the new building in writing to the Town's Engineering Department.
- 8.) If Bradco needs to use the northeast corner of the Applicant's property for access, then the Applicant will provide an access easement across property and eliminate parking spaces in conflict.

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 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
Lawrence Neill

Seconded by
Patricia Brill

The Henrietta Planning Board motioned to Table Preliminary 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 Applicant states that they will re-align the entrance of Farrell Road Extension and East River Road, but will not participate in widening the road shoulder or providing a sidewalk along the north side of Farrell Road Extension.

MOTION TO TABLE

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Absent
Stephen R. MacIntyre	voting	No
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 8:00 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk