

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, July 13, 2010

## 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 22, 2010

### APPLICATIONS:

**Application No. 09-129**      **Hosmer Building Expansion** – For final site plan approval to construct a new attached 4,620 S.F. shop/garage addition, 9,680 S.F. vehicle garage/maintenance building, three (3) 1,850 S.F. greenhouses, and a 10,000 S.F. salt storage structure with site improvements on approximate 11.1 acre parcels of land known as 1249 Lehigh Station Road. Tax Account No. 175.16-1-5.1, 6, 7.12. (SEQRA)

**Application No. 10-057**      **Jay Scutti Plaza South R.O. – Outparcel Building** – For final site plan approval to construct a new one story 7,990 square foot outparcel building on approximate 13.03 acre parcel of land known as 1000 Hylan Drive in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9. (SEQRA)

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, July 20, 2010 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
JULY 13, 2010**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, July 13, 2010 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  
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of June 22, 2010, as presented.

On motion of  
Patricia Brill

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. 09-129**

**Hosmer Building Expansion** – For final site plan approval to construct a new attached 4,620 S.F. shop/garage addition, 9,680 S.F. vehicle garage/maintenance building, three (3) 1,850 S.F. greenhouses, and a 10,000 S.F. salt storage structure

with site improvements on an approximate 11.1 acre parcels of land known as 1249 Lehigh Station Road. Tax Account Nos. 175.16-1-5.1, -6, -7.12. **(SEQRA)**

On the motion of  
Devon Van Vechten

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board motioned to Table 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 and Planning.

**ADDITIONAL PLANNING BOARD REQUIREMENTS:**

- 1.) The Applicant states that they will have a dumpster enclosure and will submit a new elevation for this enclosure and the screening (containment) structure for it.
- 2.) The Applicant agrees to follow all stipulations and conditions agreed to during the Public Hearing with the Town Board held on May 19, 2010.
- 3.) The Applicant needs to provide details for the single light pole in the customer parking lot.
- 4.) The Planning Board is asking for a separate plan for the landscaping and the lighting.
- 5.) The Applicant states that they will install a security fence in the east/south and western boundaries of their operation. The chain link fence is six foot (6') high. The current plan does not show south and western fence line.
- 6.) The Planning Board would like to see documentation that the Federal Wetlands that existed in the past have been declared no longer in effect.
- 7.) The Record should show that this Applicant went before the Conservation Board on February 2, 2010. The Applicant states that only three (3) changes occurred since that meeting. (Coverage of the salt storage area, paving of the previously stone roadways, and the evergreens mandated on the east side of the Project by the Henrietta Town Board.
- 8.) The Planning Board is requesting a detailed plan of the fifty foot (50') buffer zone on the Nevins Road side of this Project, and provide a section through the site.
- 9.) The Applicant states that they are not sure of the color of the salt structure at this time.
- 10.) The Applicant will bring samples and colors of the building materials to be used.

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. 10-057**                      **Jay Scutti Plaza South R.O. – Outparcel Building –**  
For final site plan approval to construct a new one (1) story 7,990 S.F. outparcel building on an approximate 13.03 acre parcel of land known as 1000 Hylan Drive, in a Planning Commercial Development Zoned District. Tax Account No. 161.12-1-9. **(SEQRA)**

With regard to Application No. 10-057, 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 Dale Scutti. 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 7,990 S.F. outparcel building on an approximate 13.03 acre parcel of land known as 1000 Hylan Drive, in a Planning Commercial Development Zoned District. Tax Account No. 161.12-1-9.

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. M. Rick Page 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 the motion of  
Stephen R. MacIntyre

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.

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

A motion to adjourn was made by Lawrence Neill and passed unanimously at 8:10 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk