

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, July 28, 2009

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: June 23, 2009

APPLICATIONS:

Application No. 09-077 **Winton Place Office Building** – For final site plan approval of proposed 10,000 square foot office building on a 1.05 acre parcel of land to be known as 3520 Winton Place in an Industrial Zoned District. Tax Account No. 150-17-2-22. **(SEQRA)**

Application No. 09-015 **Extended Medical Service of Henrietta** – For final site plan approval to construct a new two story 4,868 square foot medical office building on approximate 0.34 acre parcel of land at 2116 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.14-2-66. **(SEQRA)**

<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, August 4, 2009 at 7:00 p.m. in Main Meeting Room</p>

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JULY 28, 2009**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, July 28, 2009 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
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of June 23, 2009, with changes.

On motion of
Stephen R. MacIntyre

Seconded by
James Grunert

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. 09-077

Winton Place Office Building – For final site plan approval of a proposed 10,000 square foot office on a 1.05 acre parcel of land to be known as 3520 Winton Place, in an Industrial Zoned District. Tax Account No. 150.17-2-22. **(SEQRA)**

With regard to Application No. 09-077, 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 Gary Labuzetta. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval of a proposed 10,000 square foot office on a 1.05 acre parcel of land to be known as 3520 Winton Place, in an Industrial Zoned District. Tax Account No. 150.17-2-22.

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. 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 the motion of
Stephen R. MacIntyre

Seconded by
James Grunert

The Henrietta Planning Board motioned to approve 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 comments.

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. 09-015

Extended Medical Service of Henrietta – For final site plan approval to construct a new one (1) story, 3,300 square foot medical office building on an approximate 0.34 acre parcel of land located at 2116 East Henrietta Road, in a Commercial B-2 Zoned District. Tax Account No. 162.14-2-66. **(SEQRA)**

With regard to Application No. 09-015, 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 Suneel Koul. 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 new one (1) story, 3,300 square foot medical office building on an approximate 0.34 acre parcel of land located at 2116 East Henrietta Road, in a Commercial B-2 Zoned District. Tax Account No. 162.14-2-66.

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 the motion of
M. Rick Page

Seconded by
Devon Van Vechten

The Henrietta Planning Board motioned to approve 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 unanimously approved the reduction of the rear setback to fifty foot (50'), due to no loading or unloading area in the rear of the new structure.
- 2.) A sixteen inch (16") maple tree on the north side of the building will be saved, if at all possible.
- 3.) The Applicant agrees to add trees to the front of the site, as well as the proposed garden. The Applicant will look into placing shrubs along the north and south property lines to delineate the parking area from adjacent properties.

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

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 7:55 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk